

JAMES NEIL
sales representative

RE/MAX
Aboutowne Realty Corp., Brokerage



19-218 Plains Road East, Burlington



Executive End Unit Townhome in Aldershot Village

Bright and open floor plan offering over 1,600 sq ft at the Shadeland Residences in Aldershot. Built in 2007 by New Horizon Home, this intimate development is made up of just 20 units.

Upgrades and features include 9' ceilings on the main floor, solid oak staircase, pot light package, oak hardwood flooring, California knockdown ceilings and much more. Must be seen to be appreciated - truly move in condition.

Modern neutral décor throughout - very comfortable, welcoming space!

Conveniently located by 403 access and Aldershot GO Station.

Condo fees include maintenance and snow removal for roadway as well as lawn care.

Features and Highlights

- 9' ceilings on main floor
- oak hardwood, imported ceramic tiles and quality broadloom
- solid oak staircase
- california knockdown ceilings
- designer lighting
- ceiling fans
- upgraded pot lighting package
- neutral décor
- upgraded kitchen cabinetry
- recently replaced dishwasher
- gas line for barbecue
- single garage with inside entry



First Impressions

- welcoming first impressions
- beautifully landscaped
- inviting entrance
- attractive stone accents



Foyer

- ceramic flooring
- bright and spacious
- open to living dining rooms

Kitchen (10'4" by 10'8")

- oak hardwood
- upgraded cabinetry
- lots of counter space



Kitchen

- pot lighting
- open to living and dining rooms
- double sink
- quality appliances

Dining Room (9'10" by 9'6")

- oak hardwood flooring
- pot lighting
- open to living room area



Living Room (20'8" by 12'8")

- oak hardwood
- large, bright space
- walkout to yard

Master Bedroom (20'8" by 13'1")

- quality broadloom
- lots of natural light
- ceiling fan
- en suite and walk-in closet



En Suite

- imported ceramic tile
- separate shower
- roomy soaker tub
- large vanity

Bedroom 2 (11'2" by 12'4")

- quality broadloom flooring
- large window
- ceiling fan
- double closet



Bedroom 3 (10'2" by 10'0")

- quality broadloom flooring
- ceiling fan
- double closet

Main Bathroom

- imported ceramic tile
- large vanity
- neutral



Yard

- overlooks trees of property behind
- gas barbecue line

Inclusions: Fridge, Stove, Dishwasher; Washer; Dryer; Existing Light Fixtures; Window Treatments Throughout, Garage Door Opener; Natural Gas Barbecue

Exclusions: Hot Water Heater (rental)

Condo Fees: \$150/month (lawn care and maintenance/snow removal of roadway included)

Property Taxes: \$3,082 for 2013



JAMES NEIL
sales representative

RE/MAX[®]

Aboutowne Realty Corp., Brokerage
418-2 North Service Road E
Oakville, ON L6H 5R2
905.842.7000 (office)
905.399.7253 (direct)
james@jamesneil.com
www.jamesneil.com

