

640 Sauve Street #405
Milton, ON L9T 9A7

RES/Condominium/Sale/Condominium

Price: **\$482,000**



MLS®#: **30763287**
 Alt. MLS®#:
 Region: **Halton**
 Municipality: **2 - Milton**
 Neighbourhood: **1023 - BE Beaty**
 Bldg Type/Style: **Apartment Unit/1 Storey/Apt**
 Age/Yr Built: **0-5 Years**
 Legal Desc: **Halton Condominium Plan No. 665, Unit 20, Level 4.**
 Sq.Ft/Source: **818/Builder plans**
 Sq Ft Range: **501 to 1000**
 Acres/Range:
 Taxes/Year: **\$1,534/2019**
 Irregularities:
 Heat: **Gas/Forced Air**
 Water: **Municipal/**
 Prev Price:
 Status: **Active**
 DOM:
 Basement: **None**
 Tot Bdrms: **2 (2+0)**
 Bathrooms: **2.0**
 Lot Front:
 Lot Depth:
 Lot Shape:
 Sewer: **Sewer (Municipal)**
 Sellers: **Sandra Taylor**
 List SP/Brk: **Joseph A. Brazeau, Salesperson / Royal LePage Meadowtowne Realty Inc., Brokerage**
 CrossSt/Dir: **Derry Road to Sauve St (4th Line)**

Property Details

Roof: **Flat**
 Exterior: **Brick Front**
 Foundation: **Poured Concrete**
 Fireplaces: **:**
 Bsmt Size/Fn/Dev: **/**
 #/Type of Garage: **1.0/Underground**
 #/Driveway Parking/Type: **0.0/ Surface/Open/Asphalt**
 Parking Type: **Owned**

Yr Roof Repl:
 Pool:
 Ener Cert Lvl:
 Water Meter:
 Waterfront:
 Total Parking Spaces: **1**
 Assigned Spaces: **420**

Air Cond Type: **Central Air**
 Laundry Access: **In-Suite**
 UFFI:
 Adl Mnth Fees:
 VisitAble:
 Fronting On: **East**
 # of Kitchens: **1**

Public Remarks

Beautiful open-concept 2 bedroom, 2 bathroom condo in sought-after location in the east-end of Milton with quick access to James Snow Parkway, the 401 or 407 and public transit (GO train and bus). Building is only 2 years new. Granite counters in kitchen and bathrooms. In-suite stacking washer/dryer. Master w/walk-in closet and large ensuite bath with double sinks. 2nd bedroom has double closet, spacious 4 pc. 2nd bathroom. Balcony with unobstructed easterly exposure overlooking creek and conservation area. Owned parking in underground garage, locker is conveniently located on the same floor as the suite. Close to schools, library, hospital. Shows beautifully. Come see for yourself.

Property Features

Features and Amenities: **Party Room**

Area Influences: **Hospital, Library, Major Highway, Park, Place of Worship, Public Transit, Ravine, Schools, Skiing**
 Inclusions: **Inclusions: SS fridge, SS stove, SS dishwasher, SS microwave/hood, stacking washer/dryer, all electrical light fixtures, all blinds and black-out drapes, 2 breakfast bar stools.**
 Exclusions: **Water heater is a rental (46.70/mth).**

Tax and Financial Information

Roll#: **240909010033676**
 Pin#: **259670137**
 Location: **Urban**
 Special Designations: **Conservation Control**
 Assessment: **\$236,000/2016**
 Zoning: **Res**
 Fronting On: **East**
 Survey:
 HST Applicable: **No**

Condominium Information

Property Management Contact: **MF Property Management/Mark Raso/519-824-4208**
 Corp.#: **HSCC 665**
 Elevator:
 Included In Fees: **Building Insurance, Common Elements, Exterior Maintenance, Private Management Fees**
 Status Cert:
 Exposure: **East**
 Locker: **Exclusive**
Garbage Removal, Property

Condo Fee Rmks:

Condo Amenities: **Exercise Room, Roof Top Deck/Garden, Visitor Parking**

Pets Permitted: **Yes**

REALTOR® Information

Rmks for Brokerages: **Please attach Schedule B and Form 801 to all offers.**

Appointments: **LBO**
 Commission: **2.5%**
 Brokerage Acct: **IB**
 Sign: **No**
 Commence Date:
 Occupant: **Owner**
 Deposit: **15,000**
 SPIS: **No/No**






Possession: **Flexible**
 Possess Date:
 Under Contract: **Hot Water Heater**
 Spec Agreement: **No**
 Contact Exprd: **No**

Lockbox: **Yes**
 Expire Date:
 Holdover Days:
 CDOM: **1**

Financing: **Seller To Discharge**

Income Potential: **No**
 List Brokerage 1: **Royal LePage Meadowtowne Realty Inc., Brokerage**
 List Salesperson 1: **Joseph A. Brazeau, Salesperson**
 Email: **jbrazeau@royallepage.ca**

Private Entr:
 L/BR Phone: **(905) 878-8101**
 L/SP Phone: **(905) 878-8101**
 Salesperson Cell: **(905) 878-8101**

L/SP Fax: **(905) 878-8188**
 List Brokerage 2: [Royal LePage Meadowtowne Realty Inc., Brokerage](#) 
 List Salesperson 2: [Virginia R. Brazeau, Salesperson](#) 
 Email SP2: vbrazeau@royalpage.ca
 List Brokerage 3: [Royal LePage Meadowtowne Realty Inc., Brokerage](#) 
 List Salesperson 3: [Jennifer Brazeau-Barg, Salesperson](#) 
 Email SP3: jenniferbrazeau@brazeateam.com
 List Brokerage 4: [Royal LePage Meadowtowne Realty Inc., Brokerage](#)
 List Salesperson 4: [Jodie Near, Salesperson](#) 
 Email SP4: jnear@royalpage.ca

Brokerage Web: www.meadowtowne.com

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Prepared By: Joseph Brazeau, Salesperson

Full Report

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