



**#701 - 1240 Marlborough Court, Oakville**

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**Fabulous location!! The desirable Sovereign II building situated at the end of a quiet cul-de-sac backing on to the picturesque ravine of McCraney Valley Park. Ideally located close to trails & parks, shopping & restaurants, GO transit & major highways. Coveted sun-filled three bedroom & three bathroom condo boasting approximately 1771 sq ft filled with an abundance of natural daylight. Offering impressive floor to ceiling windows forming walls of glass showcasing stunning views of the lush ravine, lake & the Niagara Escarpment.**

**Inviting generous foyer with large, mirrored sliding closet doors leads into the massive living room with fireplace overlooking magnificent ravine treetop views. Featuring an open concept entertainment size dining room & eat-in kitchen with loads of cabinetry including pantry. Generous master bedroom retreat outfitted with floor to ceiling windows, large walk-in closet & private 4-piece ensuite with walk-in shower. Bright, spacious second bedroom with handy 5-piece ensuite, walk-in closet & large window. Desirable additional third bedroom with sliding closet doors & large window. Convenient powder room & sizeable in-suite laundry room with ample room for storage complete this well-maintained unit. Neutral décor.**

**Includes 1 exclusive use underground parking spot & 1 exclusive use locker. Building amenities include indoor pool, hot tub, sauna, exercise room, party room & visitor parking. Enjoy the tranquil living!**









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# MASTER ENSUITE





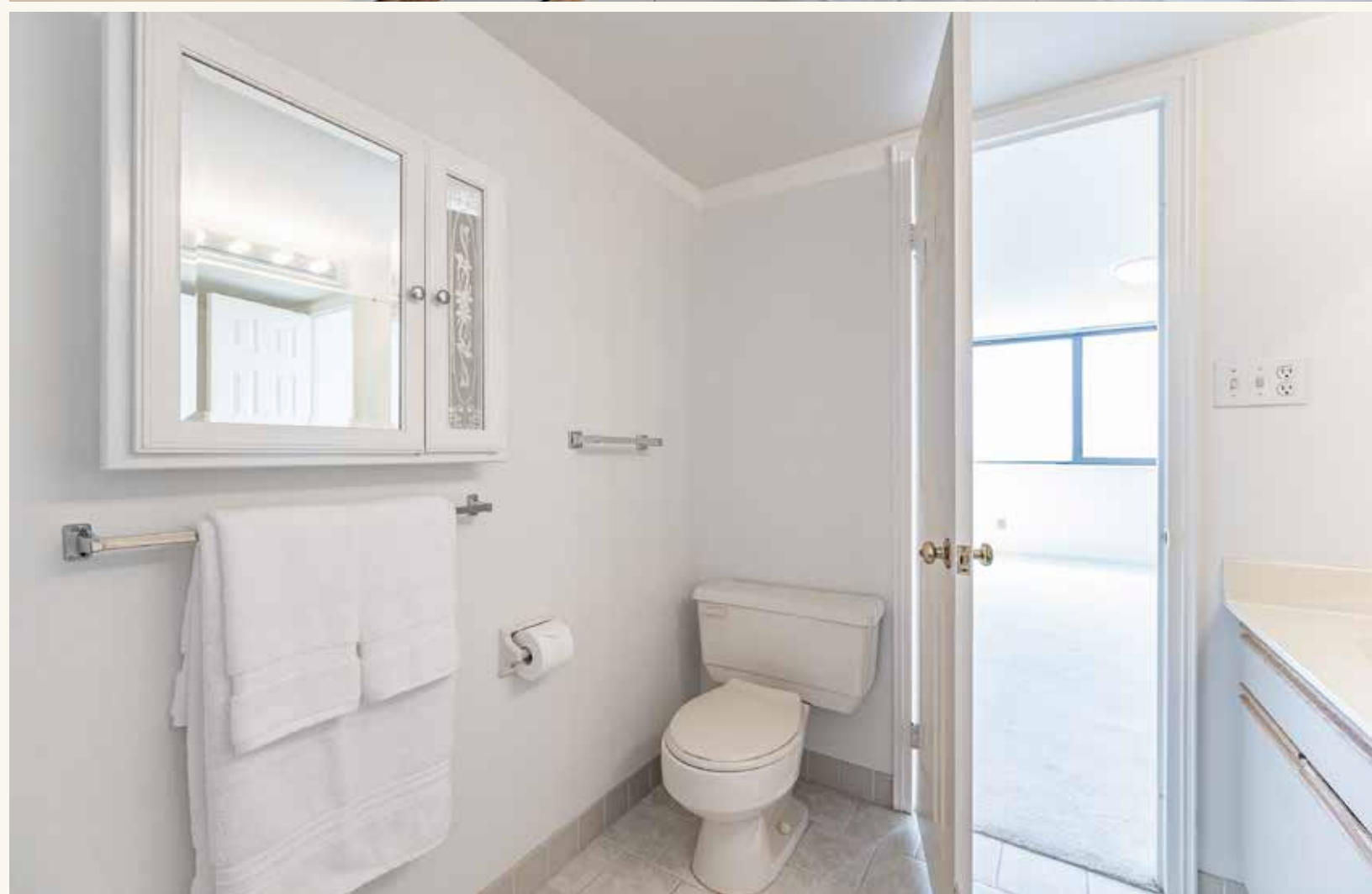
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**SHALLOW WATER  
NO DIVING**



