

JAMES NEIL
sales representative

RE/MAX
Aboutowne Realty Corp., Brokerage



Two Bedroom Townhome in Palmer

Two bedroom, three bathroom townhome in Tuck's Forest. This home offer 1,455 square feet of living space on three levels with an on grade lower level, open concept main floor and two good sized bedroom on the upper level.

The open concept main level provides a large, bright, eat-in kitchen that opens to a flexible living-dining room with a gas corner fireplace and walkout to deck.

Master was customized by the builder to add a walk in closet by the three-piece en suite. There is a second full bath on this level along with the second bedroom and laundry.

Finished lower level with recroom and three-piece bathroom along with access to the garage which houses a storage room with the mechanicals.

Off the lower level recroom, there is a walkout to the backyard with recently laid custom cut pavers and low maintenance outdoor living space. Just move in and enjoy this lovely townhome for years to come.

Features and Highlights

- two bedrooms and three bathrooms
- 1,455 square feet including walkout lower level (on grade)
- many renovations and improvements
- large, functional kitchen with breakfast bar
- open concept main floor
- gas corner fireplace in family room
- bedroom level laundry
- three piece en suite
- walk-closet in primary bedroom (floor plan adjustment through builder)
- finished lower level with recroom and three piece bathroom
- single garage with inside entry
- garage door opener included (buyer to install)
- second level deck and lower level patio

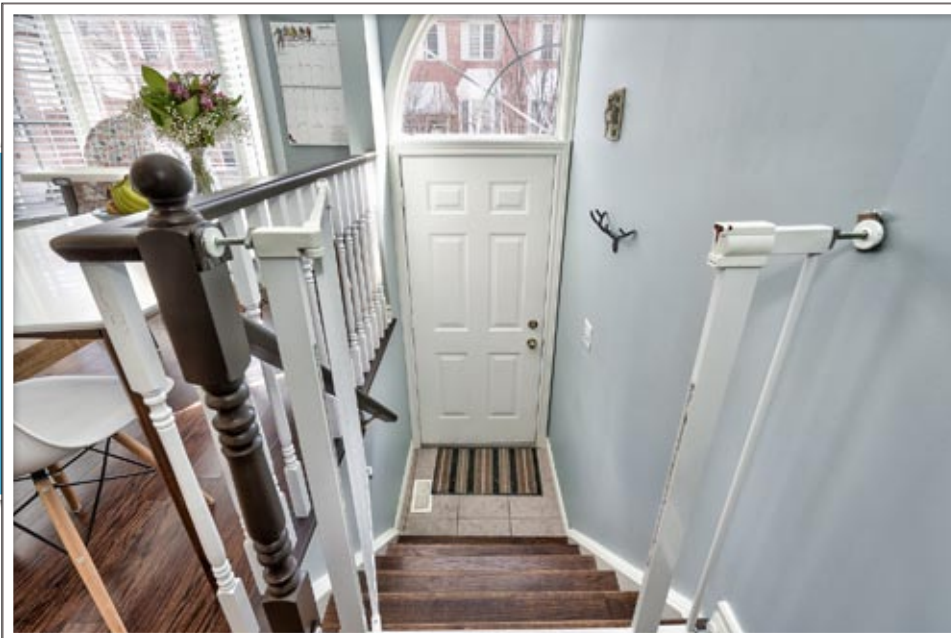
Front Entrance

- low maintenance front area
- single garage and driveway



Foyer

- tile flooring
- coat closet



Kitchen (17'1" by 13'2")

