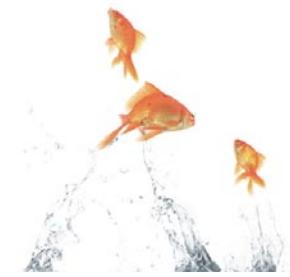
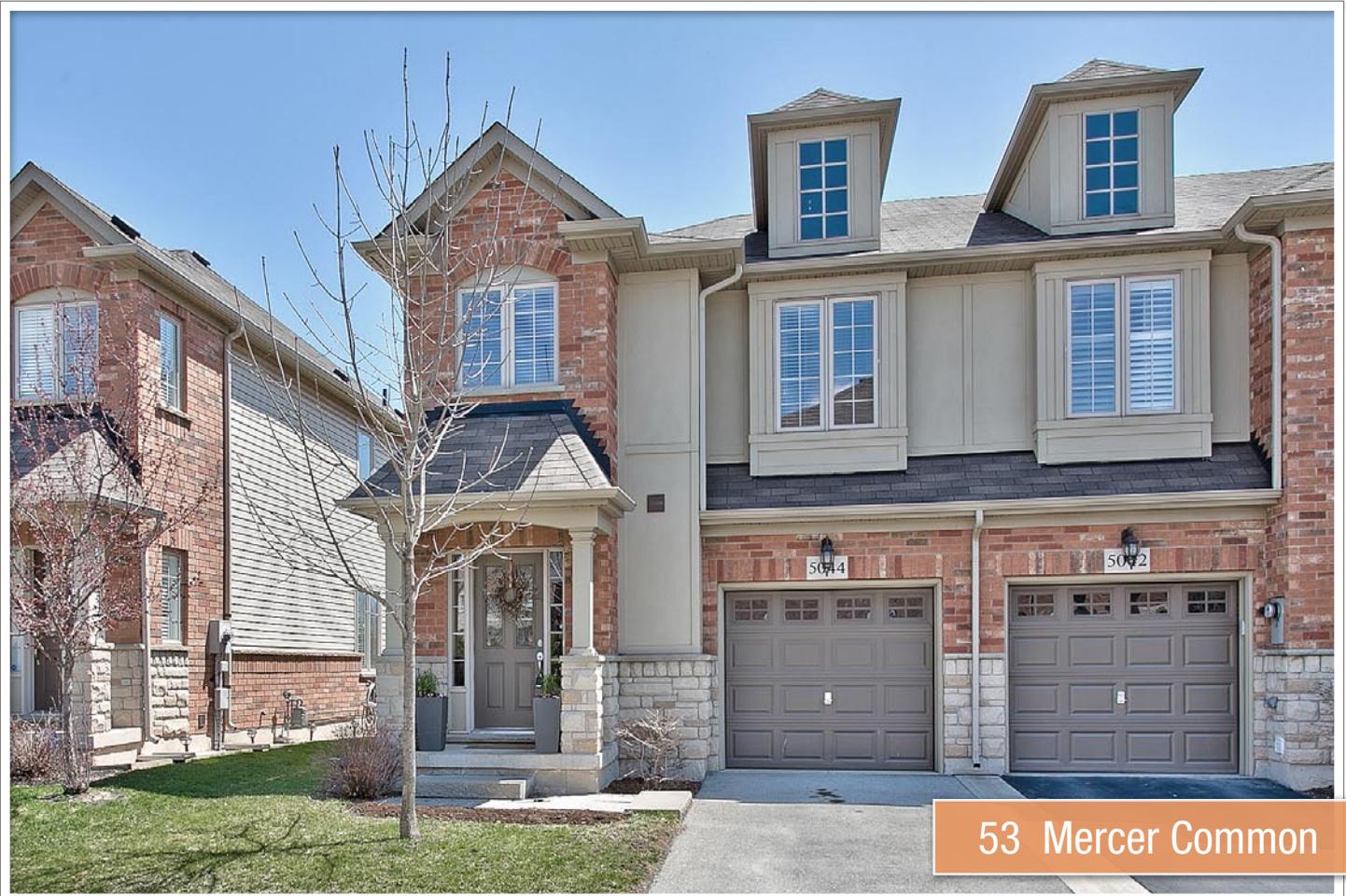


JAMES NEIL
sales representative

RE/MAX[®]
Aboutowne Realty Corp., Brokerage



Three Bedroom Branthaven End Unit Townhome

Welcome to 53 Mercer Common. This bright and spacious end unit townhome offers three bedrooms plus a den along with three bathrooms.

