Prepared by: VICTOR VIEIRA, Broker and MARIA VIEIRA, Broker **RE/MAX WEST REALTY INC., BROKERAGE**

1678 Bloor St., West, Toronto, ON M6P1A9 416-769-1616

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List: \$429,000 For: Sale

1x2x2nd, 1x4x3rd

624 Hooks Common **Burlington Ontario L7L 0C9 Burlington Shoreacres Halton**

SPIS: N

Taxes: \$2,694.08 / 2015 DOM: 0

Att/Row/Twnhouse Front On: W Rms: 7 3-Storey Acre: < .49 Bedrooms: 2 Washrooms: 2

Lot: 21 x 42.98 Feet

Dir/Cross St: Fairview Street / Appleby Line

MLS#: W3627983 Contract Date: 10/12/2016 PIN#: Possession: 60 Days Tba Brick / Stone Kitchens: Exterior: Res Zoning: Fam Rm: Ν Drive: Private Cable TV: **Basement:** None Garage: Attached / 1.0 Hydro: Fireplace/Stv: Park Spaces: Gas: Forced Air / Gas Heat: UFFI: Phone: A/C: Central Air Pool: None Water: Municipal **Central Vac: Energy Cert:** Water Supply: Apx Age: 6-15 Cert Level: Sewer: Sewers GreenPIS: Unknown Apx Sqft: Spec Desig: Assessment: **Prop Feat:** Farm/Agr: Addl Mo Fee: Waterfront: Elevator/Lift: Retirement: Laundry Lev: Upper Oth Struct: Phys Hdcap-Eqp:

. Hyo Hadap Eqp.						
Room	<u>Level</u>	Length (m)	Width (m)	<u>Description</u>	•	
Sitting	Ground	2.95	x 3.40	Access To Garage		
Dining	2nd	3.51	x 3.40	Hardwood Floor	Open Concept	
Living	2nd	3.66	x 5.64	Hardwood Floor	W/O To Balcony	
Kitchen	2nd	2.49	x 2.59	Hardwood Floor	Ceramic Back Splash	Stainless Steel Appl
Bathroom	2nd			2 Pc Bath	Ceramic Floor	
Master	3rd	3.23	x 3.96	W/I Closet	Broadloom	Window
2nd Br	3rd	3.53	x 2.74	Closet	Broadloom	Window
Bathroom	3rd			4 Pc Bath	Ceramic Floor	
Office	3rd	2.49	x 2.29	Open Concept	Broadloom	
Laundry	3rd					
	Room Sitting Dining Living Kitchen Bathroom Master 2nd Br Bathroom Office	Room Level Sitting Ground Dining 2nd Living 2nd Kitchen 2nd Bathroom 2nd Master 3rd 2nd Br 3rd Bathroom 3rd Office 3rd	Room Level Length (m) Sitting Ground 2.95 Dining 2nd 3.51 Living 2nd 3.66 Kitchen 2nd 2.49 Bathroom 2nd 3.23 2nd Br 3rd 3.53 Bathroom 3rd 2.49 Office 3rd 2.49	Room Level Length (m) Width (m) Sitting Ground 2.95 x 3.40 Dining 2nd 3.51 x 3.40 Living 2nd 3.66 x 5.64 Kitchen 2nd 2.49 x 2.59 Bathroom 2nd 3.23 x 3.96 2nd Br 3rd 3.53 x 2.74 Bathroom 3rd 2.49 x 2.29	Room Level Length (m) Width (m) Description Sitting Ground 2.95 x 3.40 Access To Garage Dining 2nd 3.51 x 3.40 Hardwood Floor Living 2nd 3.66 x 5.64 Hardwood Floor Kitchen 2nd 2.49 x 2.59 Hardwood Floor Bathroom 2nd 2 Pc Bath Master 3rd 3.23 x 3.96 W/I Closet 2nd Br 3rd 3.53 x 2.74 Closet Bathroom 3rd 2.49 x 2.29 Open Concept	RoomLevelLength (m)Width (m)DescriptionSittingGround2.95x 3.40Access To GarageDining2nd3.51x 3.40Hardwood FloorOpen ConceptLiving2nd3.66x 5.64Hardwood FloorW/O To BalconyKitchen2nd2.49x 2.59Hardwood FloorCeramic Back SplashBathroom2nd2 Pc BathCeramic FloorMaster3rd3.23x 3.96W/I ClosetBroadloom2nd Br3rd3.53x 2.74ClosetBroadloomBathroom3rd4 Pc BathCeramic FloorOffice3rd2.49x 2.29Open ConceptBroadloom

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