- laminate flooring
- double sink
- lots of cabinet space

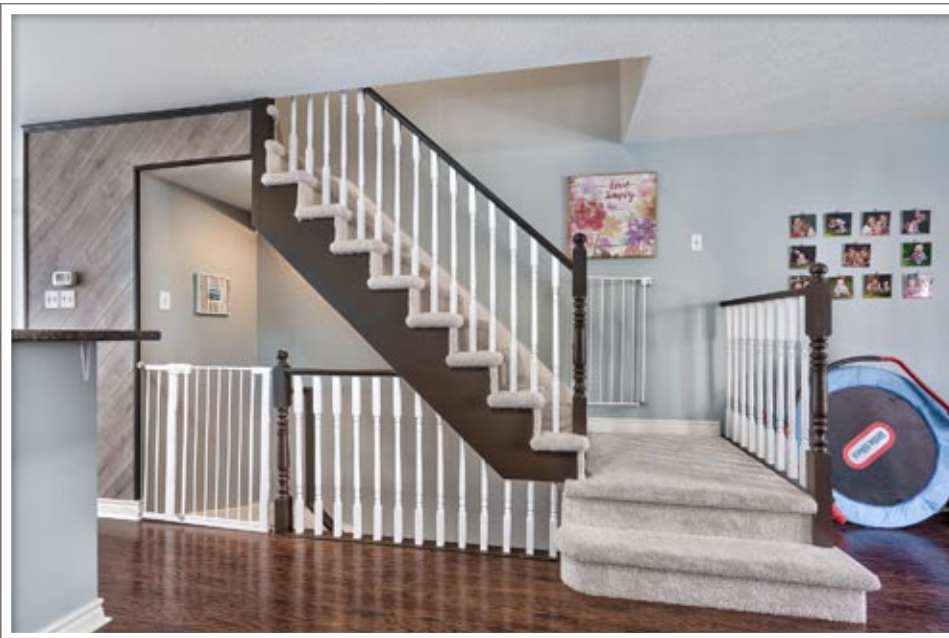


Kitchen

- opens to living-dining room
- lots of natural light
- breakfast bar

Breakfast Area

- bay window
- bright space

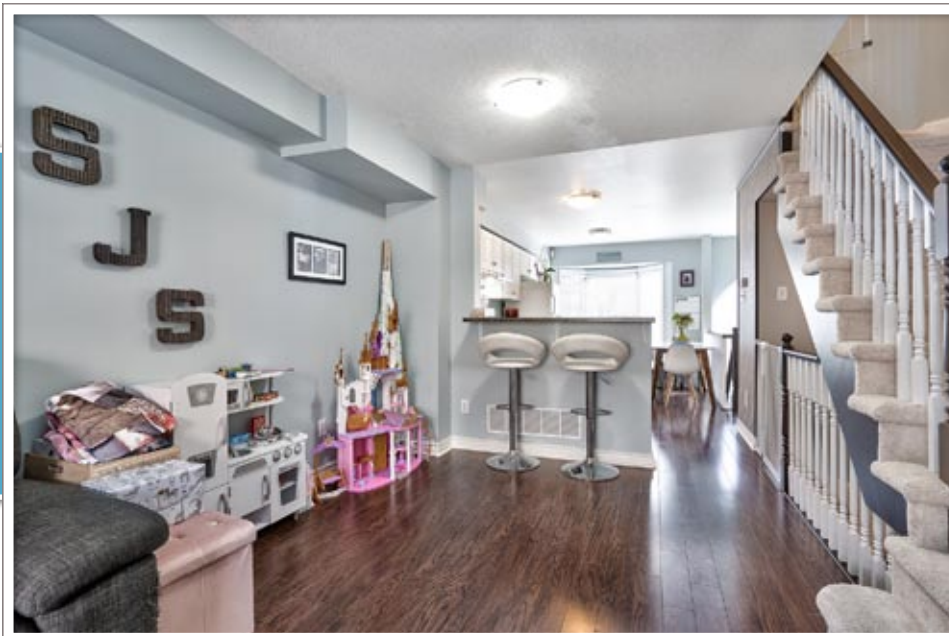


Open Staircase

- broadloom on stairs
- painted spindles

Living/Dining (19'1" by 13'2")

- laminate flooring
- corner gas fireplace
- walkout to deck



Living/Dining

- flexible space
- could be dining, expanded living play or even computer area

Primary Bedroom (14'2" by 13'1")

- broadloom flooring
- lots of natural light
- walk-in closet (builder change)
- three-piece en suite



Second Bedroom (9'4" by 13'2")