Modern, neutral finishes throughout and many builder upgrades. High quality stainless steel appliances including gas stove and built in microwave. Efficient gas dryer.

Along with a deck off the main level kitchen area, this home also features a walk-out basement opening to a private backyard with large patio area and backing onto treed pathway leading to Sherwood Forest Park.

Perfect for commuters, with the Appleby GO Station across the street and convenient access to QEW/403 and 407.

Features and Highlights

- three bedrooms plus den
- two full bathrooms and one two piece, (also rough-in for bathroom in basement)
- 1,505 square feet plus lower level (as per builder)
- 9' ceilings on main level
- modern, neutral finishes
- open concept kitchen with high end stainless steel appliances and gas stove
- built by Branthaven in 2008
- upgraded cabinetry
- master bedroom with en suite and walk-in closet
- single garage with inside entry
- garage door opener
- large entertainment unit in living room included
- main level deck plus lower level walk-out to backyard
- large patio area
- private backyard backing onto treed green space
- central air conditioning
- rough in for central vacuum

First Impressions

- welcoming first impressions
- nicely landscaped
- great curb appeal



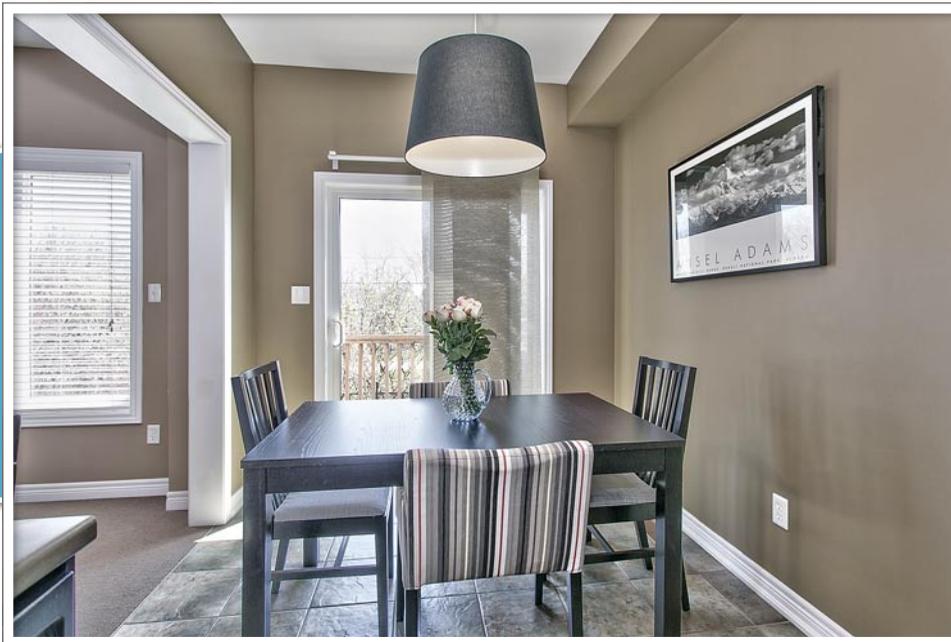
Foyer

- upgraded ceramic flooring
- plenty of natural light
- large, open space



Living-Dining Room (11'0" by 21'4")

- berber flooring
- track lighting
- open to kitchen
- flexible space



Breakfast Area (8'0" by 8'4")

- ceramic flooring
- upgraded lighting
- walkout to deck

Kitchen (8'0" by 10'0")

