

JAMES NEIL
sales representative

RE/MAX
Aboutowne Realty Corp., Brokerage



This delightful two-bedroom, two-bathroom home boasts nearly 1,100 square feet of bright, open living space. With hardwood flooring through most of the main and upper levels, two stylishly updated bathrooms, and fantastic outdoor areas—including a deck on the main level and a walkout to a low-maintenance yard—it's as functional as it is inviting.

Nestled in a location that perfectly balances suburban serenity and urban convenience, you'll love being just steps from Palmer Park, where playgrounds and open fields invite family fun and relaxation. For more scenic adventures, Millcroft Park's beautiful trails are ideal for jogging, cycling, or a peaceful stroll.

Everyday essentials are a breeze with Headon Forest Shopping Centre nearby, plus grocery stores like FreshCo and Fortinos just minutes away. Whether it's shopping, dining, or commuting, everything you need is within reach.

3480 Upper Middle Road offers more than just a home—it's a lifestyle. Don't miss the chance to make this wonderful community your own!



Foyer and Powder Room

The bright and welcoming foyer leads to a conveniently located main floor powder room, recently updated with stylish, modern finishes.

Kitchen (12'9" by 16'10")

The spacious kitchen is flooded with natural light, thanks to a large bow window. It features tile flooring, granite countertops, a sleek tile backsplash, a full double sink, and ample cabinet space. There's even room for a small breakfast table if you'd like to create a cozy dining nook.

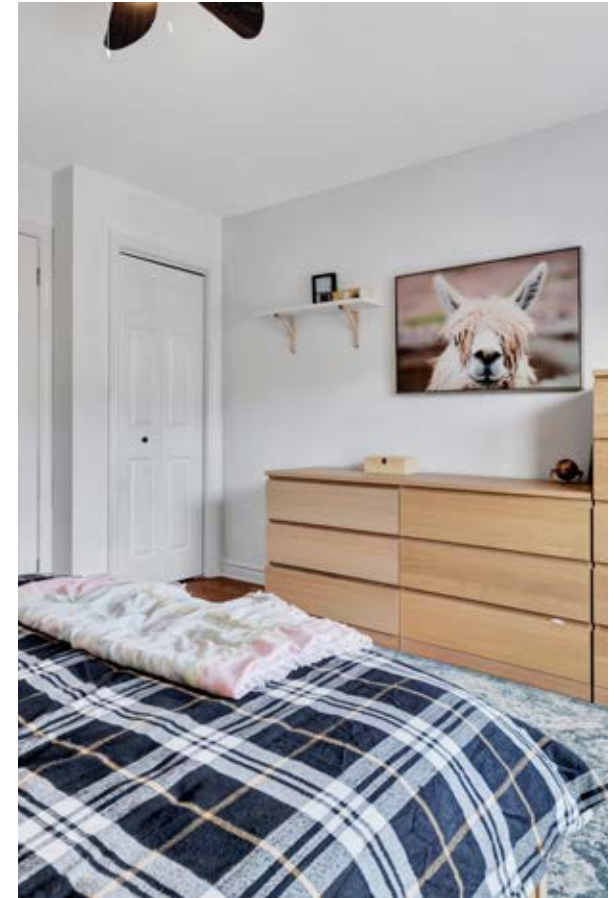
The kitchen overlooks the dining and living areas, creating a seamless, open-concept feel—perfect for entertaining or keeping an eye on little ones while you cook.



Dining Area (9'2" by 9'4") and Living Area (12'8" by 9'6")

The dining and living areas flow effortlessly together, offering a spacious and versatile layout. Beautiful hardwood flooring runs throughout, while the living room features a walkout to the deck, perfect for enjoying the view of the yard. Open staircases add a modern touch and enhance the home's bright, airy feel.





Primary Bedroom (12'9" by 15'1")

The primary bedroom is generously sized and features hardwood flooring, a ceiling fan, and a charming bow window that offers a lovely view of the backyard. Storage is no issue with both a double closet and a single closet, providing plenty of space for all your essentials.



