



# FloydTeam

**RE/MAX**  
HALLMARK REALTY GROUP  
Brokerage, Independently Owned and Operated | **RAISING THE BAR**



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## 711-D Amberwing Pvt



Modern design infused with premium finishes, open concept living, and no maintenance. Expansive main floor features luxury wide plank vinyl flooring, smooth ceilings, and cozy living space perfect for entertaining. Premium kitchen with gloss white cabinetry, subway style backsplash, sparkling granite counters, large center island and SS Appliances. Lower-level leads to the sleeping quarters, in-unit laundry, and 2x storage spaces. Generous primary bedroom and sizeable second bedroom with plush grey carpets, overhead lighting, and closet space. Refreshing 4pc bath with tile floor, white box vanity, and tiled tub/shower. Located in the growing community of Avalon Encore close to transit, parks, schools, and minutes from all the amenities Orleans has to offer. \* Taxes not yet assessed.

**Real Estate Kept Real**

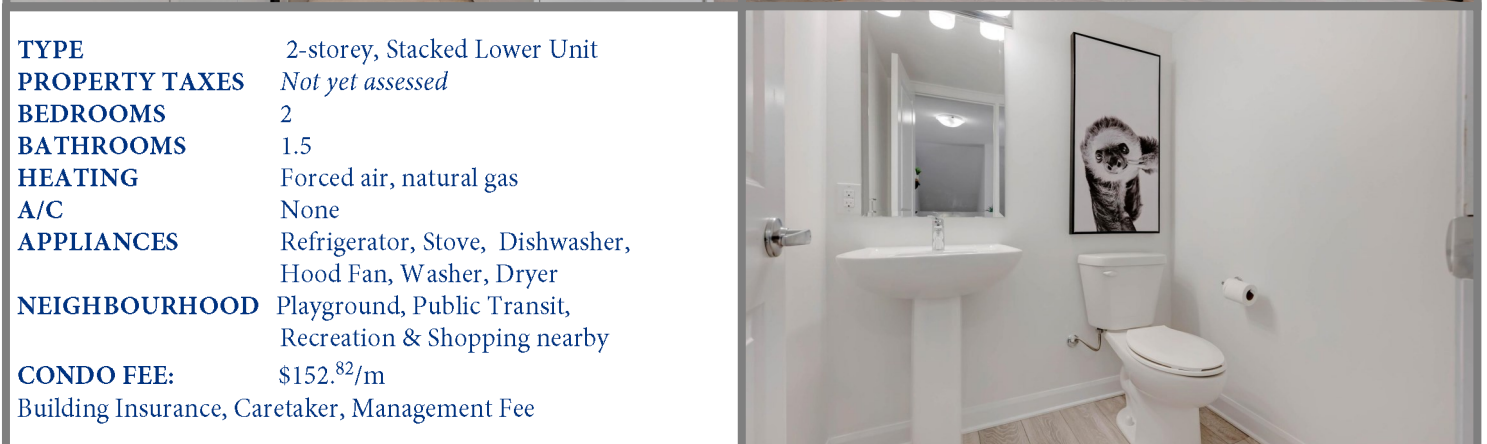
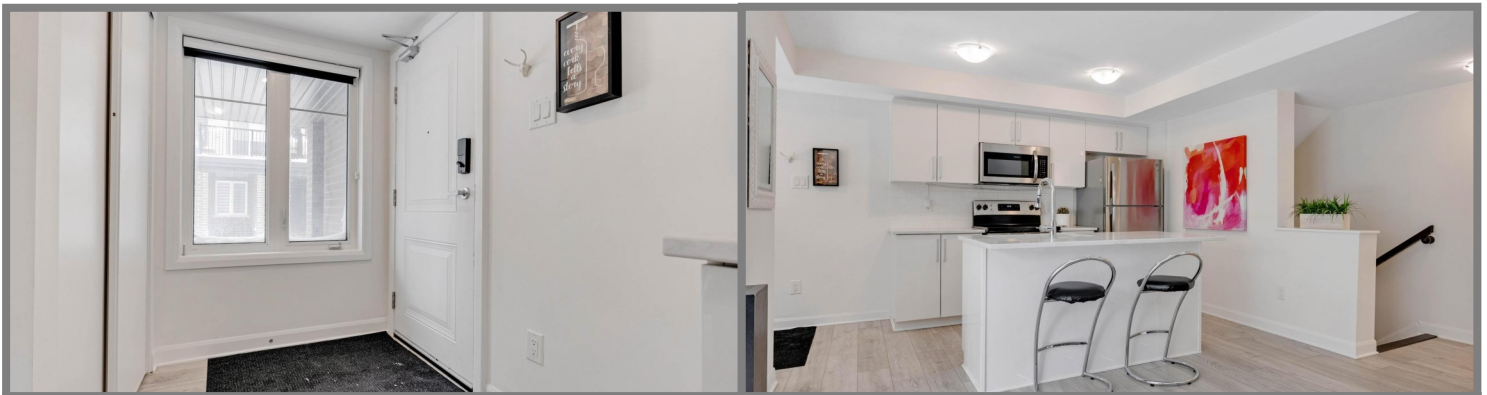
## MAIN LEVEL