- ceramic flooring
- upgraded cabinetry
- stainless steel appliances
- gas stove

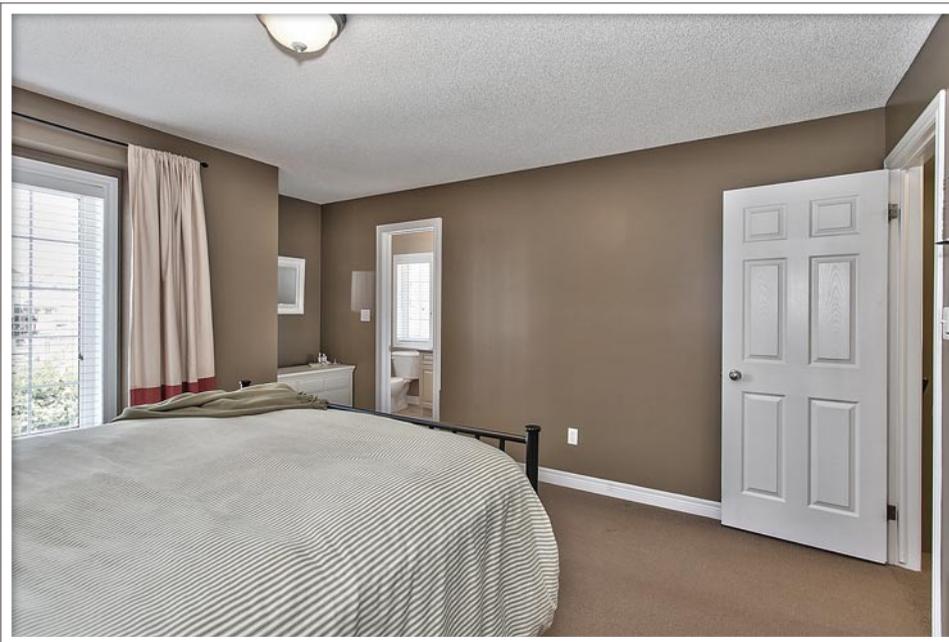


Kitchen

- double sink
- overlooks living/dining room
- pantry

Master Bedroom (14'4" by 13'8")

- berber flooring
- large window
- walk-in closet



Master Bedroom

- 4-piece en suite
- slat blinds

En Suite

- ceramic flooring
- upgraded cabinetry
- bright



En Suite

- shower and tub

Second Bedroom (11'4" by 10'0")

- berber flooring
- slat blinds
- double closet



Third Bedroom (9'6" by 10'0")

- berber flooring
- slat blinds
- large closet

Den (9'6" by 9'0")

- bedroom level den
- berber flooring
- open concept

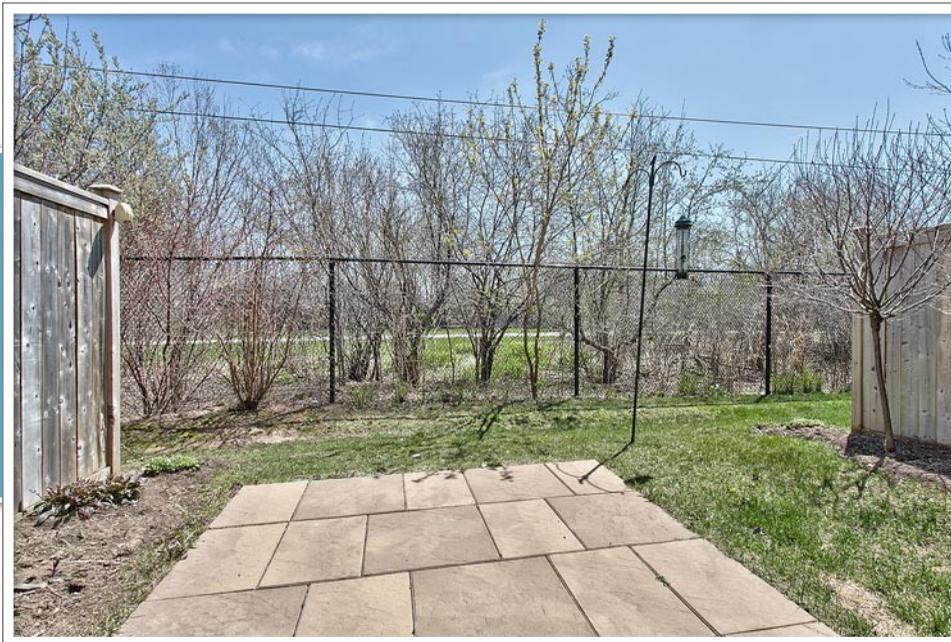


Main Bathroom

- ceramic flooring
- large vanity
- upgraded cabinetry

Deck Area

- overlooks trees
- access from breakfast area



Backyard

- private yard overlooking trees
- large patio area

Inclusions: Frigidaire Fridge, GE Profile Gas Stove, Frigidaire Microwave, Kenmore Dishwasher, Kenmore Washer and Gas Dryer, Existing Light Fixtures, Window Coverings, Garage Door Opener, Entertainment Unit in Living Room

Exclusions: Hot Water Heater (rental)

Legal Description: PLAN 20M956 PT BLK 9 RP 20R16440 PARTS 70 AND 71 T/W an undivided common interest in Halton Common Elements Condominium Corporation No 491 (\$71/month for roadway)

Home Size: 1,505 square feet (as per builder)

Property Size: 25.75 feet by 81.99 feet

Property Taxes: \$3,174 for 2013



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