

JAMES NEIL
sales representative

RE/MAX
Aboutowne Realty Corp., Brokerage



605-1240 Marlborough Court, Oakville

Welcome to Sovereign II, located at 1240 Marlborough Court in Oakville's College Park neighborhood. This two bedroom, two bathroom Countess floor plan offers 1,207 square feet with lots of natural light and a warm, inviting decor. .

Amenities at 1240 Marlborough Court include an indoor pool, fitness room, party room, sauna, and hot tub. These facilities cater to both relaxation and active lifestyles, enhancing the overall living experience within the building.

Situated on a quite cul-de-sac, the location offers many advantages. The Oakville GO Station is just a few minutes away by car or bus, providing convenient access for commuters. The building also offers good access to the QEW, 407, and 401 highways. Residents can enjoy nearby trails winding through College Park and explore Oakville Place Shopping Centre, which features approximately 100 stores.





Foyer (14'3" by 8'9")

The foyer features a double closet closet with mirrored sliding doors and opens into the large living and dining area.



Living-Dining Room (15'6" by 23'0")

Large living and dining room area with floor to ceiling windows and lots of natural light. Convenient pass-through from kitchen to dining area and access to the sunroom.

Kitchen (15'6" by 8'6")

Renovated custom kitchen with lots of cabinetry and pantry space plus a built-in desk area. Well-lit room with modern light fixtures and task lighting. Convenient double sink and full back-splash. The pass-through connects the kitchen to the dining area and brings in natural light.

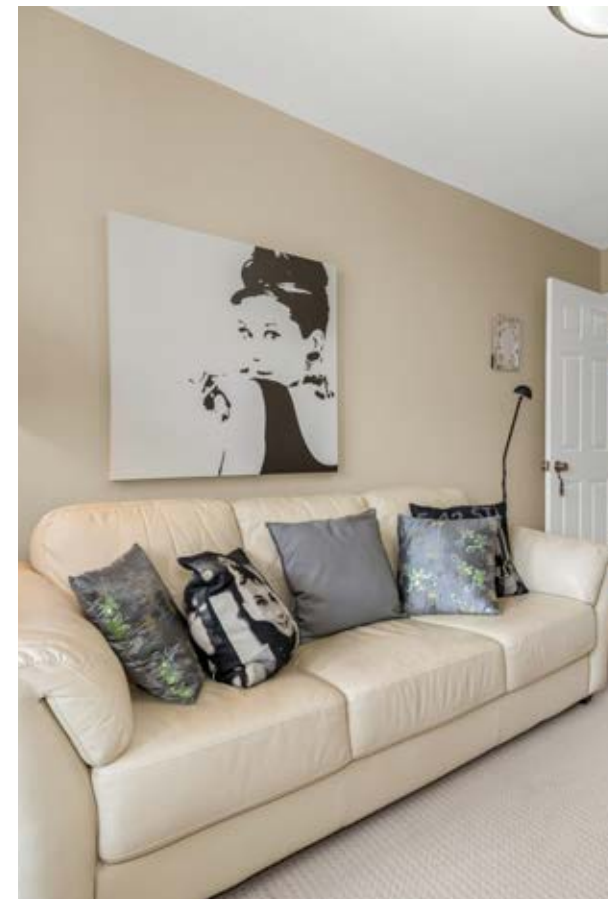
Laundry closet with full-sized machines and storage shelves that are included.





Primary Bedroom (16'6" by 10'6")

Generous primary bedroom with berber flooring and ceiling fan. Large walk-in closet and full en suite with combination shower and bathtub. The bedroom also provides for entry to the sunroom.



Second Bedroom (13'0" by 8'8")

Bright second bedroom with double closet and berber flooring. Floor to ceiling window wall separates the bedroom from the sunroom.



Sunroom (9'6" by 6'0")

Flexible space with floor-to-ceiling windows that can be accessed from both the living room area and primary bedroom.



Main Bathroom

Updated main bathroom with walk-in shower and modern finishes.



2



2



1207 sf

Condo Fee: \$1,006.69 per month

Includes: common element maintenance and insurance, parking, storage, water, cable, internet, phone

Amenities: pool, hot tub, sauna, party room, gym, visitor parking

Property Taxes: \$2,435 (2024)

Legal Description: Unit 5, Level 6, Halton Condominium Plan No. 120

Possession: mid-June/to be arranged

Inclusions:

Electric Light Fixtures, Window Coverings, Fridge, Stove, Dishwasher, Washer, Dryer, Shelf in Laundry

Exclusions:

None.

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