- broadloom flooring
- feature wall (wallpaper)
- two windows

Main Bathroom

- tile flooring
- four-piece

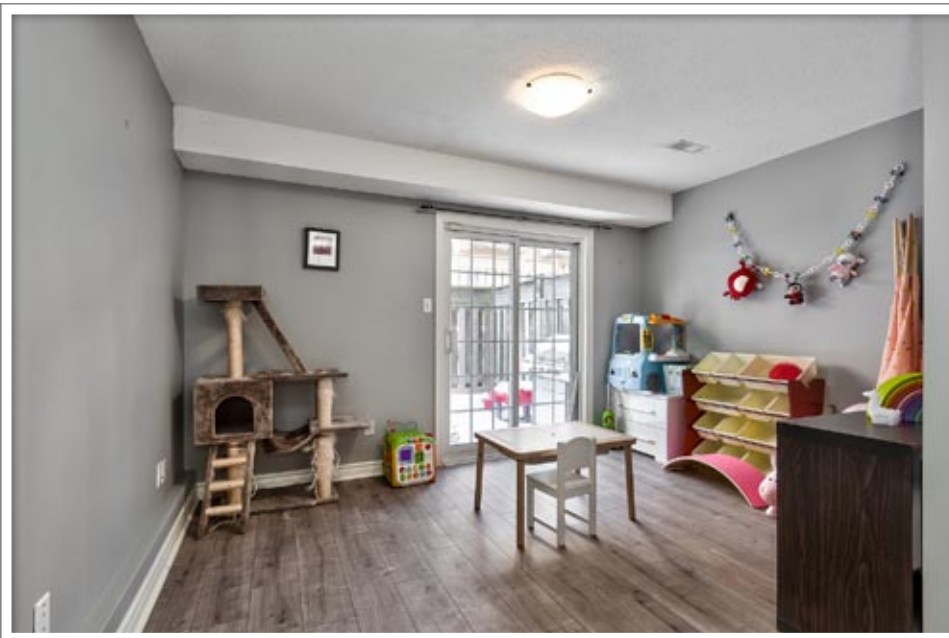
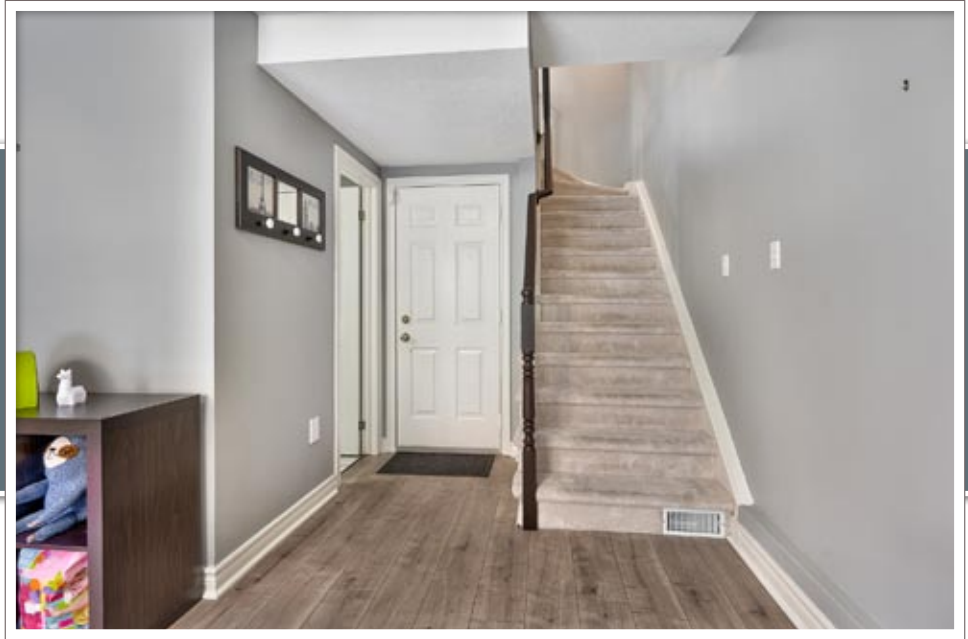


Bedroom Level Laundry

- full-size stacked washer and dryer

Lower Level (15'1" by 13'1")

