

JAMES NEIL
sales representative

RE/MAX
Aboutowne Realty Corp., Brokerage



119-710 Spring Gardens Road, Burlington



Lakeside Townhome For Sale in Aldershot

This three bedroom, four bathroom end unit townhome offers 1,619 square feet plus a spacious walkout basement with recroom, full bathroom and plenty of storage.

Lots of natural light and views of Burlington Bay make this a truly special home. Well laid out floor plan with galley kitchen, breakfast area, flexible living-dining room space and second level laundry.

This home showcases inviting outdoor living space with a large deck, wonderful for morning coffee and bird watching along with a large patio area from the lower level walkout.

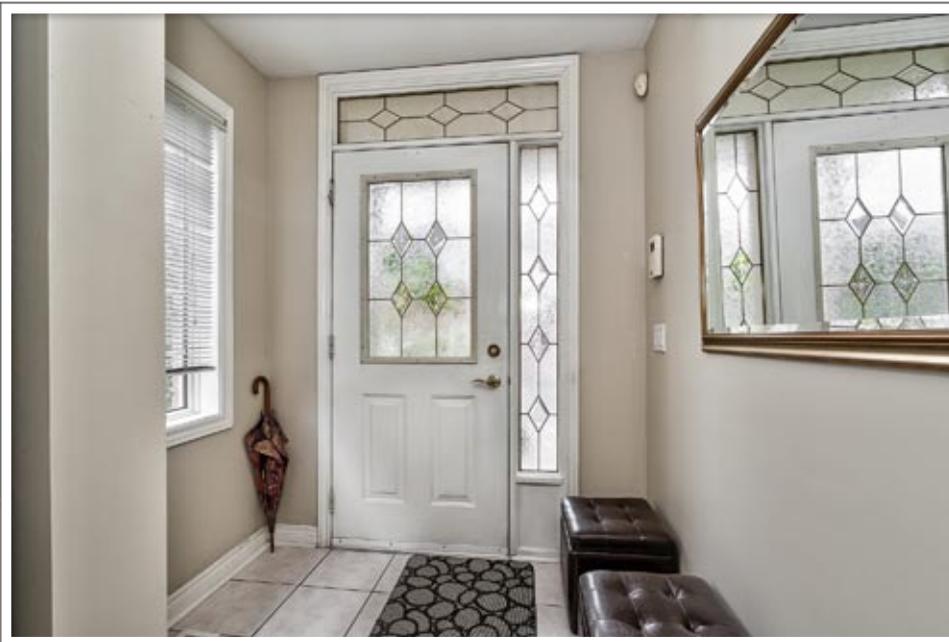
Located in a quiet lakeside complex steps to the Royal Botanical Gardens. Minutes to Lasalle Park and convenient access to Aldershot GO and area highways.

Features and Highlights

- three bedrooms, four bathrooms
- end unit
- 1,619 square feet plus finished lower level
- functional galley kitchen with quality appliances and gas stove
- bedroom level laundry
- newer broadloom in lower level
- finished lower level with recroom, full bathroom, storage and utility room
- gas fireplace in recroom
- walkout basement
- single garage and single driveway
- large deck and patio area
- gas line on deck for barbecue
- overlooks Burlington Bay and Lake Ontario

Front Entrance

- welcoming first impressions
- low maintenance landscaping



Foyer

- tile flooring
- lots of natural light

Dining Area (9'2" by 11'0")

