

JAMES NEIL
sales representative

RE/MAX
Aboutowne Realty Corp., Brokerage



407 - 4003 Kilmer Drive, Burlington



One Bedroom Plus Den For Sale in Tansley Gardens

Open concept one bedroom plus den condo with vaulted ceiling on the top floor. This 859 square foot floor plan features a large eat-in kitchen, upgraded broadloom and french doors leading to a spacious balcony.

Tansley Gardens is made up of five low-rise buildings, each with 48 units. It was built in the mid-1990's.

Tansley Woods is located in central Burlington and provides a family-friendly place to call home. It offers a number of parks and trails along with nearby restaurants, grocery stores, shopping and Tansley Woods Community Centre.

Convenient access for commuters to the 407, QEW and Appleby GO Station.

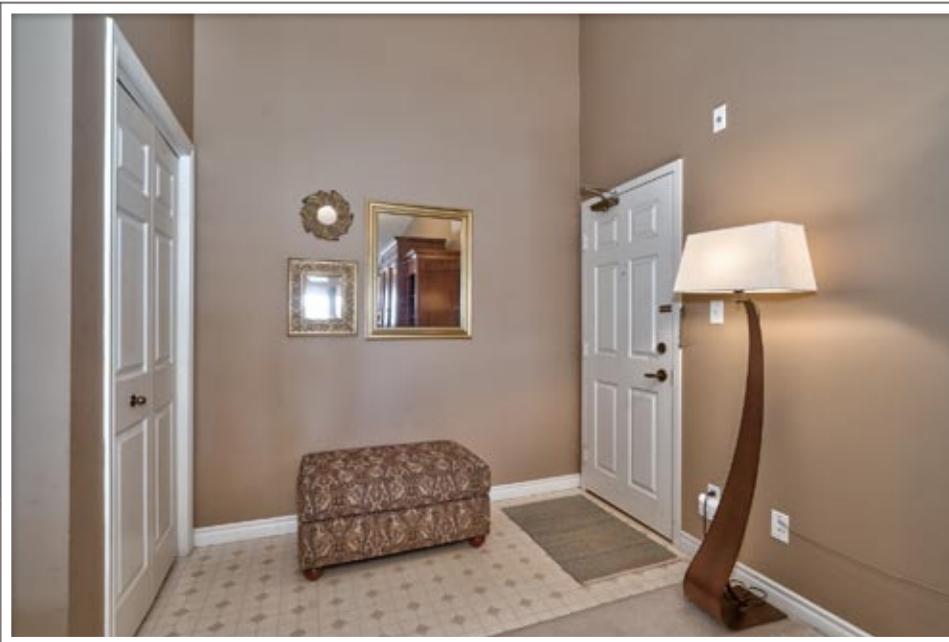
Includes one underground parking space (A-60) and storage locker (31).

Features and Highlights

- 859 square feet (plus balcony)
- one bedroom plus den
- bright and open concept floor plan
- upgraded broadloom and underpad
- large eat-in kitchen
- upgraded faucets in kitchen and bathroom
- top floor unit with vaulted ceiling
- full bathroom
- in suite laundry
- neutral decor
- central air conditioning
- underground parking
- storage locker
- maintenance fees include water and basic cable

Tansley Gardens

- four story building
- brick and siding construction
- central elevator



Foyer

- high ceiling
- durable vinyl flooring
- double closet

Living-Dining Room (22'8" by 15'5")

- upgraded broadloom flooring
- vaulted ceiling



Living-Dining Room

- flexible space

Kitchen (12'7" by 10'5")

- durable vinyl flooring
- breakfast bar



Kitchen

- upgraded faucet
- lots of natural light
- french doors to balcony

Master Bedroom (13'0" by 11'5")

- upgraded broadloom flooring
- large window



Master Bedroom

- double closet

Den (9'5" by 8'7")

- upgraded broadloom flooring
- walk-in closet



Bathroom

- vinyl flooring
- neutral
- in suite laundry
- upgraded faucet

Balcony (12'4" by 6'1")

- french door access
- good-sized area



Balcony

- covered space

Tansley Woods Centre

The neighbourhood leisure and learning centre features a gym, pools and full-branch public library.



Neighbourhood Trails

Access to Burlington's extensive trail system which offers many options for an active lifestyle.

Shopping

Shopping, dining, health care all conveniently located in the area.



Dining, Cafes and Take-out

Enjoy the many restaurants and eating options that Tansley offers.

Inclusions: Fridge; Stove; Dishwasher; Washer; Dryer; Existing Light Fixtures; Attached Wall Sconces; Bathroom Mirror; Curtain Rods

Exclusions: Shelving Unit in Bathroom; Other Wall Mirrors; Curtains; Microwave

Legal Description: Unit 19, Level 4, Halton Condominium Plan No. 318

Maintenance Fee: \$462.22

Maintenance Fee Includes: common element maintenance and insurance, basic cable, water, parking

Property Taxes: \$1,742 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

