

Property Member Full

1050 MAIN Street Unit #522, Milton, Ontario L9T 6H7

Member Full
Active / Residential

Confidential for REALTORS® Only

MLS® #: 40086064
List Price: **\$775,000**
New Listing



Halton/2 - Milton/1029 - DE Dempsey 1 Storey/Apt/Apartment/Condo Unit

	Bed	Bath	Kitch
Main	2	2	1

Beds (AG+BG): **2 (2 + 0)**
 Baths (F+H): **2 (2 + 0)**
 SF Total: **1,204/Builder**
 SF Range: **1001 to 1500**
 AG Fin SF: **1,204/Builder**
 DOM/CDOM: **1/1**
 Common Interest: **Condominium**
 Tax Amt/Yr: **\$0.00/2021**
 Condo Fee/Freq: **\$745.01/Monthly**

Seller: **Lynn Fraser & Tom Fraser**
Recent: **03/25/2021 : New Listing**

Remarks/Directions

Public: **2 Underground Parking Spots! This luxury condo building in the heart of Milton is nearing completion and all of the most desirable units are SOLD OUT. (Floor plan 2K+D - 1094 sq ft plus 110 sq ft balcony = 1204 Sq Ft) Now is your chance to purchase the contract to buy this amazing 5th Floor, 1204 Sq. Ft., 2 Bedroom (plus Den) South-west facing, corner unit. Amazing sunsets, AND sunrises with a balcony overlooking the pool. The locker for this unit is also right on the same floor as the unit itself...how handy is that? This is an "assignment sale" and closing is June of 2021. Virtually no waiting for your brand new condo...incredible. To check out the list of highlights and floor plans click the url links. Most of all...don't wait because you will miss out on this one.**

REALTOR®: **Assignment Sale. No Showings. Pls attach Schedule B & Form 801 AND buyer/seller lawyer conditions to all offers . Deposit to be submitted by bank draft or wire transfer.**

Directions: **Thompson to Main**
Cross St: **Thompson**

Common Elements

Assoc Amenities: **Community BBQ, Concierge, Exercise Room, Guest Suites, Party Room, Pool, Roof Top Deck/Garden, Visitor Parking**

Assoc Fees: **\$745.01/Monthly**

Assoc Fee Incl:

Assoc Fee Rmrks:

Prop Mgmt Co: **ICC**

Building Name: **Art on Main**

Pets Allowed: **Restricted**

Locker: **Owned/Unit 22 5th Floor**

Condo Corp #: **0**

Condo Corp Yr End:

Exterior

Construct. Material: **Other**

Shingles Replaced:

Year/Desc/Source: **2020/Completed / New/Other**

Pool Features: **Community, Outdoor**

Parking Features: **Underground Parking**

Garage Sp/Desc:

Water Source: **Municipal**

Location: **Urban**

Area Influences: **Library, Major Highway, Park, Public Transit, Rec./Community Centre, Shopping Nearby**

Topography:

Restrictions:

School District: **Halton Catholic District School Board, Halton District School Board**

Roof: **Tar and Gravel**

Prop Attached: **Attached**

Apx Age: **0-5 Years**

Sewer: **Sewer (Municipal)**

Land Lse Fee:

Fronting On: **South**

Exposure: **South, West**

Interior

Interior Feat: **Central Vacuum, Other**

Laundry Feat: **In-Suite**

Cooling: **Central Air**

Heating: **Forced Air, Gas**

Inclusions: **Built-in Microwave, Dishwasher, Dryer, Range Hood, Refrigerator, Stove, Washer**

Add Inclusions: **FRIDGE,STOVE,DISHWASHER,MICROWAVE HOOD/FAN,WASHER/DRYER (STACKED), (ALL WHIRLPOOL APPLICANES)**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
Legal Desc: **UNIT 22, LEVEL 5, HSCP,SUITE 522,PART LOT 13, CONCESSION 4 PART OF REFERENCE PLAN TO BE RESTRICTED; TOWN OF MILTON**
Zoning: **RESIDENTIAL** Survey: /
Assess Val/Year: **\$0/2021** Hold Over Days: **120**
PIN: Occupant Type: **Vacant**
ROLL: **000000000000000** Deposit: **25000**
Possession/Date: **Other/**
Possession Rmks: **ASSIGNMENT SALE**

Marketing

Showing Requirements: **Other**
Showings:
Showing Instructions: **ASSIGNMENT SALE - no showings**
Lockbox Type: **None** Locbox Loc/Serial#: /
Sign on Prop: **No**
Possession: **Other**

Brokerage Information

List Date: **03/25/2021** Expiration Date: **12/31/2021** Int Bearing Bkg Trust Account:**No**
Financing: SPIS: Contact After Expired:**No**
Buyer Agency Compensation Remarks: **2.5%** Special Agreement: **No**
Assignment Of Listing:**No** HST Applicable to Sale:**No**
Original List Price: **\$775,000.00**
List Brokerage: [Royal LePage Meadowtowne Realty Inc., Brokerage](#) Brkge #: **(905) 878-8101**
List Salesperson: [Joseph A. Brazeau, Salesperson](#) Direct #: **(905) 878-8101**
Email: jbrazeau@royallepage.ca L/SP Cell:
List Brokerage 2: [Royal LePage Meadowtowne Realty Inc., Brokerage](#) Phone: **(905) 878-8101**
List Salesperson 2: [Virginia R. Brazeau, Salesperson](#) Phone: **(905) 878-8101**
Email: vbrazeau@royallepage.ca L/SP2 Cell:
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List Salesperson 3: [Jennifer Brazeau-Barg, Salesperson](#) Phone: **(905) 878-8101**
Email: jenniferbrazeau@brazeauteam.com L/SP3 Cell:
List Brokerage 4: [Royal LePage Meadowtowne Realty Inc., Brokerage](#) Phone: **(905) 878-8101**
List Salesperson 4: [Jodie Near, Salesperson](#) Phone: **(905) 878-8101**
Email: jnear@royallepage.ca L/SP4 Cell:

Source Board: **Oakville** Prepared By: **Joseph Brazeau, Salesperson** Date Prepared: **03/26/2021**

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