- hardwood flooring
- flexible space

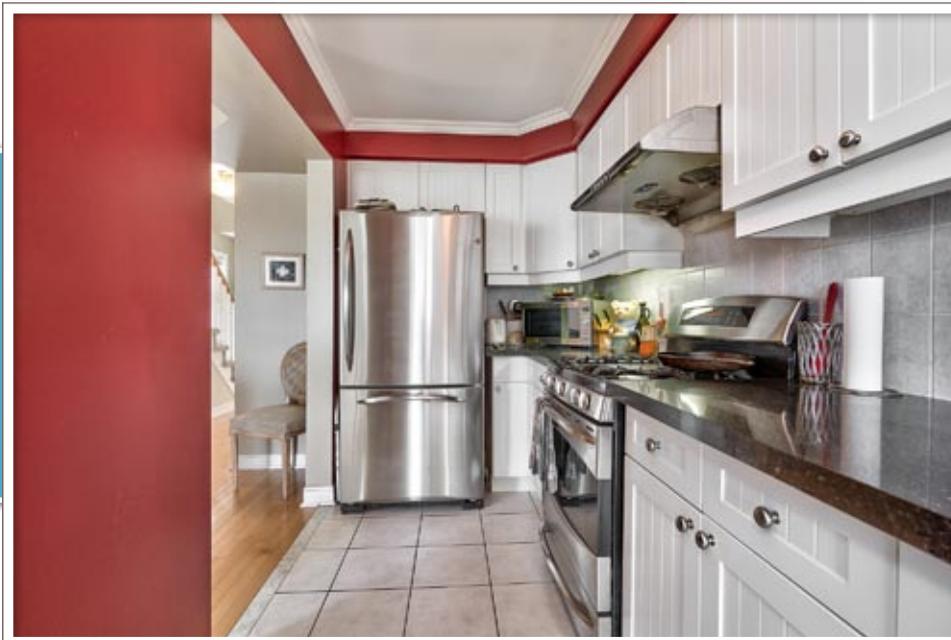
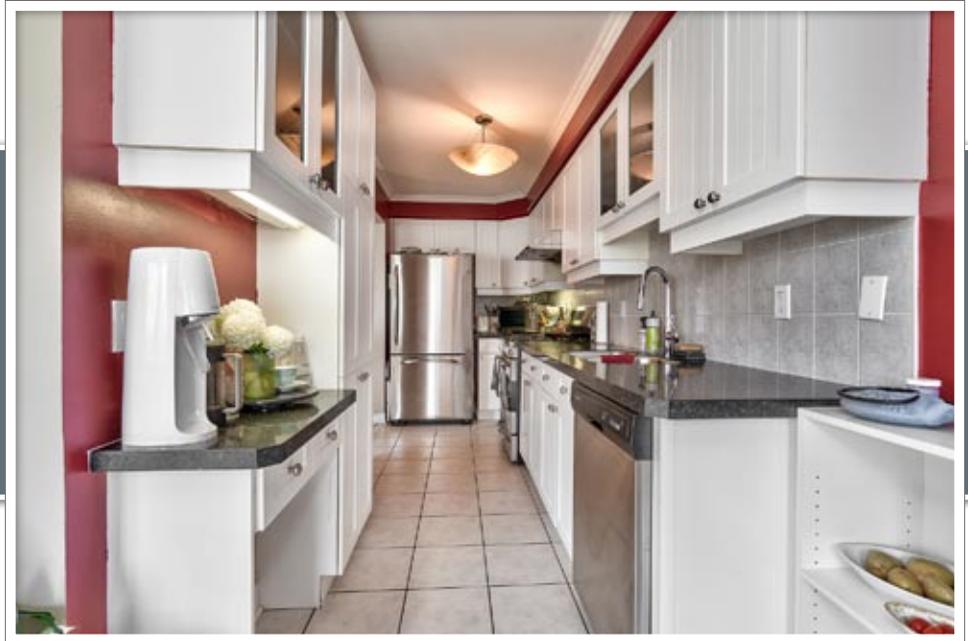


Living Room (11'1" by 12'4")

- bow window
- lots of natural light
- pot lighting

Kitchen (6'1" by 14'10")

