

2155 BURNHAMTHORPE RD. W. #303

— RENOS / UPGRADES / EXTRAS —

APPROX. \$20K INVESTED IN QUALITY RENOS | UPGRADES

RESORT STYLE LIVING WELCOMES YOU

FEATURES

GATED COMMUNITY | SECURITY 24/7
OVER 3.5 ACRES OF METICULOUS GROUNDS TO ENJOY
CLOSE TO ADJACENT TRAILS
OVERLOOKS RAVINE
MILLION DOLLAR CLUBHOUSE-LIKE FACILITY

BRAND NEW TOUCHES

FLOORING

ENGINEERED MAPLE

PAINT

FRESHLY PAINTED IN DESIGNER NEUTRAL TONE

LIGHTS

MODERN FIXTURES

KITCHEN

FRESH TOUCHES TO PLEASE!

SIZE 1206 SQ.FT. (PER UNIQ DIMENSIONS)

PROPERTY TAXES \$2,582.64 ('19)

MAINTENANCE FEE \$879.93 ('19)

UNIT #303

KITCHEN ... UPDATED '13

Cabinets Updated | Refaced
Counter Granite | Upgrade Faucet
Sink Double | Stainless Steel | Undermount

MASTER

Closets His & Her
Ensuite ... 4 pc Granite Counter | Soaker Tub | Shower
Upgrade Faucet | Toto Low Flow Toilet

APPLIANCES

Fridge LG (Approx. '18) | Stainless Steel
Stove Kenmore (Approx. '16) | Flat Top
Range Hood Allure
Dishwasher Kenmore (Approx. '15)
Washer | Dryer Whirlpool | Stacked

MISC.

Fresh Paint Throughout ('19) | Designer Neutral Tone
Hardwood 5" Engineered Maple ('19) | Where Laid
Acoustic Underlay | Upgrade
Baseboards Wide ('19) | Upgrade
Ceramic Floors Kitchen | Bathrooms | Laundry Room
Light Fixtures Updated ('19) | Except Bathrooms

MAJOR COMPONENTS ... COMMON ELEMENTS

Heating Fan Coil Unit
Central Air Forced Air
Windows 3 | To Be Replaced

OWNERSHIP INCLUSIONS

Parking 2 Spots | Underground
Locker Private

GROUNDS & CLUBHOUSE AMENITIES

Private Grounds 3.5 Acres | Gated Community
Security 24 Hr. | Gate House Guard
Carwash Underground
Pool Indoor
Hot Tub Indoor
Sauna Dry
Entertainment Outdoor BBQ Area | Picnic Tables
Gazebo | Playground
Courts, Indoor Squash | Racquet Ball | Basketball
Courts, Outdoor Tennis
Party Room Private Rental
Games Room Billiards
Gym Equipment | Weights
Guest Suites Rental
Lounge Seating | Fireplace | Library

MAINTENANCE FEE INCLUSIONS

Cable TV (VIP Package) | Water | Hydro | Heat | A/C | Parking | Building Insurance | Common Elements