



#310 - 2035 Appleby Line, Burlington

SULLIVAN

REAL ESTATE





FABULOUS UPDATED CONDO IN “ORCHARD UPTOWN”

This fantastic location has it all! Fabulous updated two bedroom/two bathroom condo in the desirable “Orchard Uptown” complex located just steps to shopping, plaza, restaurants, transit and nature trails. Minutes away for commuting to major highways and the GO station. The ‘Windsor’ model boasting a generous 1044 square feet offering a carpet free, open concept plan with an abundance of natural daylight, spacious rooms, extra-large windows and walkout to the balcony.

Inviting foyer with closet leads into the beautifully updated suite with the perfect layout for entertaining. Upgraded flooring, light fixtures, electric fireplace and neutral décor. Generous sized living room overlooking the dining room. Kitchen features ample cabinetry and counter space, back splash, stainless steel appliances, breakfast bar and french door walk out to the balcony with custom patio tiles.

Tranquil master bedroom retreat overlooking treetops with good sized closet and closet organizer and private 4-piece ensuite with tub/shower combination. Handy 2nd bedroom with closet and closet organizer and floor to ceiling window. Convenient 3-piece main bathroom, in-suite laundry and linen closet complete this stunning and immaculate unit.

Building amenities include clubhouse with exercise room and sauna, party room and ample visitor parking.

Move in and enjoy!!











































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1044 square feet
plus balcony







Property Details

Inclusions: Fridge, Stove, Built-In Dishwasher, Microwave, Washer and Dryer, All Electric Light Fixtures, All Window Coverings, Electric Fireplace, Shoe Cabinet and Patio Tiles

Exclusions: White Cabinets in 2nd Bedroom, T.V. Mount in Master Bedroom and Shelving in Locker

Legal Description: UNIT 24, LEVEL 3, HALTON STANDARD CONDOMINIUM PLAN NO. 490

Taxes: \$2,502 for 2020

Possession: Flexible

Square Footage: 1044 plus balcony

Deposit: \$25,000

Condo Fee: \$370.04 includes building insurance, common elements, exterior maintenance, water and visitor parking

Pets: Restricted

Parking: Underground #50

Locker: #94

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.

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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

