ERIC MANHERZ

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ROYAL LEPAGE Performance Realty
Brokerage, Independently Owned and Operated

2016-06-27 | **200 LETT STREET #617, Ottawa K1R 0A7** | ML#: **1018864**

Status:	Active	LP:	$307,000
Dist/Neigh:	4204- West Centre Town	Sub Type:	Condominium
Munic:	Ottawa	Fronting:	East
NeighNm:	Lebreton Flats	# Acres:	
Lot Size:		SqFt:	
Zoning:		Seasonal:	
Zoning Desc:	residential		
Occupancy:	Tenant		

Legal: **unit 17, level 6, OCSCP 808 and unit 21, level B, OCSCP (parking)**

Recent: **06/27/2016 : NEW**

Directions/Remarks

Directions: **West on Wellington from Parliament Hill and left on Lett or East on Western Parkway and right on Lett**

Public Remarks: **Spacious One Bedroom plus Den with one of the best protected views in the complex. Enjoy nature at your doorstep and yet walk to Parliament or Downtown in minutes. Enjoy beautiful hardwood floors, granite counters, floor to ceiling windows with stunning views. 6 appliances, underground parking and locker, walk-in pantry - a great lifestyle awaits! Steps from new light rail Pimisi Station and all that Lebreton Flats has to offer. Hiking, biking, kayaking!**

Property Information

Style:	Apartment	Type:	One Level	Ttl Beds:	1	Ttl Baths:	1
Builder:	Claridge	Model:		BAG:	1	FB/PR Bths:	1/0
Year Built:	2008/Approx	# Gar:	1	BBG:	0	EB:	0
Parking Desc:	1 Underground			# Cover:	0	Total Park:	1
Heat Desc:	Forced Air			Heat Fuel:	Natural Gas		
A/C Desc:	Central			Roof:			
Water Supply:	Municipal			# FP:		FP Fuel:	
Exterior Finish:	Brick			Sewer:	Sewer Connected		
Foundation:	Poured Concrete			Construction:			
Basement Desc:	Common			Basement Dev:	Unfinished		
Floor Covering:	Hardwood, Tile			Fire Retrofit:			

Appliances Incl: **Dishwasher, Dryer, Microwave/Hood Fan, Refrigerator, Stove, Washer**
Feat/Equip Incl: **Drapery Tracks, Drapes, Window Blinds**
Site Influences: **Adult Oriented, Balcony, Exercise Room, Park Setting, Recreational**
Neigh Influences: **Public Transit Nearby, Recreation Nearby, Water Nearby**
Exclusions:
Rental Equip: **-none-**
Restrictions:
Assistive Feat:

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living/Dining	Main	21' 4" x 11' 6"	Kitchen	Main	11' 8" x 7' 5"	Pantry	Main	7' 5" x 2' 3"
Den/Office	Main	7' 8" x 6' 8"	Master Bedrm	Main	10' 8" x 10'	Full Bath	Main	7' 4" x 5'
Foyer	Main	5' x 4' 7"	Other	Main	6' 9" x 5' 7"			

Condo Information

Title Form:	Condominium	Condo Name:		Condo Corp #:	808
Condo Fee:	$326.68/Monthly	Condo Fee Incl:	Building Insurance, Amenities, Caretaker, Heat, Water		
Amenities:	Elevator, Exercise Centre, Party Room, Rooftop Terrace, Storage Lockers				
# of Stories:		# of Lvls Unit:			
Special Assess:	No	MGMT Comp:	Apollo	MGMT Phone:	613-225-7969
Laundry Facilities:	In Unit	Storage Locker:	Yes	Parking Incl:	Yes

Other Property Information

Assoc/POTL Fee:		Taxes/Yr:	$3,197.00/2016	Survey/Yr:	
Fee Freq:		Assmt/Yr:			

Multimedia URL: https://youtu.be/ZvY4Wp8OmhA
Alt Feature Sheet: http://bit.ly/617-200-lett
Addl Images URL: http://bit.ly/617-200lettp

Office Information

List Office #1: **ROYAL LEPAGE PERFORMANCE REALTY, Brokerage**

Conditional/Sold/Other Information

FD: PR: CD: