

**JAMES NEIL**  
sales representative

**RE/MAX**  
Aboutowne Realty Corp., Brokerage



412 -1270 Maple Crossing Boulevard



## **Two Bedroom Condo for Sale in Downtown Burlington**

Welcome to the Palace in downtown Burlington. This two bedroom, two bathroom condo offers just under 1,000 square feet of living space just a couple of blocks from the Lake and Spencer Smith Park.

Featuring a long list of amenities, the Palace is a well maintained building that is continually updating and improving its common elements. A great place to live and invest in.

Be part of a true walkable neighbourhood! Just minutes to downtown Burlington with easy access to fine restaurants, boutiques and Burlington's waterfront trail. Public library and Performing Art Centre nearby. Wonderful area trails to support an active lifestyle.

Convenient proximity to major highways, GO Station, and Fairview Mall.

## Features and Highlights

- two bedrooms
- two bathrooms (one en suite)
- sunroom
- plenty of natural light through large, east facing windows
- walking distance to downtown and lakefront
- 24 hour security
- underground parking
- upgraded flooring
- no broadloom in unit
- excellent building amenities include 24-hour security, outdoor pool, tennis court, exercise room, squash court, sauna, tanning bed, patio area with barbecues, hobby room, party room, library, laundry room (plus in suite laundry) and guest suites

## First Impressions

- welcoming first impressions
- beautifully landscaped property
- secure entry (24-hour security)
- large, inviting lobby area



## Amenities

- well maintained amenities
- help support an active and healthy lifestyle

## Foyer

- upgraded tile flooring
- laundry closet



## Kitchen (9'5" by 8'5")

- upgraded tile flooring and backsplash
- pass through to living-dining room

## Living-Dining Room (21'9" by 10'10")

- wainscotting
- laminate flooring
- crown moulding



- large, flexible space
- lots of natural light
- entry to sunroom

### Primary Bedroom (16'3" by 9'10")

- upgraded laminate flooring
- two double closets
- sunroom access
- en suite



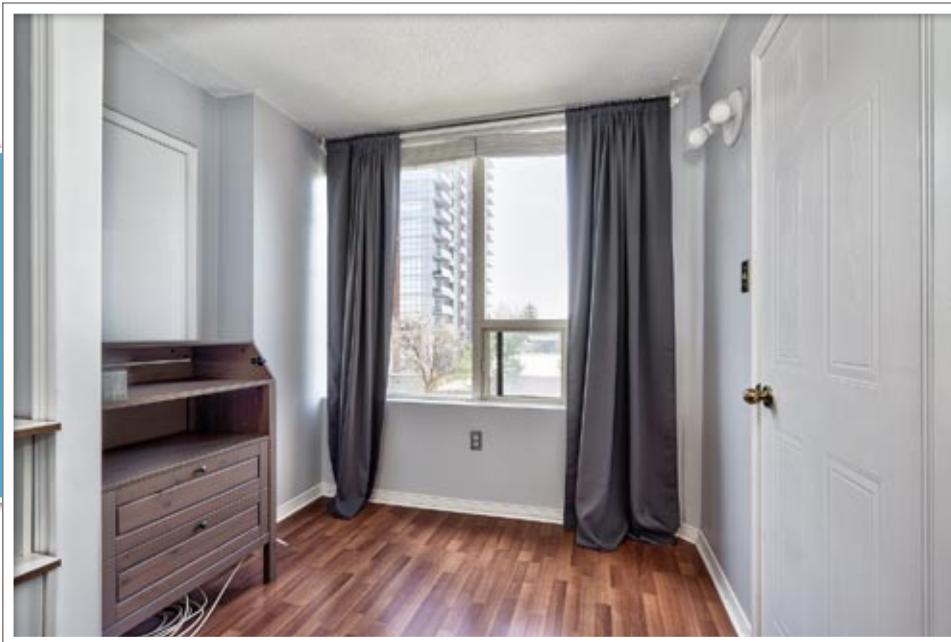
### En Suite

- completely updated
- corian countertop
- tile flooring



## Second Bedroom (12'11" by 8'6")

- laminate flooring
- double closet



## Sunroom (9'0" by 5'10")

- upgraded laminate floors
- has been opened up to second bedroom (can be closed off)

## Main Bathroom

- updated with vanity, sink, hardware, tile flooring
- two piece

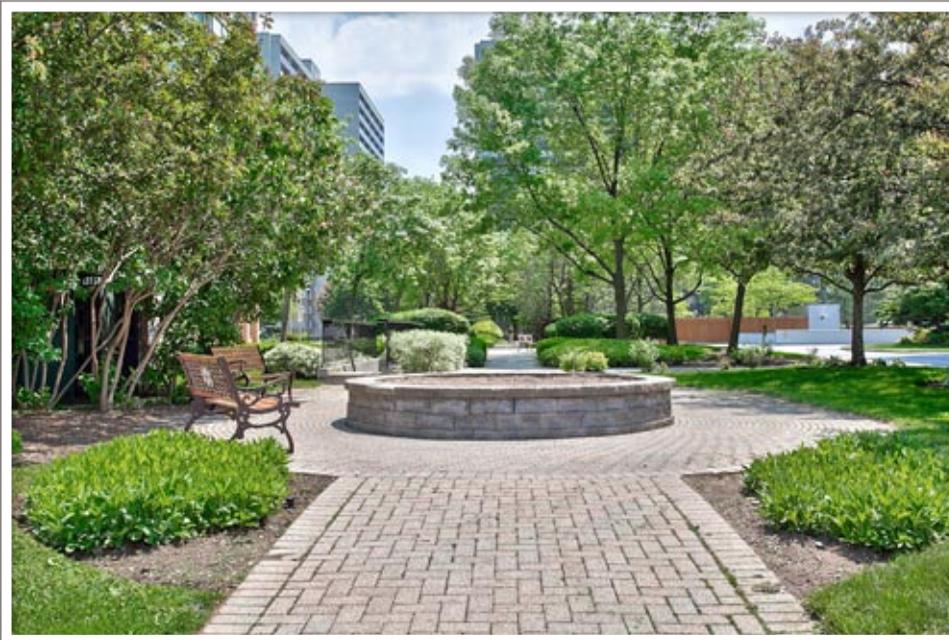


## Patio Area with Barbecues

- barbecues for resident use
- tables and sitting area

## Tennis Court

- full on site tennis court



## Grounds

- well maintained grounds
- sitting areas

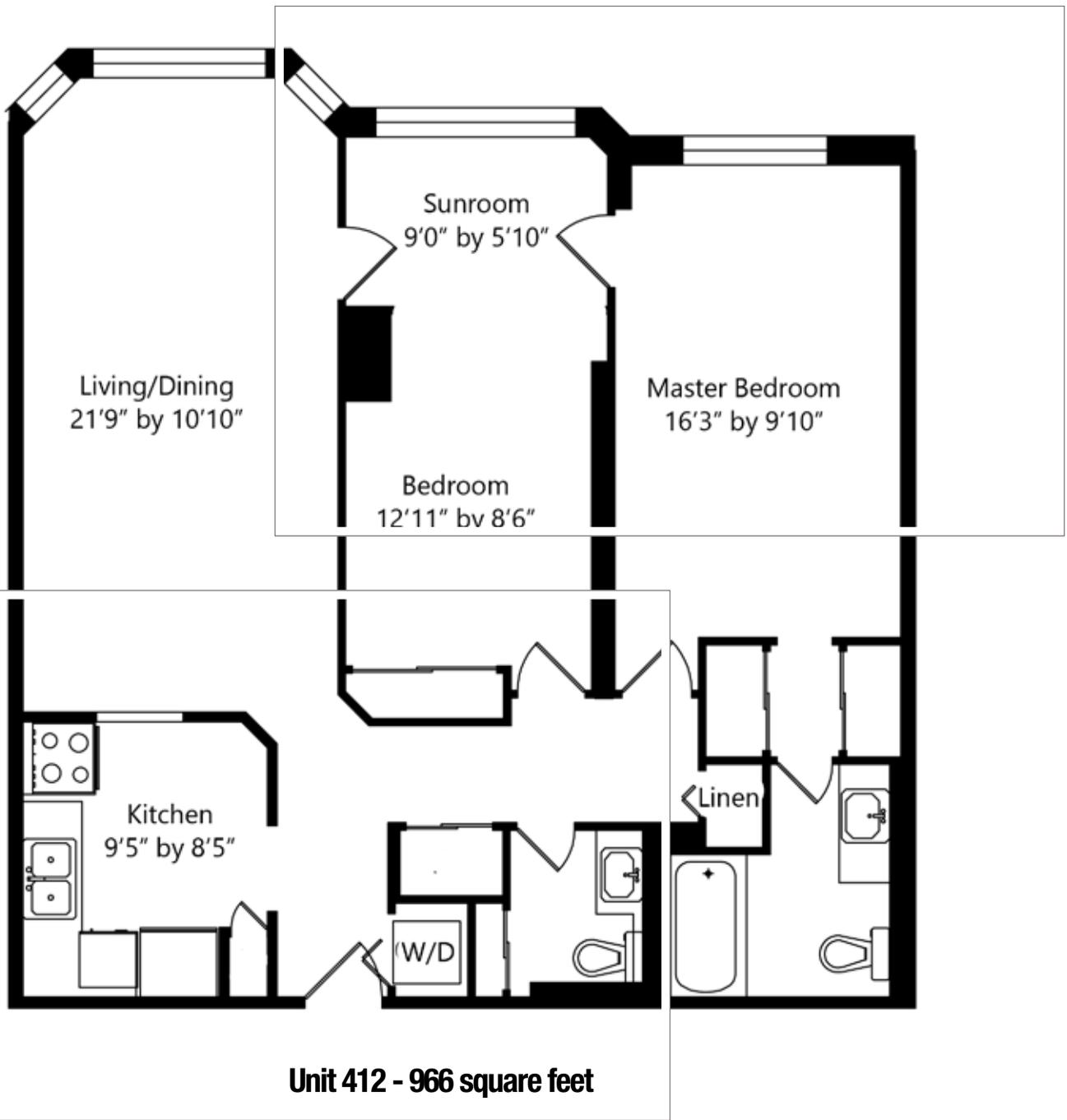
## Weight Room

- free weights
- universal weights
- well equipped gym



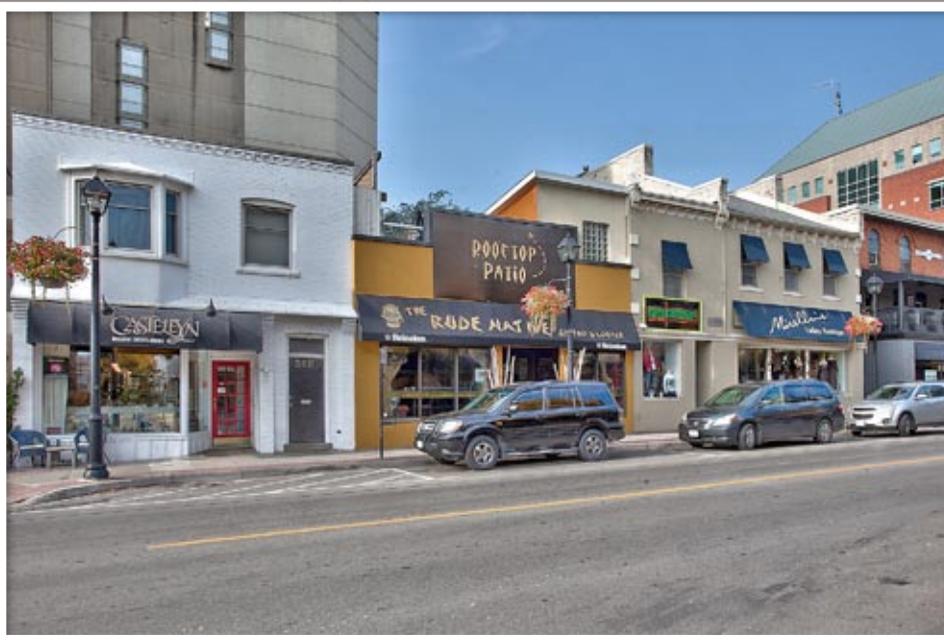
## Cardio Room

- treadmills
- elliptical trainers
- rowing machines
- television



## Downtown Burlington

- vibrant downtown Burlington offers so much to do.



## Downtown Burlington

- restaurants, cafes, shopping and nightlife all nearby

**Inclusions:** Fridge, Stove, Dishwasher; Washer; Dryer; Existing Light Fixtures; Window Treatments

**Amenities:** 24 hour security, outdoor pool, tennis court, exercise room, racquetball court, squash court, sauna, tanning bed, BBQ area, hobby room, party room, library, laundry room (plus in suite laundry), guest suites.

**Condo Fee:** \$788.52 per month

**Condo Fee Includes:** common element insurance and maintenance, heat, hydro, water, parking

**Property Taxes:** \$2,027 for 2021



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