

1045 NADALIN Heights Unit #401, Milton, Ontario L9T 8R5

Listing

Member Full
Active / Residential

Confidential for REALTORS® Only

MLS® #: 40132868
List Price: \$579,000
New Listing



Halton/2 - Milton/1038 - WI Willmot 1 Storey/Apt/Apartment/Condo Unit

	Beds	Baths	Kitch
Main	2	2	1

Beds (AG+BG): 2 (2 + 0)
Baths (F+H): 2 (2 + 0)
SF Fin Total: 939/Builder
SF Fin Range: 501 to 1000
AG Fin SF: 939/Builder
DOM/CDOM: 0/0
Common Interest: Condominium
Tax Amt/Yr: \$2,193.00/2020
Condo Fee/Freq: \$421.34/Monthly

Recent: 06/24/2021 : New Listing

Remarks/Directions

Public: Amazing modern two bedroom condo located within walking distance to schools, parks, shopping and amenities and Great access to the 401/QEW and 407. This well-kept unit boasts desirable features such as large windows, white paint colour and large plank laminate flooring. The kitchen is spacious and bright with granite counter tops, breakfast bar, and is open to the living space. Marvel at the spacious master bedroom complete with large window and private ensuite. Enjoy the convenience of in-suite laundry. Nearby to the Milton Sports Centre complex and easy access to lots of great Milton attractions. 2 Parking Spots, 1 underground. Enjoy the views of top floor living. Come see this rarely offered unit and treat yourself to joyous living! Offers June 28.

REALTOR®: Showings will be approved once COVID-19 Acknowledgement Form is signed - automatically sent to you upon showing request. Pls attach Schedule B & Form 801 to all offers. Deposit to be submitted by bank draft or wire transfer.

Directions: Louis St. Laurent Ave to Diefenbaker St, then right onto Nadalin Heights.
Cross St: Louis St Laurent & Reg Rd 25

Common Elements

Common Element/Condo Amenities: Elevator, Party Room, Visitor Parking

Condo Fees: \$421.34/Monthly

Condo Fees Incl: Building Insurance, Parking, Snow Removal

Locker: Exclusive/180

Pets Allowed: Restricted

Prop Mgmt Co: Tag Property Management

Condo Corp #: 628

Condo Corp Yr End:

Exterior

Construct. Material: Brick

Shingles Replaced: //Estimated

Year/Desc/Source: //Estimated

Garage & Parking: , Covered Parking, Outside/Surface/Open, Visitor Parking,

Parking Spaces: Driveway Spaces: 2.0

Parking Level/Unit: Surface, Underground

Water Source: Municipal

Lot Size Area/Units: /

Location: Urban

Area Influences: Highway Access, Hospital, Rec./Community Centre, Schools, Shopping Nearby

Restrictions:

Foundation:

Driveway Spaces: 2.0

Parking Assigned: 46, 52

Water Tmnt: Not Applicable

Acres Range: Not Applicable

Lot Irregularities:

Acres Rent:

Land Lse Fee:

Exposure: North

Roof: Flat

Prop Attached: Attached

Apx Age: 6-15 Years

Garage Spaces:

Sewer: Sewer (Municipal)

Interior

Interior Feat: Water Heater

Laundry Feat: In-Suite, Main Level

Cooling: Central Air

Heating: Forced Air, Gas

Under Contract: Air Conditioner, Hot Water Heater

Inclusions: Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove, Washer

Exclusions: Wall mounted TV and Mounting bracket, all window curtains (rods to remain)

Contract Cost/Mo:

Property Information

Common Elem Fee: No

Legal Desc:

UNIT 24, LEVEL 4, HALTON STANDARD CONDOMINIUM PLAN NO. 628 AND ITS APPURTENANT INTEREST SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN HR1173803 SUBJECT TO AN EASEMENT FOR

Local Improvements Fee:

ENTRY AS IN HR1180907 TOWN OF MILTON
 Zoning: **Residential**
 Assess Val/Year: **\$328,000/2021**
 PIN: **259300143**
 ROLL: **240909011045728**
 Possession/Date: **30 - 59 Days/**
 Possession Rmks: **August 2021**

Survey: **None/**
 Hold Over Days: **60**
 Occupant Type: **Owner**
 Deposit: **\$15,000.00**

Marketing

Showing Requirements: **Showing System**

Showings:

Showing Instructions: **30-minute showings, 3 people MAX, Mask & Socks Required, Sanitize Hands. Showing approved once COVID-19 form signed- automatically sent to you upon showing request. Thanks for Showing.**

Lockbox Type: **Masterlock**

Locbox Loc/Serial# :/

Possession: **30 - 59 Days**

Brokerage Information

List Date: **06/24/2021**

Expiration Date:

Int Bearing Bkg Trust Account: **Yes**

Financing:

SPIS:

Contact After Expired: **No**

Buyer Agency Compensation Remarks: **2.5% + HST**

Special Agreement: **No**

Assignment Of Listing:

HST Applicable to Sale: **No**

Offer Instructions: **Offers, if any, registered by 5:00 pm, presentation 6:00pm Monday June 28, 2021, no preemptive. Attach Sch B & 801 To Offer.**

Original List Price: **\$579,000.00**

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:

List Brokerage 3: [Royal LePage Meadowtowne Realty Inc., Brokerage](#) 

Phone: **(905) 878-8101**

List Salesperson 3: [Jennifer Brazeau-Barg, Salesperson](#) 

Phone: **(905) 878-8101**

Email: jenniferbrazeau@brazeateam.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

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