

JAMES NEIL
sales representative

RE/MAX
Aboutowne Realty Corp., Brokerage



Two Bedroom Plus Den Condo For Sale

Located in the Oakridge Heights buildings at 40 Old Mill Road, this Sandlewood model is a two bedroom plus den condo offering 995 square feet plus a balcony. Ravine and sunset views over 14 Mile Creek - stunning!

Ceramic flooring and newer hardwood in main living areas, bedrooms and den. Kitchen boasts granite counters, double sink, backsplash and upgraded stainless steel appliances.

The amenities at Oakridge Heights include indoor pool, sauna, fitness room, billiards, library, party room and patio area with barbecues.

Located in Central Oakville, the neighbourhood features plenty of trails and parks along with convenient access to shopping, restaurants and area highways. GO Train station just steps away.

Features and Highlights

- two bedrooms plus den
- two full bathrooms
- 995 square feet (Sandlewood floorplan)
- bright, open floor plan
- granite counters in kitchen with backsplash
- quality appliances in kitchen including built-in microwave and family size fridge
- hardwood flooring and tile through (no broadloom)
- stunning ravine views overlooking 14 Mile Creek
- storage locker (B79)
- one underground parking space (A70 - HCC No. 381)
- additional parking available for rent through condo corporation (\$75/month)
- indoor pool, saunas, fitness room, billiards and patio area with barbecues
- secure building with gatehouse controlled entry

Front Entrance

- welcoming first impressions
- beautifully landscaped property



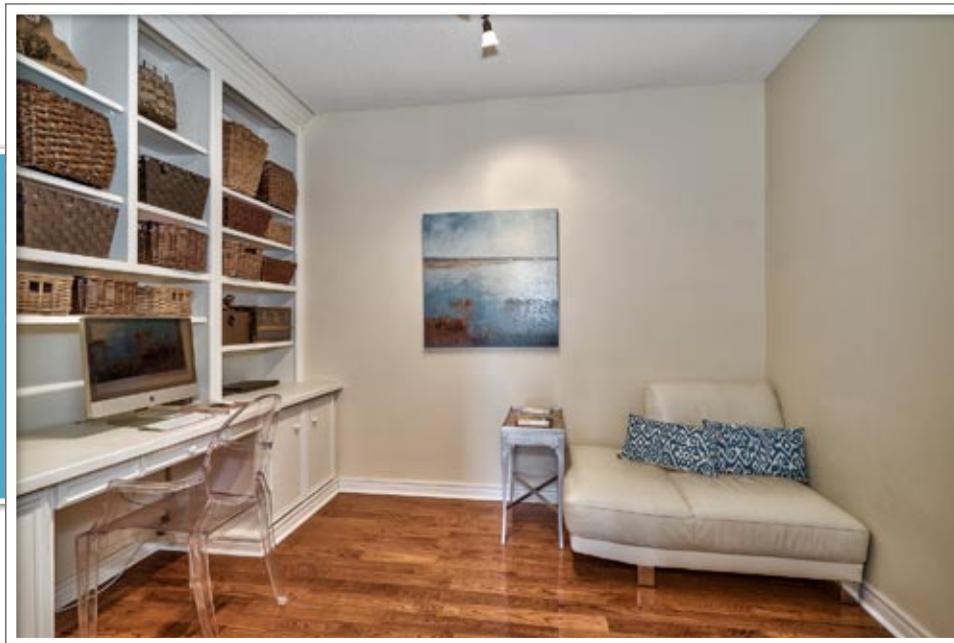
Lobby

- grand, luxurious lobby
- sitting area with gas fireplace
- very well maintained building



Foyer

- hardwood flooring
- mirrored closet
- crown moulding



Den (11'0" by 8'8")

- hardwood flooring
- built-in desk and shelving
- in suite laundry

Kitchen (8'0" by 8'6")

- pass-through with breakfast bar
- upgraded cabinetry
- newer stainless steel appliances
- glass-top stove



Kitchen (8'0" by 8'6")

- under cabinet lighting
- mirrored backsplash
- granite counters
- double sink

Living-Dining Room (10'8" by 17'6")

- hardwood flooring
- crown moulding
- walkout to balcony



Living-Dining Room

- flexible space
- ravine view
- freshly painted

Master Bedroom (12'0" by 10'0")

- hardwood flooring
- walk-in closet
- large window overlooking ravine
- en suite



En Suite (4-piece)

- ceramic flooring
- separate shower
- soaker tub

Second Bedroom (9'6" by 12'0")

- hardwood flooring
- walkout to balcony
- walk-in closet



Main Bathroom (4-piece)

- ceramic flooring
- neutral
- separate shower and soaker tub

Balcony

- covered balcony
- access from living room and second bedroom



View

- stunning ravine view
- overlooks 14 Mile Creek

Patio Area

- patio area with barbecues and seating located behind 40 Old Mill



Indoor Pool

- located on GLB level

Fitness Room

- cardio and workout equipment



Billiards and Library Lounge

- located on the second floor

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

Exclusions: Wall Mounted Television and Mounting Bracket in Master Bedroom

Legal Description: UNIT 1, LEVEL 4, HALTON STANDARD CONDOMINIUM PLAN NO. 482

Square Footage: 995 (as per builder floor plan)

Maintenance Fees: \$541.54 (common element maintenance and insurance, heat, water, parking, locker)

Property Taxes: \$2,805 for 2016



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