


|  |                                   |                      |                                    |
|--|-----------------------------------|----------------------|------------------------------------|
|  | <b>3169 Lula Rd</b>               |                      | <b>List: \$1,125,000 For: Sale</b> |
|  | <b>Burlington Ontario L7M 1A2</b> |                      |                                    |
| Burlington Alton Halton  |                                   |                      |                                    |
| SPIS: N  |                                   | Taxes: \$0.00 / 2018 | DOM: 7                             |
| Detached   |                                   | Front On: E          | Rms: 11                            |
| 2-Storey   |                                   | Acre:                | Bedrooms: 4                        |
|  |                                   |                      | Washrooms: 3                       |
|  |                                   |                      | 1x2xGround, 2x5x2nd                |
| Lot: 36 x 100 Feet Irreg:  |                                   |                      |                                    |
| Dir/Cross St: Dundas/Walkers   |                                   |                      |                                    |

MLS#: W4161317 Contract Date: 6/13/2018 Possession: Aug 2018 PIN#:

|                                    |   |                            |
|------------------------------------|---|----------------------------|
| <b>Kitchens:</b> 1                 | <b>Exterior:</b> Brick / Stone            | <b>Zoning:</b>             |
| <b>Fam Rm:</b> Y                   | <b>Drive:</b> Private                     | <b>Cable TV:</b>           |
| <b>Basement:</b> Full / Unfinished | <b>Gar/Gar Spcs:</b> Built-In / 2.0       | <b>Hydro:</b>              |
| <b>Fireplace/Stv:</b> Y            | <b>Drive Park Spcs:</b> 2                 | <b>Gas:</b>                |
| <b>Heat:</b> Forced Air / Gas      | <b>Tot Prk Spcs:</b> 4                    | <b>Phone:</b>              |
| <b>A/C:</b> None                   | <b>UFFI:</b>                              | <b>Water:</b> Municipal    |
| <b>Central Vac:</b>                | <b>Pool:</b> None                         | <b>Water Supply:</b>       |
| <b>Apx Age:</b> New                | <b>Energy Cert:</b>                       | <b>Sewer:</b> Sewers       |
| <b>Apx Sqft:</b> 2500-3000         | <b>Cert Level:</b>                        | <b>Spec Desig:</b> Unknown |
| <b>Assessment:</b>                 | <b>GreenPIS:</b>                          | <b>Farm/Agr:</b>           |
| <b>POTL:</b>                       | <b>Prop Feat:</b> Golf, Grnbelt/Conserv,  | <b>Waterfront:</b>         |
| <b>POTL Mo Fee:</b>                | Library, Park, Public Transit, Rec Centre | <b>Retirement:</b>         |
| <b>Elevator/Lift:</b>              |   | <b>Oth Struct:</b>         |
| <b>Laundry Lev:</b> Upper          |   |                            |
| <b>Phys Hdcap-Eqp:</b>             |   |                            |

| #  | Room      | Level  | Length (ft) | Width (ft) | Description    |                   |                      |
|----|-----------|--------|-------------|------------|----------------|-------------------|----------------------|
| 1  | Living    | Ground | 17.02       | x 12.82    | Hardwood Floor | Combined W/Dining | Gas Fireplace        |
| 2  | Dining    | Ground | 14.40       | x 11.02    | Hardwood Floor | Open Concept      |                      |
| 3  | Kitchen   | Ground | 10.99       | x 10.00    | Ceramic Floor  |                   | Stainless Steel Appl |
| 4  | Breakfast | Ground | 10.99       | x 10.79    | Ceramic Floor  | W/O To Yard       |                      |
| 5  | Master    | 2nd    | 17.61       | x 13.42    | Broadloom      | W/I Closet        | 5 Pc Ensuite         |
| 6  | 2nd Br    | 2nd    | 12.82       | x 11.02    | Broadloom      | W/I Closet        | 5 Pc Ensuite         |
| 7  | 3rd Br    | 2nd    | 13.02       | x 10.40    | Broadloom      | Closet            |                      |
| 8  | 4th Br    | 2nd    | 13.02       | x 10.00    | Broadloom      | Closet            |                      |
| 9  | Family    | 2nd    | 10.99       | x 10.99    | Broadloom      |                   |                      |
| 10 | Laundry   | 2nd    |             |            | Ceramic Floor  | Separate Rm       |                      |

**Client Remks:** Fantastic Assignment Sale With A Quick Closing. Brand New Alton Village Home With All Tarion Warranties. Popular Seine Model. Comes Loaded With \$25K In Upgrds. Open Concept Living Rm, Kitchen Island & Breakfast Bar, Granite Counters, Stainless Steel Appls., Gas Fireplace, Master Ensuite Sep. Frameless Glass Shower Enclosure, Soaker Tub, 2 W/I Closest In Mb, 2nd Br Comes With A 5 Pc Semi Ensuite & W/I Closet, 2nd Lvl Family Rm & A Sep Laundry Room On 2nd Lvl.

**Extras:** Incl: Fridge, Stove, Dishwasher & All Elfs. 3 Piece Rough-In For Future Bath In Bsmt. Next To Dundas @ Hwy, 407 Park N Ride- Go Transit, Taxes & Property Not Yet Assessed, Floor Plan + Builder's Features & Finishes Sheet Is Attached.

**Listing Contracted With:** RE/MAX REAL ESTATE CENTRE INC., BROKERAGE Ph: 905-272-5000