- tile flooring
- updated
- crown moulding
- tile backsplash

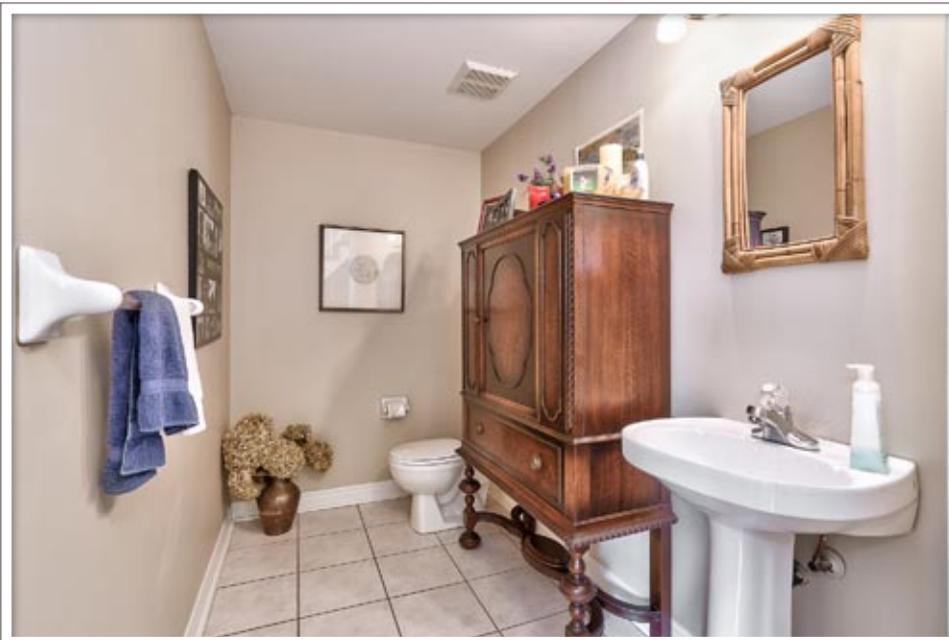


Kitchen

- quality appliances with gas stove
- under cabinet lighting

Breakfast Area (7'4" by 9'1")

- tile flooring
- walkout to deck

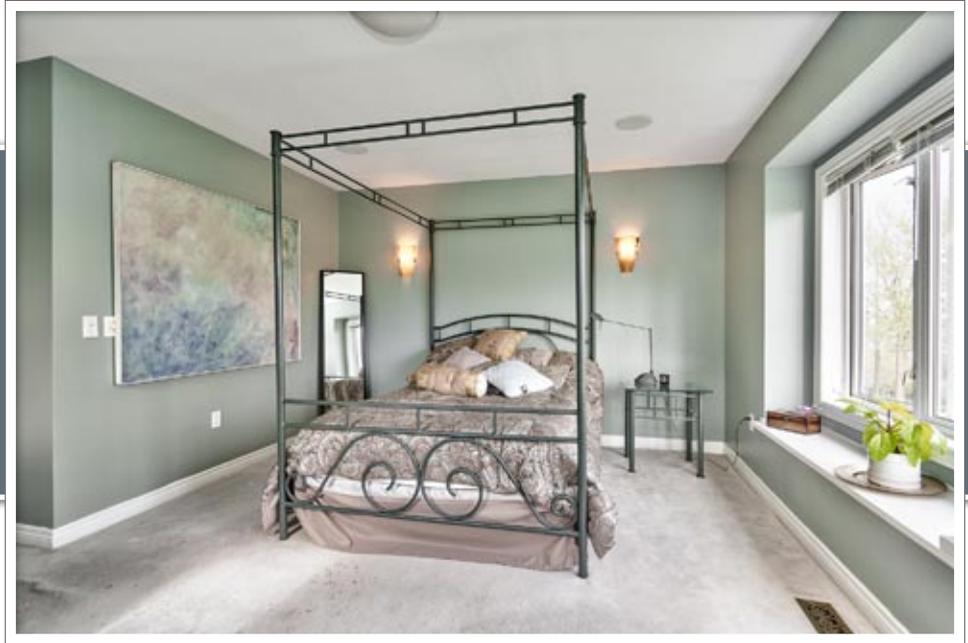


Powder Room

- large main level powder room
- tile flooring
- pedestal sink

Master Bedroom (16'0" by 12'0")

