

**JAMES NEIL**  
sales representative

**RE/MAX**  
Aboutowne Realty Corp., Brokerage



## Two Bedroom, Three Bathroom Home For Sale

Built in 2000 by Peregrine Homes, this three level home offers two surprisingly spacious bedrooms along with three bathrooms.

Bright, open floor plan with plenty of natural light from the many large windows along with a vaulted ceiling in the third floor bedroom, adding to the sense of space.

High quality laminate flooring and broadloom, neutral décor and finishes. Upgraded kitchen finishes and designer paint colours.

Vibrant central location offering easy access to 407, QEW, Appleby GO Station, the Millcroft Shopping Centre and more. Enjoy neighbourhood restaurants and coffee shops, Lampman Park or just a short drive to Burlington's beautiful waterfront and downtown area.



## First Impressions

- inviting entrance
- landscaped front yard



## Open Concept Floor Plan

- bright and open main level
- great for entertaining
- main level walk-out to yard

### **Living Room (14'4" by 12'1")**

- open to dining and kitchen
- high quality laminate
- newer baseboards
- sliding door to yard



### **Dining Room (8'9" by 6'11")**

- large window for natural light
- high quality laminate
- newer baseboards
- ceiling fan

### **Kitchen (8'10" by 8'9")**

- upgraded cabinetry
- ceramic flooring
- focus track lighting
- breakfast bar

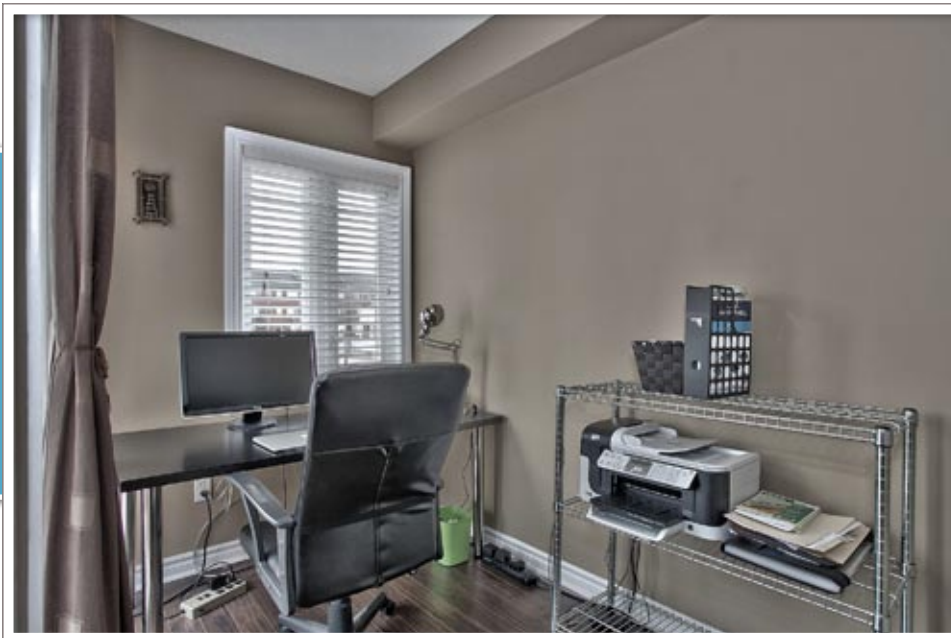


### **Kitchen**

- neutral finishes
- mirrored backsplash
- plenty of cabinet and counter space

### **Master Bedroom (12'3" by 12'0")**

- quality laminate flooring
- lots of natural light
- open to sitting area
- two double closets



### **Sitting Area (8'7" by 5'6")**

- laminate flooring
- sliding door to balcony area
- great for office nook

## Second Bedroom (15'9" by 13'9")

- quality laminate flooring
- vaulted ceiling
- double closet
- 3-piece en suite



## Second Bedroom

- large window
- room for sitting area
- neutral paint

## Main Bathroom

- ceramic flooring
- laundry closet
- neutral



## Full Bath on Top Floor

- ceramic flooring
- corner shower
- bright





## Second Level Balcony

- balcony area off master
- spacious and sunny



## Front Yard

- enclosed front yard
- patio area
- low maintenance garden

## Features, Finishes and Upgrades

- two large bedrooms
- two full bathroom plus optional 2-piece bathroom on main level
- surface parking (#61)
- enclosed front yard
- balcony off master bedroom
- open concept floor plan
- lots of natural light
- upgraded kitchen cabinetry
- mirrored backsplash
- newer quality laminate flooring
- quality broadloom flooring
- bedroom level laundry
- sitting area in master
- vaulted ceiling on third floor
- neutral décor and finishes
- slat blinds
- many updated light fixtures

**Inclusions:** Fridge, Stove, Dishwasher; Washer; Dryer; Light Fixtures; Window Treatments Throughout

**Exclusions:** Hot Water Heater (rental)

**Property:** common element

**Parking:** surface space #61

**Condo Fees:** \$214.03 (includes common element maintenance and insurance, parking)

**Property Taxes:** \$2,073 (2012)



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