OTTAWA REAL ESTATE BOARD | **1904/71 SOMERSET WEST ST # 1904** | **05/08/07**

Status: Active
MLS(R) # 663964
Bedrooms: 2+0 Total:2 **Bathrooms:** 2 Ensuite:1
LP: $327,000
Dist/Neigh: 4104 - Centre Town/Golden Triangle
Munic:
Roll: 0614041901162000000
1st Refusal: N
NeighNm: Golden Triangle **Corp#:** 74
PC: K2P 2G2
AvailLse: N **Relisted:**
MLS(R) # (If for rent)
Legal: CCP 74, Level 19, Unit 4
Fronting: North
XRef:

ROOM LEVELS AND DIMENSIONS

LVGRM	Main	19.30 X 12.00	**MBED**	Main	13.80 X 11.80	**Rm1:**	Ensuite Bath 3 Pieces	Main	8.10 X 5.00
DINRM	Main	15.00 X 9.00	**BED2**	Main	12.00 X 9.50	**Rm2:**	Walk-in Closet	Main	8.50 X 4.90
KITCH	Main	12.30 X 8.15	**BED3**	None		**Rm3:**	See Remarks	Main	
FAMRM	None		**BED4**	None		**Rm4:**			
DEN	Main	9.00 X 7.80	**LAUND**	Other		**Rm5:**			
FBATH	Main	8.20 X 5.00	**PBATH**			**Rm6:**			

DESCRIPTION

Style: Apartment **Type:** One Leve **Season:** No **YB:** 1974/Appro **ZN:** RES **Stor:** 20 **Levl:** **BBG:** 0 **BAG:** 2
Bldr: **Model:** **Bldg Unit:** **Proj Unit:** **BD:** 2 **TB:** 2
Poss Info: IMM or TBA **# of Days:** **Date of Poss:** **Retro:** **Occup:** Vacant **EB:** 1
#Gar: 1 **#Cover:** 1 **TotalPk:** 1 **Park Desc:** 1 Underground **Access:** Street
Flooring: Hardwood, Carpet Wall to Wall, Mixed **NeighInf:** Recreation Nearby, Water Nearby, Shopping Nearby, Public Transit Nearby
Site: Balcony **Features for Disabled:**
Exter: Brick **Foundtn:** Other (See Remarks) **Const:**
Bsmt: Full **BsmtDev:** Unfinished **Roof:**
Appl: Refrigerator, Stove, Hood Fan, Dishwasher
Feat:
Ament: Storage Lockers, Party Room, Sauna, Security, Workshop **Laundry:** Shared
Exclus: None **RentEq:** None
Restrct:

CONDOMINIUM INFO

Title: Condominium **Condo Fee:** $518.00 **S/Levy:** N **Occ Fee:** **Mgt Co:** GMC (Paul Sweeny)
Fee Incl: Heat, Hydro, Building Insurance, Management, Caretaker, Water, Recreation Facilities **Mgt Ph:** 237-9519x229

UTILITIES INFORMATION

Heat: Forced Air **AC:** Wall Unit **Water:** Municipal **Sewer:** Sewer Connected
Fuel: Electric **Finished FP:** **Roughed-in FP:** **FPFuel:**

FINANCIAL INFORMATION

1st Mortg: **Lender:** **Taxes/Yr:** $3,379/2007
Int Rate: **1st Assum w/Qual:** N **Assmt/Yr:**
Date Due: **Seller Take Back:** N **Loc Impr:** **List Condit:** N

OTHER PROPERTY INFORMATION

Multi Media: **URL Audio:**
URL Broch: **OWeb1:**
URL Map: **Addit Images:**

DIRECTIONS / REMARKS

Directions: East on Somerset from Elgin or walk west from Footbridge/Canal Queen Elizabeth Drive on Somerset.

Public Remarks: Chic, convenient & charming! Amazing views for miles & miles from 2 balconies. Perfectly serene 19th flr. Tastefully updated w/hardwood, cork in kitchen & thick creamy w-to-wall carpet in bdrms. Expansive principle rooms. Granite counters in kitchen & baths. Tons of visitor pkg behind bldg. Includes 1 prkg and 1 lckr. 1/2 block to new footbridge - easy access to NCC bike paths, Byward Mkt & Rideau Ctr, restaurants & entertainment. WOW!

Listing Brokerage: MILESTONE REAL ESTATE INC, BROKERAGE

CONDITIONAL/SOLD INFORMATION

FD: **SD:** **SP:**
PR: 05/06/07 **CD:** **DOM:**
Sale Correct: **SRD:**

THE ABOVE INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED