

	64 Queen St S 404		List: \$729,900 For: Sale
	New Tecumseth Ontario L0G 1W0		
	New Tecumseth Tottenham Simcoe		
	Taxes: \$2,957.16 / 2023	Last Status: New	
SPIS: N	DOM: 22		
Condo Apt	Apartment	Rms: 4	
Level: 4	#Shares%:	Bedrooms: 2	
Unit#: 404	Locker#: 404	Washrooms: 2	
Corp#: SSSC / 468	Locker Level:	1x4xFlat, 1x4xFlat	
Zoning: UHC	Locker Unit#:		
Dir/Cross St: Queen St S & Dillane St W			
Prop Mgmt: Percel Professional Property Management			

MLS#: N8073206 Sellers: Deborah Lynn Timbers Contact After Exp: N
 Holdover: 90 Possession Remarks: Immediate Possession Date: 4/15/2024 Occup: Owner
 Status Cert: N
 Bldg Name: Vista Blue Condominiums PIN#: 594680065 ARN#: 432405000103642

Kitchens: 1	Pets Perm: Restrict	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$567.53	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: N	Stucco/Plaster
Apx Age: 0-5	UFFI:	Gar/Gar Spcs: Underground / 1.0
Apx Sqft: 1000-1199	Elev/Lift: Y Retirement: N	Park/Drive: Private
Sqft Source: Geo	Taxes Incl: Water Incl: Y	Park Type: Owned
Exposure: S	Heat Incl: Y Hydro Incl:	Park/Drv Spcs: 0
Assessment:	Cable TV Incl: CAC Incl: Y	Tot Pk Spcs: 1.0
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl: Y	Pk Spot#: 404
Phys Hdp-Eqp:	Com Elem Incl: Y	Park \$/Mo:
Prop Features: Golf, Lake/Pond, Park, Rec Centre, School, Wooded/Treed	Cert Level: Energy Cert: N	Prk Lev/Unit: 1
	GreenPIS: N	Bldg Amen: Bbqs Allowed, Bike Storage, Media Room, Party/Meeting Room, Visitor Parking

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Flat	14.07	x 16.04	Laminate Stainless Steel Appl Open Concept
2	Living	Flat	14.07	x 12.07	Laminate W/O To Balcony Open Concept
3	Prim Bdrm	Flat	10.99	x 12.99	Laminate W/I Closet 3 Pc Ensuite
4	2nd Br	Flat	9.97	x 11.97	Laminate Large Closet Large Window

Client Remks: Vista Blue Condos two-bedroom, two bathroom apartment offers ~1130 square feet of living space. Located in the heart of Tottenham walking distance to all the amenities, schools, parks and the Trans-Canada trail. 4th level south facing unit with beautiful views of the water and Tottenham Conservation area. Abundant natural light fills the space through large windows. Private outside balcony with pond views and gas bbq hookup. Open concept main living areas with 9ft ceiling. Upgraded open concept foyer with no closet separator. Upgraded kitchen with center island with seating and custom lighting, granite countertops, tall upper cabinet, party cabinet and pot drawers. Principal bedroom with walk-in closet and three-piece ensuite with glass shower door. Second four-piece bathroom with a tub and shower combo. Custom window coverings throughout. One underground parking, one locker. Building common elements include a games and party room with kitchen, and visitor parking.

Extras:
Inclusions: stainless steel fridge, stove, built-in dishwasher, built-in microwave, front loading washer/dryer, all electrical light fixtures. All window coverings.
Exclusions:
Rental Items: Tankless Water Heater - \$48.05 Cricket
Brkage Remks: Sch B for offers. Thank you for showing. Feedback greatly appreciated.

CENTURY 21 HERITAGE GROUP LTD. Ph: 905-775-5677 Fax: 905-775-3022
 49 Holland St W Box 1201 Bradford L3Z2B6
 BRIAN LAFAZANOS, Salesperson 647-333-2523
Contract Date: 2/16/2024 **Condition:** **Ad:** N
Expiry Date: 4/19/2024 **Cond Expiry:** **Escape:**
Last Update: 2/16/2024 **CB Comm:** 2.5 **Original:** \$729,900

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64 Queen Street South #404, Tottenham – Floorplan

