

	624 Hooks Common Burlington Ontario L7L 0C9 Burlington Shoreacres Halton SPIS: N Taxes: \$2,694.08 / 2015 DOM: 0		List: \$429,000 For: Sale 1		
	Att/Row/Twnhouse 3-Storey Lot: 21 x 42.98 Feet Irreg: Dir/Cross St: Fairview Street / Appleby Line		Front On: W Acre: < .49 Rms: 7 Bedrooms: 2 Washrooms: 2 1x2x2nd, 1x4x3rd		
MLS#: W3627983 Contract Date: 10/12/2016 Possession: 60 Days Tba PIN#:					
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: 6-15 Apx Sqft: Assessment: Addl Mo Fee: Elevator/Lift: Laundry Lev: Upper Phys Hdcap-Eqp:		Exterior: Brick / Stone Drive: Private Garage: Attached / 1.0 Park Spaces: 2 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat:			
		Zoning: Res Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:			
#	Room	Level	Length (m)	Width (m)	Description
1	Sitting	Ground	2.95	x 3.40	Access To Garage
2	Dining	2nd	3.51	x 3.40	Hardwood Floor
3	Living	2nd	3.66	x 5.64	Hardwood Floor
4	Kitchen	2nd	2.49	x 2.59	Hardwood Floor
5	Bathroom	2nd			2 Pc Bath
6	Master	3rd	3.23	x 3.96	W/I Closet
7	2nd Br	3rd	3.53	x 2.74	Closet
8	Bathroom	3rd			4 Pc Bath
9	Office	3rd	2.49	x 2.29	Open Concept
10	Laundry	3rd			
Client Remks: Welcome To 624 Hooks Common! Located In Shoreacres This 2 Bedroom-2 Washroom 3 Storey Branthaven Townhome Will Not Fail 2 Impress. Well Maintained With Pride & Care. Features Dark Hardwood Throughout Main Floor, Upgraded Broadloom Throughout 2nd. Central Vacuum! Modern Kitchen With S/S Appliances & Breakfast Bar, Walkout 2 Covered Balcony From Living Rm, Master Bedrm With & Walk-In Closet, Upper Level Den/Office Space, Upper Level Laundry, Attached Garage With Indoor Access Extras: All Elf's, All Window Coverings, Fridge, Stove, Microwave, Built-In Dishwasher, Washer & Dryer, Garage Door Opener With Remote, Central Vacuum. Close 2 Schools (Mc Master Degroot School Of Business) Shopping, Restaurants, Hwy's, Appleby Go & Parks.					
Listing Contracted With: RE/MAX WEST REALTY INC., BROKERAGE Ph: 416-769-1616					