



1804 McCoy Avenue, Burlington

SULLIVAN

— REAL ESTATE —





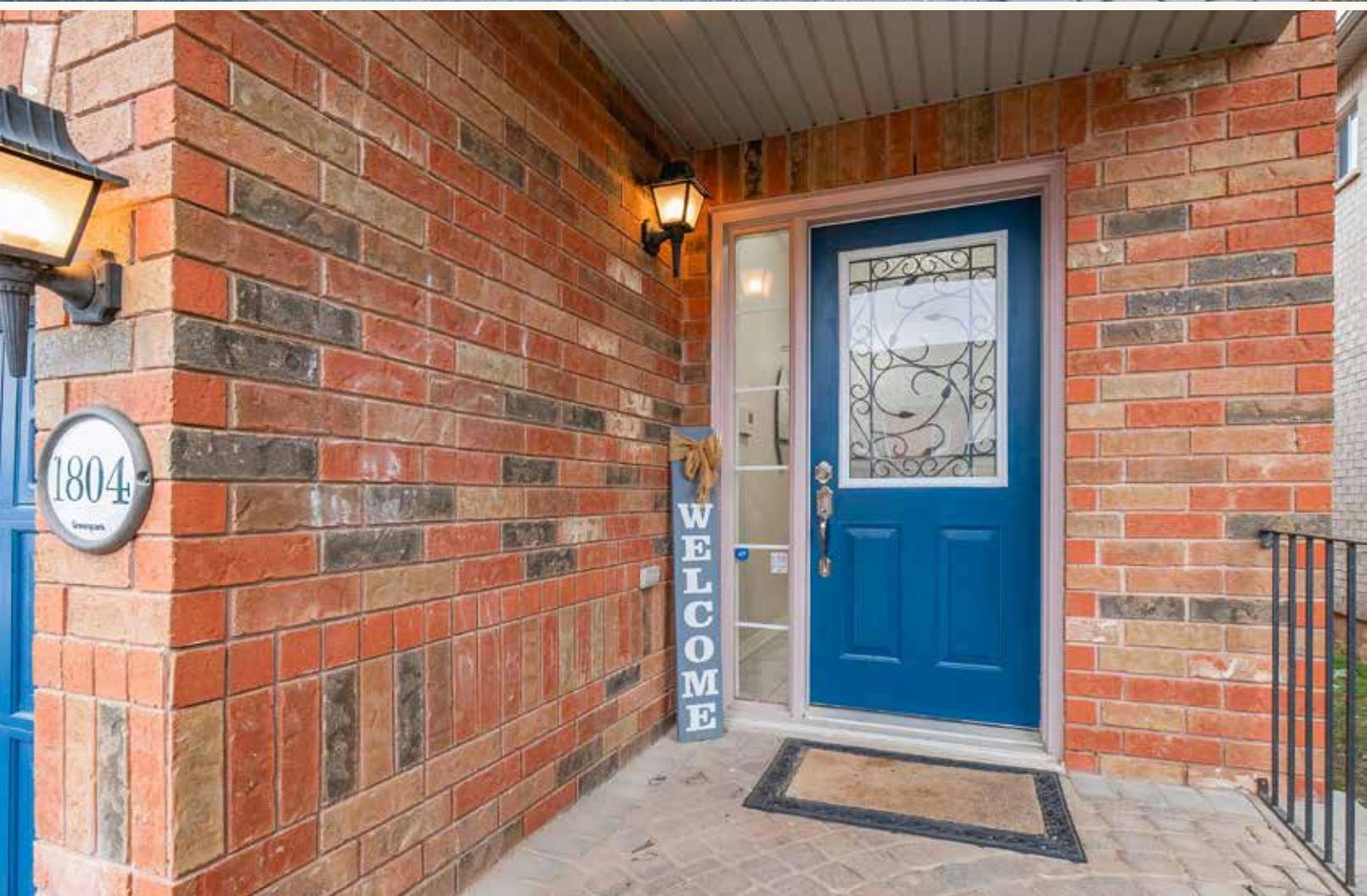
Fantastic end unit freehold townhome offering 2276 sq ft of living space with an open concept main floor plan and recently painted with tasteful neutral décor throughout. Family friendly neighborhood within walking distance to parks, shopping and restaurants with easy access to major highways, GO Station, transit and great schools.

