



A Condo for Your Consideration

For more info on this condo or any other contact Eric Manherz today at Royal LePage Performance Realty!



Eric Manherz
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Bedrooms: 2 **Bathrooms:** 2

List Price: \$279,900

Condo Fee: \$474.73

MLS®# 936595

Fee Includes: Building Insurance, Management, Water, Caretaker

Taxes: \$2,987/2014

Corp# : 423

Status: A

Parking: 1 1 Underground

First Refusal N

Dist/ Neigh: 3501 Rideau Tennis Club

List Date: 12/19/14

Elegant Luxury two bedroom condo directly across from the Rideau Tennis Club and River Path. Nicely upgraded with natural wood flooring, new windows and doors, great separation w bedrooms at opposite ends. Warm Sunshine streams in all afternoon with west facing views and balcony. Best of both worlds - low rise yet concrete construction. Walk to amenities, Ottawa University, parks, Byward Market and downtown Ottawa.

Directions: From the 417 head north on Vanier Parkway, left on Donald, Right on North River Road - park on North River or side streets.

Room Sizes

| | | |
|---------------------------------|--------------------------------|----------------------------------------------|
| LVGRM Main 15.04 X 12.00 | MBED Main 13.04 X 9.08 | Rm1: Ensuite 4 Piece Main 6.10 X 5.07 |
| DI NRM Main 10.10 X 8.08 | BED2 Main 13.03 X 10.03 | Rm2: Walk-in Closet Main 6.10 X 3.10 |
| KI TCH Main 8.02 X 7.08 | BED3 None | Rm3: See Remarks Main 11.08 X 6.07 |
| FAMRM None | BED4 None | Rm4: Foyer Main 7.11 X 3.10 |
| DEN None | LAUND Main 5.00 X 5.04 | Rm5: |
| FBATH Main 7.10 X 4.11 | PBATH | Rm6: |

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY

DESCRIPTION
Style: Apartment **Type:** One Level **Season:** No **YB:** 1988/Appro **ZN:** Residential **Stor:** 5 **Levl:** 1.00 **BBG:** 0 **BAG:** 2
Bldr: **Model:** **Bldg Unit:** **Proj Unit:** **BD:** 2 **TB:** 2
Poss I nfo: tba **# of Days:** **Date of Poss:** **Retro:** **Occup:** Owner **EB:** 1
Gar: 1 **# Cover:** 0 **TotalPk:** 1 **Park Desc:** 1 Underground **Access:** Street
Flooring: Hardwood, Marble **Neigh nf:** Public Transit Nearby, Recreation Nearby, Shopping Nearby, Water Nearby

Site: Adult Oriented, Balcony, Pet Restrictions
Exter: Brick
Bsmt: Common
Appl: Refrigerator, Dryer, Stove, Washer
Feat: Drapery Tracks, Drapes, Window Blinds
Ament:
Exclus:
Restrct:

Foundtn:
BsmtDev: Unfinished, None (No Basement)

Suitable for Disabled:
Const:
Roof:

RentEq: Hot Water Tank

Laundry: In Unit

CONDOMINIUM INFO

Title: Condominium **Condo Fee:** \$474.73 **S/ Levy:** N **Occ Fee:** **Mgt Co:** Condo MGMT Group
Fee Incl: Building Insurance, Management, Water, Caretaker **Mgt Ph:** 613-237-9519

UTILITIES INFORMATION

Heat: Baseboard **AC:** Central Air (**Water:** Municipal **Sewer:** Sewer Connected
Fuel: Electric **Finished FP:** **Roughed-in FP:** **FPFuel:**

FINANCIAL INFORMATION

1st Mortg: **Lender:** **Taxes/ Yr:** \$2,987/2014
Int Rate: **1st Assmt w/ Qual:** N **Assmt/ Yr:**
Date Due: **Vendor Take Back:** N **Loc Impr:** **List Condit:** N