- broadloom flooring
- water views
- lots of natural light



Master Bedroom

- large walk-in closet
- full en suite

En Suite

- tile flooring
- separate shower
- corner tub

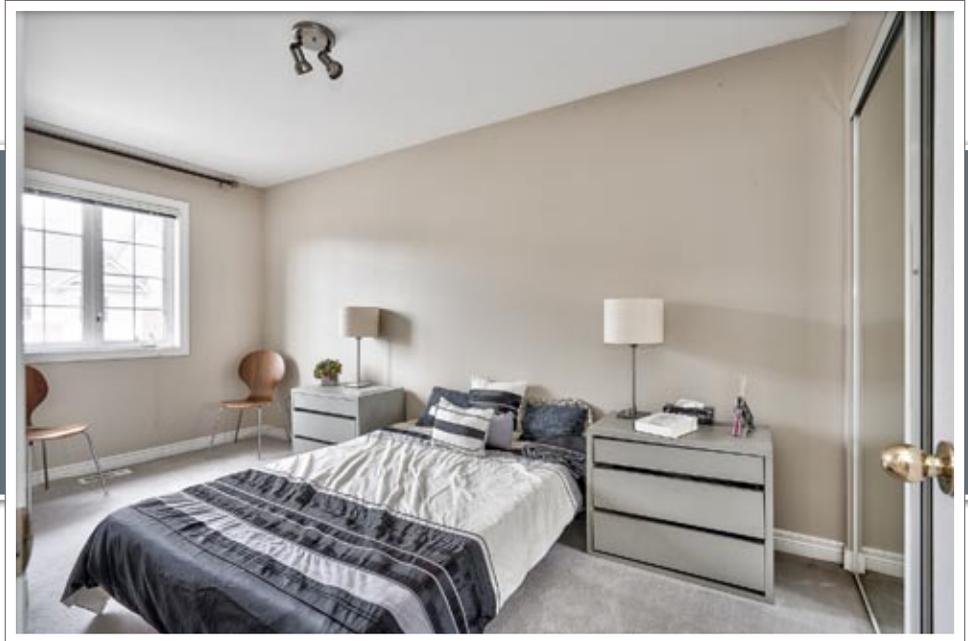


Main Bathroom

- tile flooring
- large vanity
- shower and tub combination

Bedroom (8'3" by 14'10")

- broadloom flooring
- double closet



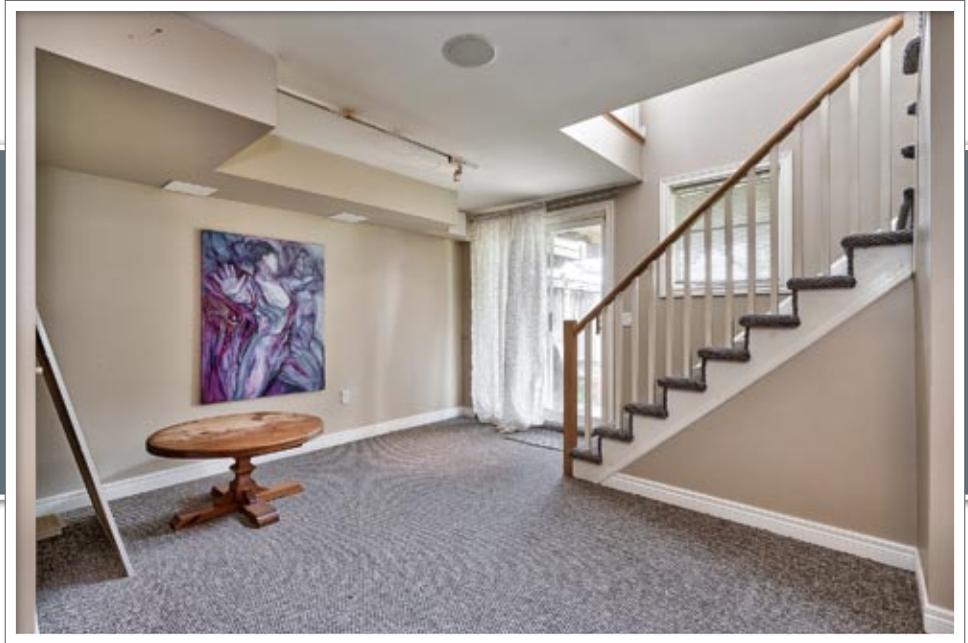
Bedroom (9'11" by 12'6")