**FOYER:** Foyer entrance has sliding double closet with built-in shelving for convenient storage, overhead pot light, double window providing natural light and light grey wide plank vinyl flooring that carries through the entire main level.

**KITCHEN:** Contemporary, crisp, and clean – the white and bright kitchen features gloss white cabinetry with brushed steel hardware, white subway style ceramic backsplash, undermount valence lighting, plus white and grey veined granite counters. Oversized center island is perfect for entertaining and additional prep space and houses the double undermount sink with dual function faucet and dishwasher. Overhead lighting is provided by 2 light fixtures on the smooth ceilings. Includes Stainless Steel Appliances: Refrigerator, Stove, Dishwasher, and Hood-Fan.

**GREAT ROOM:** Open concept, cozy living space with sightlines into the kitchen, offering a great space for entertainment and additional seating. A triple paneled patio door provides access to the wood finished balcony and floods the main level with natural light.

**POWDER ROOM:** Convenient 2pc bath with vinyl floors, white toilet, modern pedestal sink with chrome hardware, plus included decorative mirror, light fixture, and hook for hand towel.



<b>TYPE</b>	2-storey, Stacked Lower Unit
<b>PROPERTY TAXES</b>	<i>Not yet assessed</i>
<b>BEDROOMS</b>	2
<b>BATHROOMS</b>	1.5
<b>HEATING</b>	Forced air, natural gas
<b>A/C</b>	None
<b>APPLIANCES</b>	Refrigerator, Stove, Dishwasher, Hood Fan, Washer, Dryer
<b>NEIGHBOURHOOD</b>	Playground, Public Transit, Recreation & Shopping nearby
<b>CONDO FEE:</b>	\$152. <sup>82</sup> /m
	Building Insurance, Caretaker, Management Fee

\*\*\*All information is believed to be accurate but is not warranted\*\*\*

# Real Estate Kept Real



## Main Floor

Foyer:	5'3" x 4'9"
Kitchen:	9'11" x 8'5"
Great Room:	14'9" x 12'8"
Powder Room:	5'4" x 5'0"

## Lower Level

Primary Bedroom:	12'11" x 10'10"
Bedroom 2:	9'10" x 9'7"
Full Bathroom (4pc):	7'9" x 4'10"
Utility Room:	8'9" x 7'4" Irreg