Stylish brick exterior façade with inviting interlock walkway to the covered front porch. Deluxe entry door with glass insert opening to the spacious foyer with mirrored sliding closet doors. The combined living, kitchen and dining rooms are configured perfectly for entertaining and everyday family life. Generous kitchen and dining area filled with an abundance of natural daylight boasting ample windows and walkout to private tree covered back yard and patio with new fence. Open concept living room featuring a gas fireplace and dark stained hardwood floors. Convenient powder room and inside entry to the attached garage.

Upgraded wood staircase leads to the second level boasting a spacious master bedroom retreat with 2 walk-in closets, large window with blind and private 4-piece ensuite bathroom with soaker tub and stand-alone shower. Two additional good sized bedrooms with broadloom and closets, 4-piece main bathroom and linen closet complete the upper level.

Fabulous lower level featuring a spacious recreation room with pot lights, cold storage, laundry room with sink and lots of storage space. Roof (2019), Furnace & A/C (2018).

Impressive family home!!



























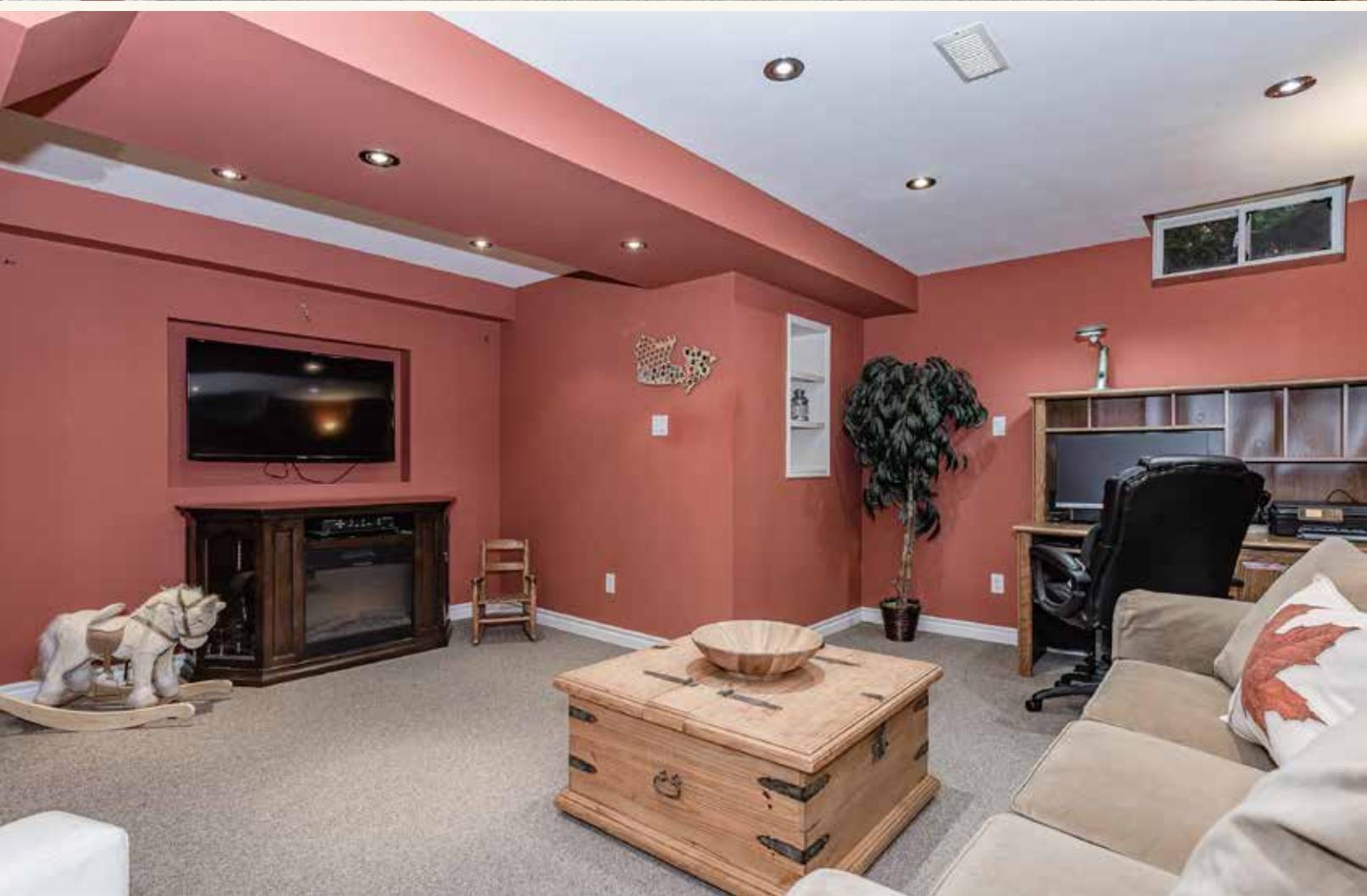


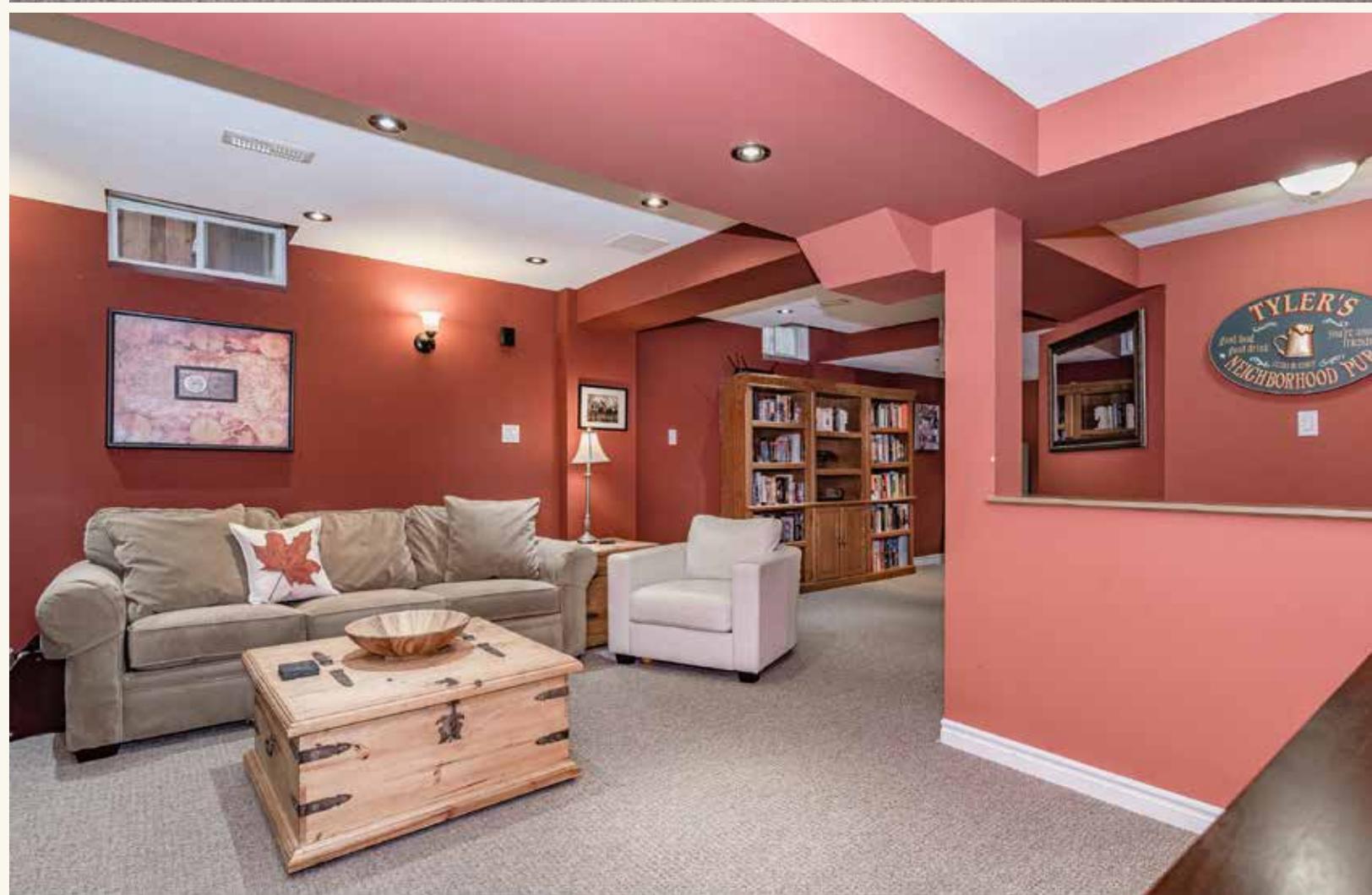








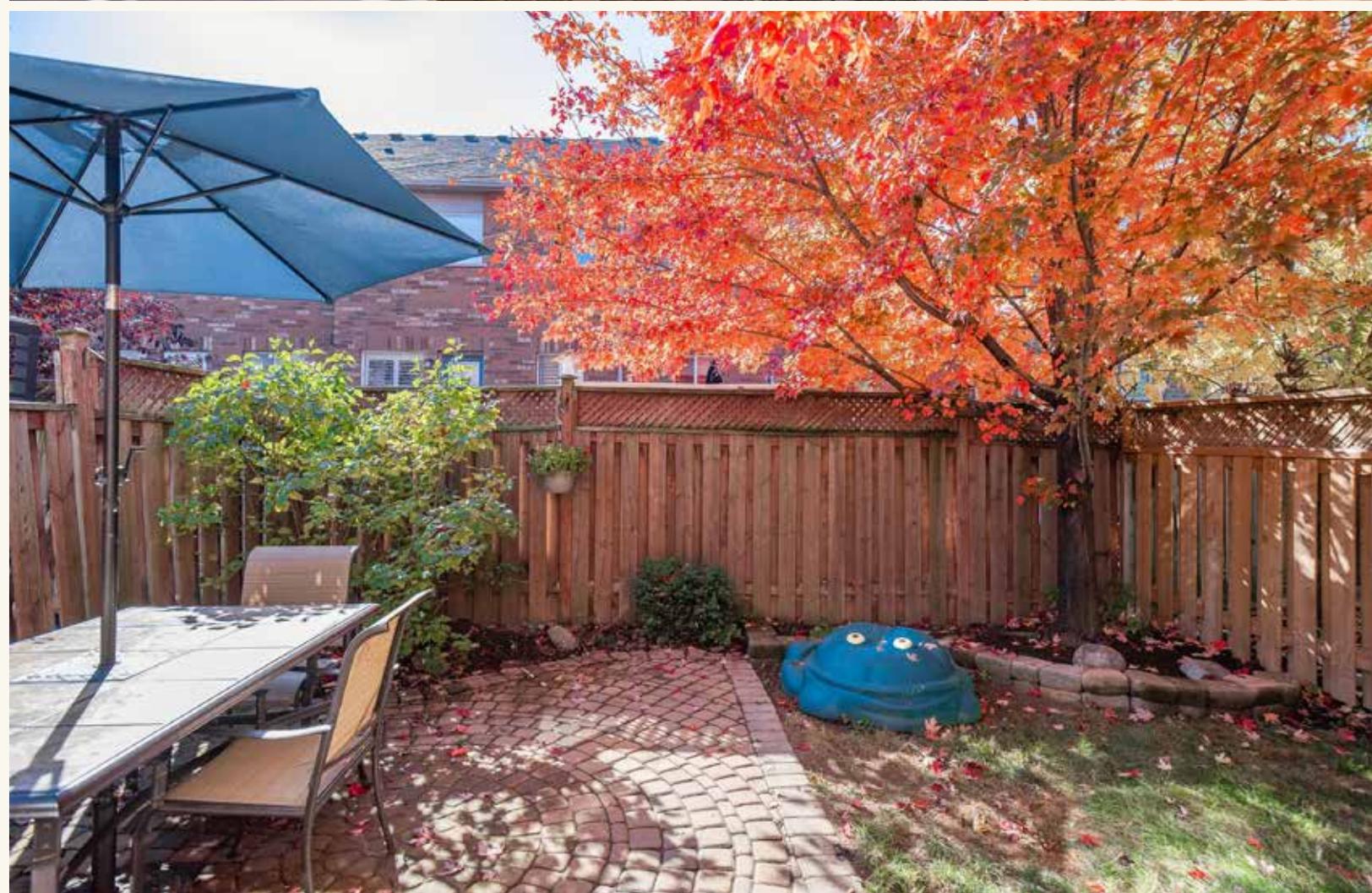










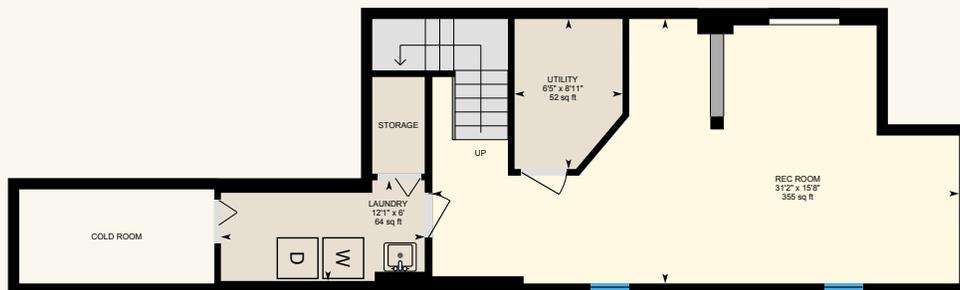
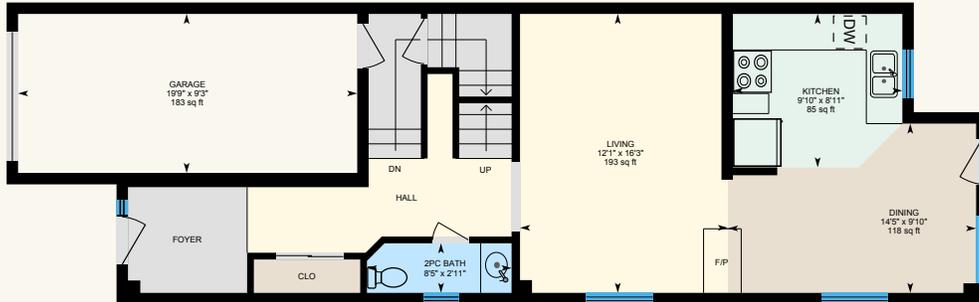






1804 McCoy Avenue, Burlington