- broadloom
- three windows
- vaulted ceiling



Lower Level

- newer broadloom
- walkout to yard



Recroom (12'10" by 15'11")

- newer broadloom
- gas fireplace
- storage room
- four-piece bathroom

Deck

- large deck
- overlooks Burlington Bay
- gas line for barbecue

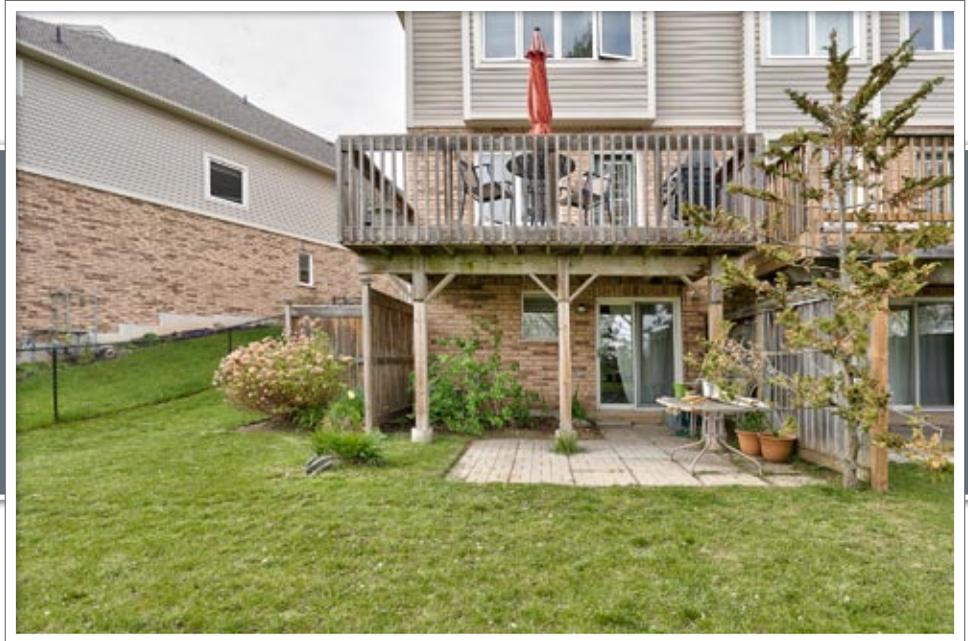


Property

- backs onto trail, trees and lake

Patio

- generous patio area
- walkout from lower level



Backyard

- end unit, pie shaped yard

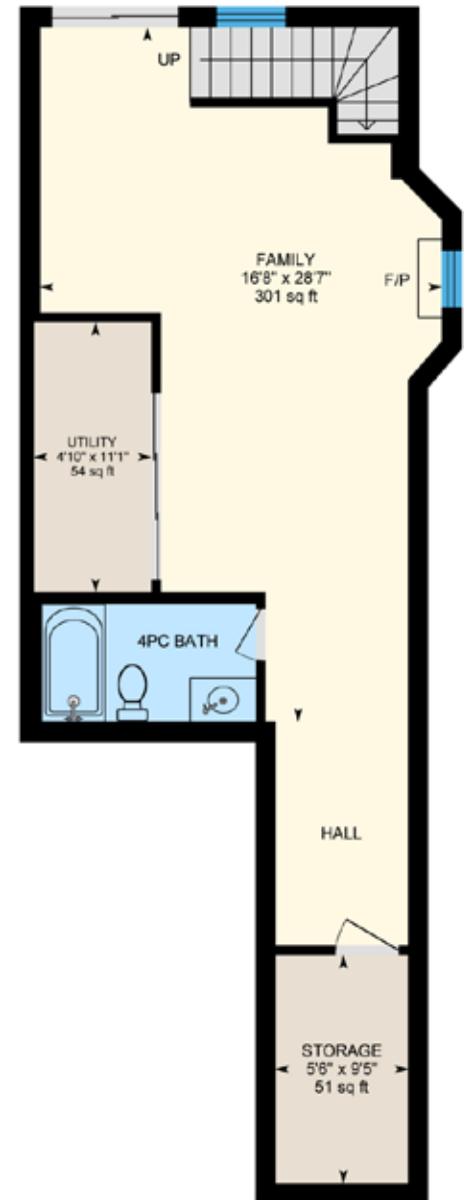
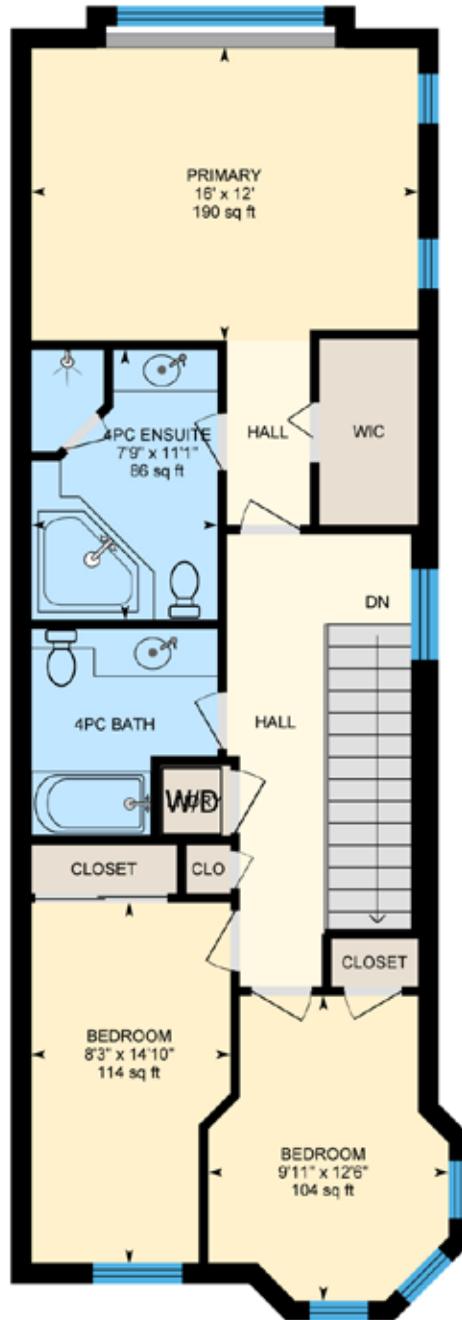
End Unit

- more natural light with extra windows



Trail

- convenient access to waterfront trail



1,619 square feet (plus 656 square feet lower level)

Inclusions: Stainless Steel Fridge, Gas Stove, Dishwasher, Washer, Dryer, Existing Light Fixtures, Existing Window Treatments

Exclusions: Hot Water Tank (rental)

Legal Description: UNIT 35, LEVEL 1, HALTON CONDOMINIUM PLAN NO. 391

Square Footage: 2,275 square feet (including lower level)

Maintenance Fee: \$190 per month

Property Taxes: \$3,126 for 2020



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