

**\$229,900**

(705) 426-2880

**90 Park Lawn Blvd., Unit 4**

Beaverton, ON L0K 1A0



**General Information**

<b>Bedrooms:</b>	2	<b>Acreage (approx.):</b>	0	<b>Floors:</b>	1.5
<b>Bathrooms:</b>	2	<b>Type:</b>	General Residential		
<b>Size (approx.):</b>	1850	<b>Style:</b>	Townhouse		

**Description**

This luxurious, all brick condo townhouse is located on scenic Lake Simcoe in an adult waterfront community. Don't be deceived by the size from the outside as this unit is a very spacious 1850 square feet. The 1 1/2 storey style is very well laid out with most of your living on the main floor. The eat-in kitchen does not lack for space and has lots of work area. The laundry facilities are located on this level as well. Entertain family and friends in the over-sized living room. Then enjoy dinner in the adjoining dining area. Walkout to the patio and your bar-b-que from the living room. Your overnight guests have their own bedroom and full bathroom. You will be spoiled with a master bedroom that will hold even the largest of bedroom suites. The ensuite bath contains 2 sinks, stand up shower, whirlpool bath, toilet and bidet. Don't forget the large walk-in closet. The upper level is currently being used as a family room, but could be converted to another bedroom. The adjoining room has a rough-in bathroom. Park your car in the attached garage and have direct access to inside the home. Condo fees are \$425 per month and include building insurance, water, all exterior maintenance, use of the heated pool, tennis court, shared dock on the lake, walking paths and clubhouse. Property taxes for 2008 were \$3,075.00. The home is heated by a newer gas furnace and there is also central air conditioning. Ask the owner to show you the annual gas heating bill of an unbelievable \$520.00. Nearby golf, boating and fishing is minutes away. Other features of this beautiful, spotless home are central vac, electric garage door opener and guest parking steps away. Included in the sale are all appliances except the refrigerator, all window coverings and all electric light fixtures. The asking price is a very reasonable \$209,900. Why maintain a cottage and house when this will serve as both? To view this home today, call Anne and Doug at 705.426.2880. Then go home and start packin!!

**Contact Information**

**Primary Phone:**(705) 426-2880

**Email:**annelkuch@quicklinks.ca

**More Property Info**

- See my slideshow online: [www.HomesByOwner.com/15763](http://www.HomesByOwner.com/15763)
- Call 24-Hour Recorded Hotline at: **1-800-555-OWNER** & Enter Property #: **15763**