

JAMES NEIL
sales representative

RE/MAX
Aboutowne Realty Corp., Brokerage



Three Bedroom Townhome For Sale in Alton Village

This three bedroom townhome is in the newer Alton Village neighbourhood. Built by Emery Homes, the Magnolia floor plan offers 1,308 square feet plus a finished lower level.

Built in 2008, the owner has recently renovated the en suite adding an oversized soaker tub, modern floor and tub surround tile and new vanity with a granite counter.

The community of Alton Village really has it all - parks, schools, community centres, shopping and restaurants. It offers convenient access to the 407 and 401 and the Appleby GO Station and QEW are not far away.

Front Entrance

- welcoming first impressions
- large, covered front porch
- low maintenance landscaping

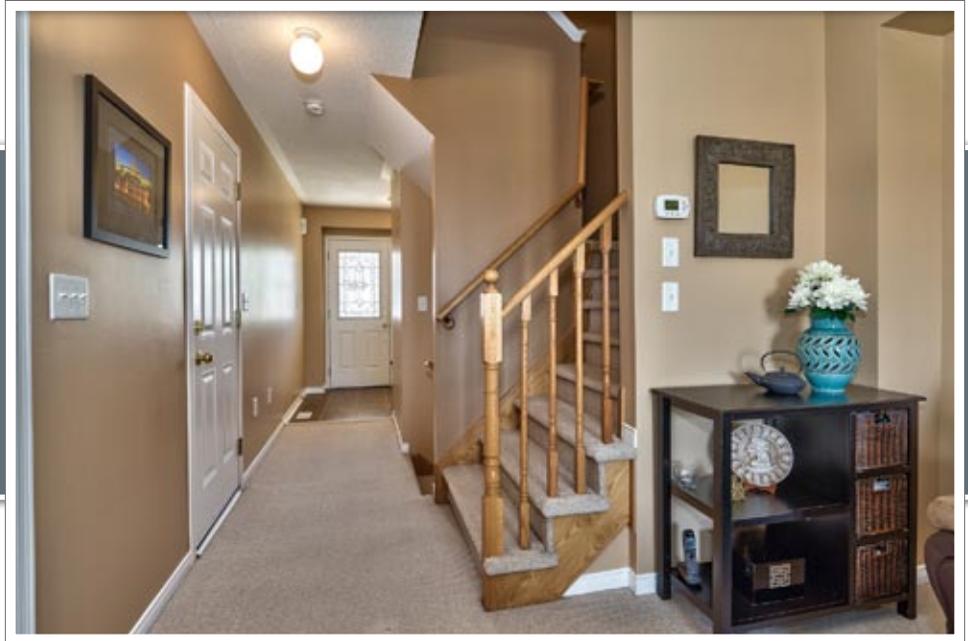


Foyer

- ceramic flooring
- bright
- double mirrored closet
- inside entry from garage

Hallway

- broadloom flooring



Great Room (10'0" by 16'8")

- broadloom flooring
- slat blinds and draperies
- lots of natural light

Kitchen (9'10" by 9'0")

- ceramic flooring
- backsplash
- double sink



Kitchen

- breakfast bar
- directional track lighting
- upgraded cabinetry

Breakfast Area (9'10" by 9'0")

- ceramic flooring
- upgraded light fixture
- walk-out to deck



Powder Room

- ceramic flooring
- neutral decor

Master Bedroom (14'9" by 12'6")

- broadloom flooring
- walk-in closet
- two large windows
- en suite



En Suite

- recently renovated
- ceramic flooring
- upgraded vanity with granite
- over-sized soaker tub

Second Bedroom (10'0" by 12'2")

- broadloom flooring
- large window
- double closet



Third Bedroom (10'0" by 9'5")

- broadloom flooring
- lots of natural light
- single closet

Main Bathroom

- ceramic flooring
- neutral

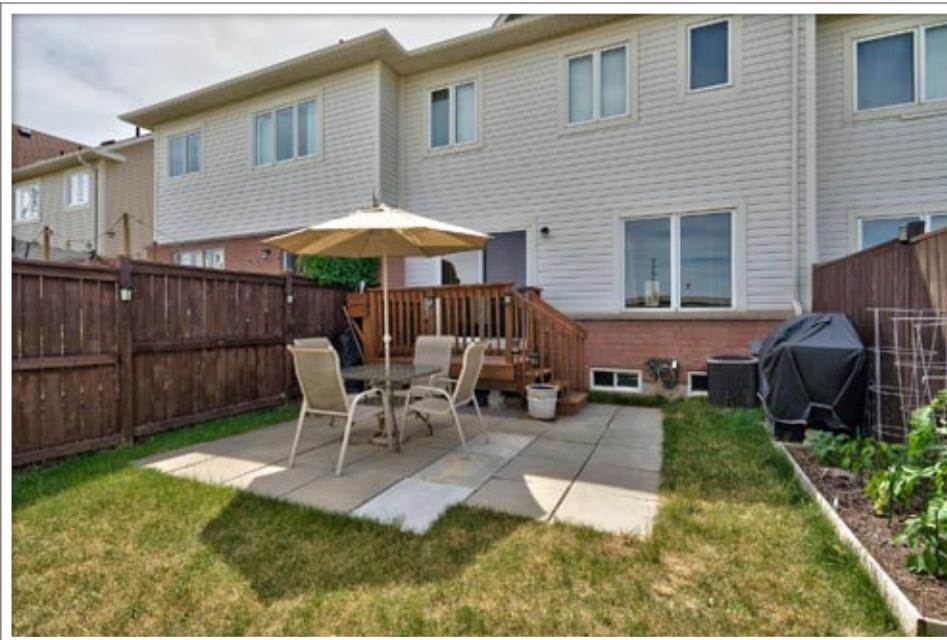


Recreation Room

- broadloom flooring
- neutral decor
- pot lighting

Backyard

- flexible space
- no neighbours behind



Backyard

- deck and patio area

Inclusions: Fridge, Stove, Dishwasher; Washer and Dryer; Light Fixtures; Window Coverings Throughout;

Exclusions: Hot Water Heater (rental)

Legal Description: PT BLK 86, PL 20M1007, PTS 17 TO 19, 20R17540; BURLINGTON

Square Footage: 1,308 (as per builder floor plan)

Property Size: 21.33 feet by 86.71 feet

Property Taxes: \$2,979 for 2016



JAMES NEIL

sales representative

RE/MAX

Aboutowne Realty Corp., Brokerage
418-2 North Service Road E
Oakville, ON L6H 5R2
905.842.7000 (office)
905.399.7253 (direct)
james@jamesneil.com
www.jamesneil.com