## LOWER LEVEL

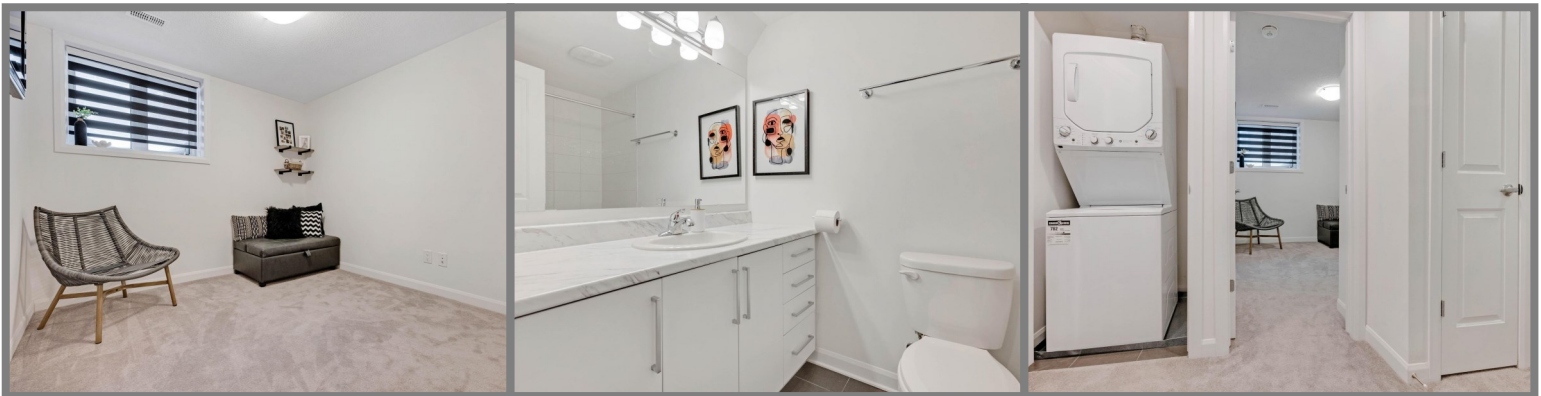
**STAIRCASE / HALLWAY:** Plush grey carpeted staircase with dark brown railing leads to the lower level sleeping quarters. The hallway provides access to the linen closet, laundry room with stackable washer/dryer (included), storage under the staircase with 5 fixed shelves, and is well illuminated by 3 flush mount pot lights.

**PRIMARY BEDROOM:** Expansive primary bedroom easily accommodates a king size bed and features plush grey carpets, overhead light fixture, triple panel window, and triple sliding closet with built-in shelving and rods. Includes the decorative shelving, wall mount for television, and clothing hooks.

**BEDROOM 2:** Second bedroom is well sized with grey carpet flooring, overhead light fixture, double window, and double sliding closet with built in shelves and rod. Includes the decorative shelves and wall mount for television.

**BATHROOM:** Refreshing 4pc main bath with slate ceramic tile flooring, white toilet, white box vanity with granite-look laminate counters, single sink with chrome hardware, and decorative mirror/light fixture. The tub/shower combo has white ceramic tile surround with white grout and deep tub.

**UTILITY ROOM:** Separate utility room houses the electrical panel, on demand hot water heater (rented, \$48.96/month), HRV, and air handler/furnace. 5 fixed shelves offer additional storage space.



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## EXTERIOR DESCRIPTION

Modern design infusing dark brown brick, dark metal cladding, and contrasting white windows providing plenty of curb appeal. Sprawling wood balcony with black accented railings and spindles provide a wonderful exterior lounging, dining, and relaxing space. Ideally located close to public transit, schools, greenspace, and parks while being minutes away from all of the amenities Orleans has to offer.



### ITEMS OF NOTE

- 2020 Minto-Built Stacked Unit
- Luxury wide plank vinyl floors throughout main level
- Smooth Ceilings on main level
- Upgraded Cabinetry and Hardware, Ceramic tile backsplash, Granite Counters
- Stainless Steel Appliances
- Heating: Forced air, natural gas
- Cooling: None
- on demand hot water heater (rented, \$48.96/month)
- Inclusions: Refrigerator, Stove, Dishwasher, Hood-Fan, Stackable washer & dryer, all window coverings, All electric light fixtures, Wall-mounts for TVs, All Shelving.
- Exclusions: TVs
- Condo Fee: \$152.82/month = Building Insurance, Management, Caretaker
- 1 Surfaced Parking Spot: #22
- Taxes = Not Assessed

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