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REAL ESTATE KEPT REAL

Welcome to 27-1250 McWatters



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27-1250 McWatters

Renovated bright sun-filled condo townhouse with rich dark parquet hardwood flooring, open concept floor plan with dark cabinetry in kitchen and easy-care ceramic tile. South-facing, fully fenced, maintenance free patio to extend living and entertaining space. Stylish townhome all was updated with neutral paint colors, decorative baseboards, pot lighting on dimmers. Includes 4 black appliances in kitchen plus stackable washer and dryer that has been updated. Includes 1 outdoor parking space. Easy access to public transit, HWY 417, shops, and more!

ROOM MEASUREMENTS

Main Floor

Foyer:	11'7" x 3'7"
Living Room:	12'5" x 10'0"
Dining Room:	12'5" x 9'0"
Kitchen:	11'5" x 7'4"
Laundry Room:	5'0" x 5'0"
Patio:	19'10" x 15'10"

Second Floor

Primary Bedroom:	10'9" x 10'4"
Bedroom 2:	10'5" x 8'0"
Bedroom 3:	9'5" x 7'11"
Full Bathroom (4pc):	10'8" x 5'0"

Disclosure: There is a LOAN with the condo which the owner pays monthly: \$113.90/month ending DEC 1st 2023 then a final "balloon" payment of \$5,559.36 on NOV 1st 2024 (THEN FINISHED). The Loan can not be paid in advance. | SELLER WILL CREDIT THE BUYER ON CLOSING OF THIS LOAN AMOUNT |

ITEMS OF NOTE

- Poured concrete foundation
- Hot water tank: Gas rental
- Property Taxes: \$2080/2022
- Condo Fees: \$482.33/Month
- Heating: Electric/Baseboard
- Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Hoodfan, Washer, Dryer, all electrical light fixtures including ceiling fans, and all window coverings/hardware.
- To Consider: Storage unit door with be replaced by the condo corporation in the coming years. Fence boards will be replaced in the coming years as well, and the retaining wall along the path in between units is being worked on this year.
- Features: 125 AMP Electrical Panel, Dimmer Lighting on Pot lights, Living Room Wired for Surround Sound.
- Whole Unit Painted in August 2022
- Washer & Dryer Updated as of 2018

Main Level Information

FOYER: features easy care ceramic tile flooring and leads to the kitchen laundry additional storage area and deep linen closet.

LIVING ROOM: The open concept living room features rich dark parquet hardwood floors and double patio doors that lead to a Juliet balcony for fresh air and plenty of natural light. The open concept floor plan allows for easy movement through the main level and the living room has also been wired for surround sound.

DINING ROOM: Open concept dining room features rich dark parquet hardwood floors neutral paint colour and has a table bar overlooking into the kitchen that you can place a couple stools at.

KITCHEN: The kitchen features large easy care ceramic tile flooring, a reasonably sized L-shaped working area with easy care ceramic tile backsplash, dark stained cabinetry with steel look handles, double sink and has plenty of counter space. There is a large single window for natural light and a cut out that overlooks into the dining/living room that allows for a more open feel. Includes black GE dishwasher, microwave, hood fan, refrigerator, and stove.





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All information is believed to be accurate but is not warranted

All photos are from a previous listing*

Second Level Information

STAIRCASE / HALLWAY: Parquet hardwood floors from the main level lead to the staircase up to the second level which has oak railings and spindles, decorative baseboards throughout. Colonial doors with trim and brush steel-look handles.

PRIMARY BEDROOM: Reasonably sized primary with rich dark parquet hardwood flooring, a triple panelled sliding door closet plus decorative ceiling fan and light neutral painted coloured walls.

BEDROOM 2+3: Both bedrooms are well sized with a double door clothes closet and window for natural light.

BATHROOM (4PC): Features large easy care ceramic tile flooring, white deep soaker tub with easy care ceramic tile surround, white toilet and sink with large countertop, triple paneled cupboards for additional storage and a decorative light fixture.



Lot, Exterior & Patio Description

A renovated stacked two-story town home with stucco exterior, south facing fenced patio provides an additional summer, spring and fall living space that is maintenance free. There is an additional storage area outside.