- three-piece bathroom
- garage access



Lower Level

- laminate flooring
- walkout to patio

Patio

- newer custom cut pavers
- low maintenance
- lower level access

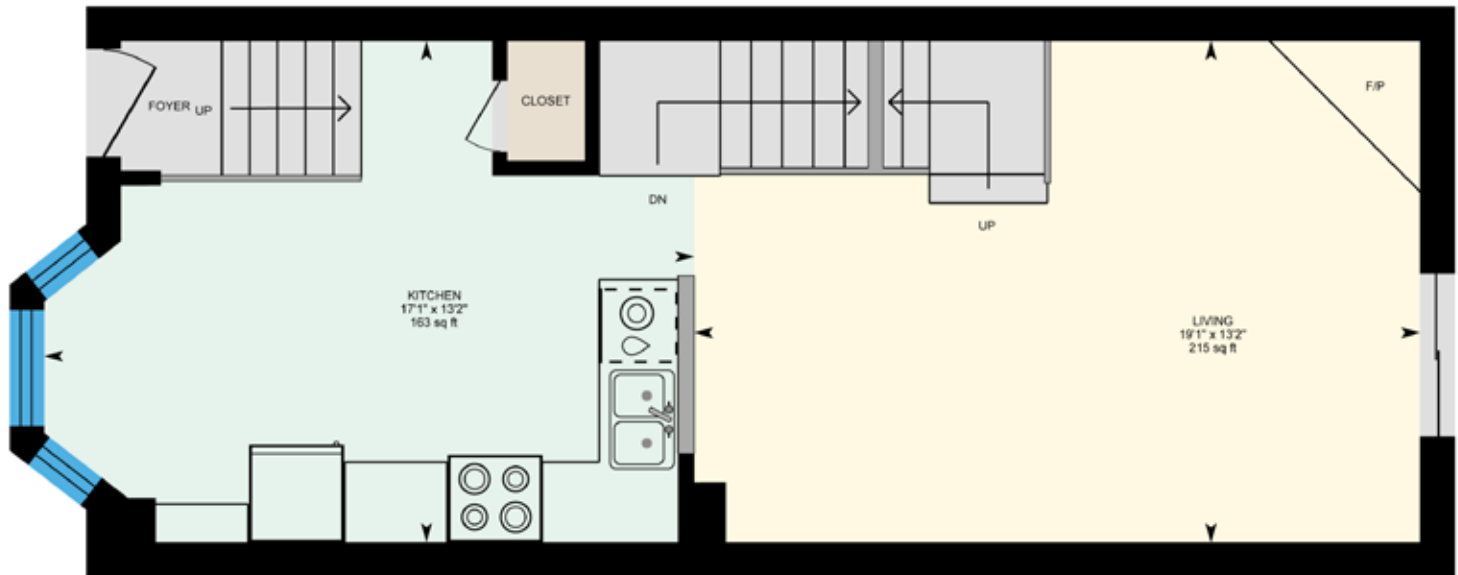


Deck

- good-sized deck
- main level access

29-3480 Upper Middle Rd, Burlington, ON

Main Floor Total Exterior Area 553.09 sq ft
Total Interior Area 461.15 sq ft



PREPARED: 2022/03/01



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

29-3480 Upper Middle Rd, Burlington, ON

2nd Floor Total Exterior Area 550.66 sq ft
Total Interior Area 458.97 sq ft



PREPARED: 2022/03/01

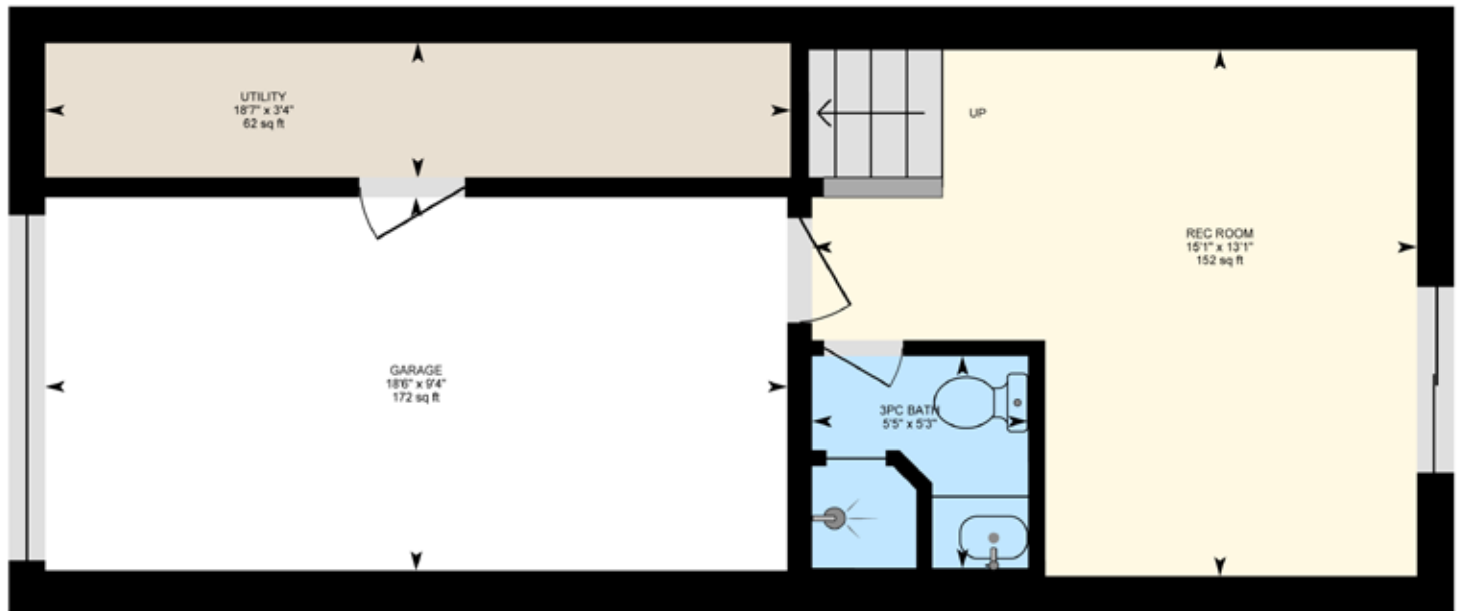


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iGUIDE

29-3480 Upper Middle Rd, Burlington, ON

Lower Level Total Exterior Area 351.29 sq ft
Total Interior Area 260.95 sq ft



PREPARED: 2022/03/01



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Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Garage Door Opener (not installed), Existing Light Fixtures, Existing Window Treatments, Shelving in Main Bathroom

Exclusions: Hot Water Tank (rental), Wall Mounted Televisions, TV Brackets

Legal Description: UNIT 29, LEVEL 1, HALTON CONDOMINIUM PLAN NO. 330

Square Footage: 1,455 square feet

Condo Fees: \$350

Property Taxes: \$2,853 for 2021



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