Second Bedroom (12'9" by 8'6")

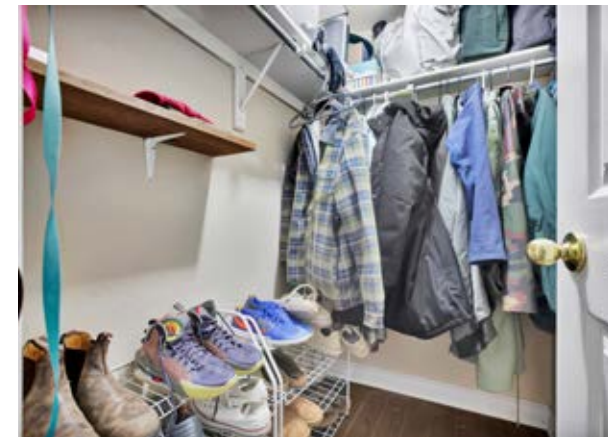
The bright second bedroom features hardwood flooring, a single closet, and two windows that fill the space with natural light, creating a warm and inviting atmosphere.

Main Bathroom and Bedroom Level Laundry

The main bathroom has been tastefully updated with new flooring, a sleek vanity, modern lighting, a stylish mirror, a heated towel rack, and an oversized shower with glass doors and built-in shelving for added convenience.

A laundry closet, complete with newer washer and dryer, is conveniently located on the bedroom level just outside the second bedroom, making laundry day a breeze.





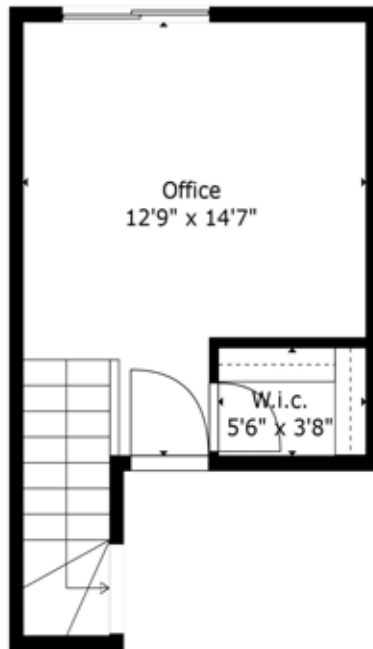
Office/Recroom (14'7" by 12'9")

The lower level offers a spacious rec room with durable laminate flooring and a large walk-in storage closet, making it a versatile space that can serve as a playroom, office, or additional living area—so many possibilities! This level also includes convenient inside entry to the garage and a sliding door that opens directly to the backyard.



Backyard

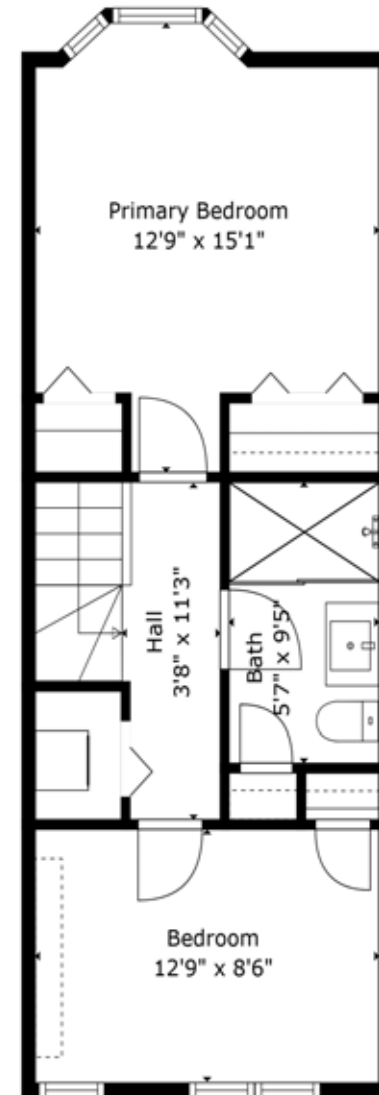
Sliding patio doors on the lower level lead to the low-maintenance backyard. Fully fenced and complete with a back gate, this outdoor space is perfect for relaxing, entertaining, or enjoying some fresh air with added privacy.



Floor 1



Floor 2



Floor 3

TOTAL: 1092 sq. ft
 BELOW GROUND: 205 sq. ft, FLOOR 2: 443 sq. ft, FLOOR 3: 444 sq. ft

Measurements Are Deemed Highly Reliable But Not Guaranteed. Actual May Vary.



2



2



1092 sf

Condo Fee: \$379 per month

Includes: common element maintenance and insurance, parking

Amenities: visitor parking

Property Taxes: \$3,168 (2024)

Legal Description: Unit 17, Level 1, Halton Condominium Plan No. 330

Possession: January, 2024

Inclusions:

Electric Light Fixtures, Window Coverings, Fridge, Stove, Dishwasher, Built-in Microwave, Washer, Dryer, Heated Towel Rack in Main Bathroom

Exclusions:

Water Heater (rental - \$35 per month)

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