Approx. 1628 square feet
plus finished basement





Property Details

Inclusions: Fridge, stove, built-in dishwasher, washer and dryer, all electric light fixtures, all blinds & central vac

Exclusions: Light in upper floor stairwell, ceiling fan in master bedroom, 2 shelves in the 2 bedrooms & T.V. mount in recreation room

Legal Description: PT BLK 5, PL 20M867, PART 20, 20R15598; BURLINGTON. T/W EASE HR302833 OVER PT 21, 20R15598. S/T RIGHT HR302833 UNTIL SUCH TIME AS THE SUB'D HAS BEEN ACCEPTED BY THE CITY OF BURLINGTON. S/T RIGHTS HR215230 & HR215231

Square Footage: Approximately 1628 plus 648 in the finished basement

Lot Size: Approximately 21.95 feet X 98.43 feet

Taxes: \$3,886 for 2020

Possession: Flexible

Deposit: \$30,000

The information in this brochure is deemed to be accurate, but has not been independently verified, and is NOT guaranteed. All measurements are approximate. Items listed in this brochure are not automatically included unless listed as inclusions in the Agreement of Purchase and Sale. All information should be independently verified.

SULLIVAN

— REAL ESTATE —

SullivanRealEstate.ca



Anita Sullivan

Broker

cell 905-466-4900

office 905-338-3737

anita@sullivanrealestate.ca

sullivanrealestate.ca



Royal LePage Real Estate Services Ltd., Brokerage



Matt Sullivan

Sales Representative

cell 905-580-9196

office 905-338-3737

matt@sullivanrealestate.ca

sullivanrealestate.ca