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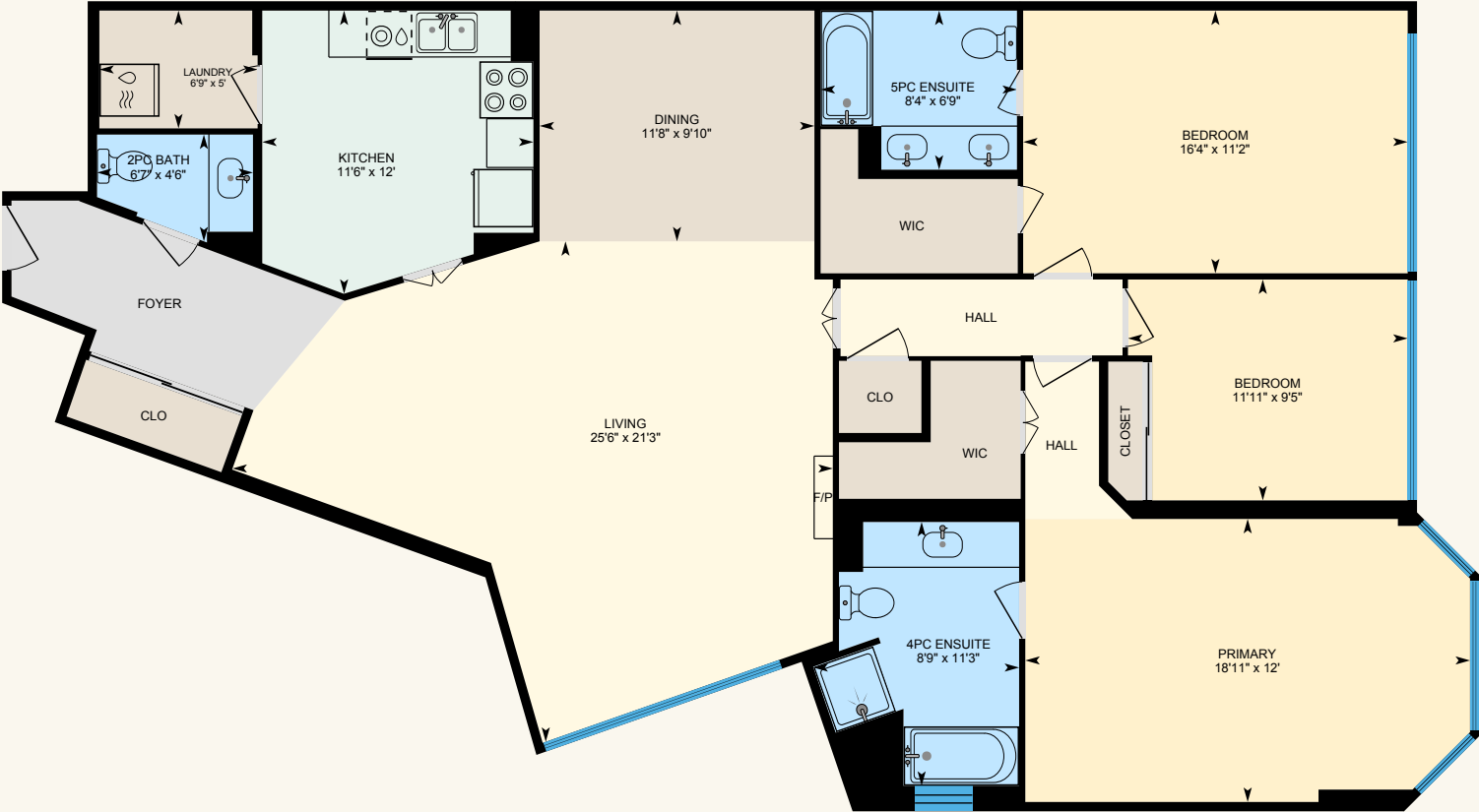
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# #701 - Marlborough Court, Oakville

Approx. 1771 square feet





## Property Details

**Inclusions:** Fridge, stove, built-in dishwasher, washer and dryer, fireplace, all electric light fixtures and existing window coverings

**Legal Description:** UNIT 1, LEVEL 7, HALTON CONDOMINIUM PLAN NO. 120

**Taxes:** \$3,001.00 for 2021

**Possession:** Immediate

**Square Footage:** Approximately 1,771

**Deposit:** \$40,000

**Condo Fee:** \$1012 per month includes building insurance, exterior maintenance, common elements, parking & water

**Pets:** Restricted

**Parking:** 1 Exclusive use parking space

**Locker:** 1 Exclusive use locker

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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