Prepared by: A. MARK ARGENTINO, Broker RE/MAX REALTY SPECIALISTS INC., BROKERAGE

2691 Credit Valley Road, Mississauga, ON L5M7A1 905-828-3434

68 Springfair Ave List: \$204,900 For: Sale

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Aurora Ontario L4G3M2

Aurora Aurora Village York 331-23-B

Condo Townhouse #Shares%: Rms: 7
3-Storey Locker#: Bedrooms: 3
Corp#: YCC / 954 Level: 1 Washrooms: 2

Unit#: 168 1x4xGround, 1x2xGround

Zoning:

Prop Mgmt: G3 Property Solutions Dir/Cross St: Wellington/Murray

MLS#: N3238085 Occup: Tenant			Possession: 60 Days				
Status Cert: N Bldg Nam		dg Name:					PIN#:
Kitchens:	1		Pets Perm:	Restrict		Balcony:	Terr
Fam Rm:	N		Locker:	None		Ens Lndry:	N
Basement:	Unfinished		Maint:	\$376.36		Lndy Lev:	
Fireplace/Stv:	N		A/C:	None		Exterior:	Brick
Heat:	Baseboard / Electric		Central Vac:		Garage:	Carport / 1.0	
Apx Age:			UFFI:			Park/Drive:	Other
Apx Sqft:	1400-1599		Elev/Lift: Retirement:			Park Type:	Exclusive
Sqft Source:	Sqft Source: As Per Measurements		Taxes Incl:	N Water Incl:	N	Park Spcs:	1
Exposure:	S		Heat Incl:	N Hydro Incl:	Ν	Park \$/Mo:	
Assessment:			Cable TV Incl:	N CAC Incl:	N	Prk Lgl Dsc:	
Spec Desig: Unknown			Bldg Ins Incl:	Y Prkg Incl:	Υ	Bldg Amen:	Bbqs Allowed, Outdoor Pool
Phys Hdp-Eqp:			Com Elem Incl:	Υ			
			Cert Level:				
			Energy Cert:				
			GreenPIS:				
# Room	<u>Level</u>			<u>Description</u>			
1 Living	Main	4.57	x 3.88	Parquet Floor	1	N/O To Patio	
2 Dining	2nd	3.65	x 2.91	Parquet Floor	1	Wood Trim	
3 Kitchen	2nd	2.95	x 2.59	Ceramic Floor			
4 Master	3rd	3.96	x 3.35	Parquet Floor	Double Closet		Window
5 2nd Br	3rd	3.88	x 3.85	Parquet Floor	(Closet	Window
6 3rd Br	3rd	2.89	x 2.92	Parquet Floor	(Closet Window	
7 Utility	Bsmt	5.79	x 2.59				

Client Remks: Power Of Sale. Beautiful Location In Prime Aurora Residential Pocket. Great Floor Plan. Incredible Value. Townhouse Has 3 Nice Nice Sized Bedrooms, 2 Bathrooms, 1 Parking Space. Very Quiet And Serene. Outdoor Pool Is A Plus. Well Maintained Property Is Great For First Time Buyers Or Investors Looking To Buy And Lease Out. Existing Tenant Willing To Stay. Show And Sell. Close To Shops, Area Services And Go Station. Area Highways Also Convenient.

Extras: Power Of Sale.

Listing Contracted With: FOREST HILL REAL ESTATE INC., BROKERAGE 416-785-1500