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

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

20 Mcfarlane Dr 1010

**Halton Hills** Ontario L7G5J8 Halton Hills Georgetown Halton

Level: 10

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List: \$329,000 For: Sale

**DOM**: 69

Rms: 5

Bedrooms: 2

Washrooms: 2

1x4xMain, 1x3xMain

Condo Apt #Shares%:
Apartment Locker#: B 94

Unit#: 10
Zoning: Res
Prop Mamt: Tag

Corp#: HCC / 207

Dir/Cross St: Hwy 7/Mcfarlane Dr

Prop Mgmt: Tag

MLS#: W3190296 Possession: Tbd Occup: Owner Bldg Name: The Sands Status Cert: N PIN#: Kitchens: Pets Perm: Restrict Balcony: Open Fam Rm: Ν Locker: Exclusive Ens Lndry: Υ **Basement:** None Maint: \$544.08 Lndy Lev: Main Fireplace/Stv: Ν A/C: Central Air Exterior: **Brick** Forced Air / Gas Undergrnd / 1.0 Heat: Central Vac: Garage: 16-30 UFFI: Apx Age: Park/Drive: Undergrnd 1000-1199 Apx Sqft: Elev/Lift: Y Retirement: Park Type: Owned Sqft Source: Park Spcs: Per Mpac Taxes Incl: N Water Incl: Exposure: Heat Incl: N Hvdro Incl: Ν Pk Spot#: 70 Assessment: Cable TV Incl: N CAC Incl: Ν Park \$/Mo: H.C 207 Level B Spec Desig: Unknown Bldg Ins Incl: Y Prkg Incl: Prk Lgl Dsc: Phys Hdp-Eqp: Com Elem Incl: Bldg Amen: Exercise Room, Games Room, Indoor Pool, Party/Meeting Room, Sauna, Cert Level: **Energy Cert:** N Tennis Court GreenPIS: N Room Description Level 3.80 W/O To Balcony Living Main x 3.70 Broadloom Combined W/Dining 2 4.80 2.80 Dining Main Broadloom Combined W/Living Ceiling Fan 3 Kitchen 4.20 3.40 Pantry B/I Dishwasher Main Backsplash 4 Master Main 4.30 3.35 4 Pc Ensuite W/I Closet W/O To Sunroom 5 2nd Br Main 4.60 3.40 Broadloom **Double Closet** Large Window Х 6 Sunroom Main 3.35 x 2.00 Broadloom Ceiling Fan California Shutters

Client Remks: Lock The Doors!! And Travel The World Knowing The Maintenance Will Be Take Care Of When You Live In The 'Sands'. This Sun-Filled 2 Bedroom Unit Of Approximately 1,195 Sq. Ft. Offers All The Amenities Of A Single Family Home With None Of The Responsibilities!! The Combined Living/Dining Room Is Open To The Kitchen And Offers Plenty Of Space For Entertaining. The Master Offers A Walk-In Closet, 4-Piece Bath And Access To The Sunroom.

Extras: The Second Bedroom Is Privately Situated With Convenient Access To The 3-Piece Making It Ideal For Guests! Enjoy Fabulous Views As Far As The Eye Can See From Your Balcony And Sunroom! Freshly Painted In Neutral Tones And Move-In Ready!

Listing Contracted With: YOUR HOME TODAY REALTY INC., BROKERAGE 905-877-9001