

	4275 Millcroft Park Dr 26 Burlington Ontario L7M4L9 Burlington Rose Halton 469-15-N Taxes: \$4,301.02 / 2012 SPIS: N Last Status: Sld	Sold: \$565,000 List: \$554,900 For: Sale % Dif: 102 DOM: 5
	CondoTownhouse #Shares%: Rms: 9 2-Storey Locker#: Bedrooms: 2 Unit#: 26 Locker Lev Unit: Washrooms: 4 Corp#: HCC / 308 Locker Unit#: 1x2xMain, 1x4xMain, 1x5x2nd, Level: 1 1x3xBsmt Zoning: Dir/Cross St: Upper Middle Rd & Appleby Line Prop Mgmt: Property Management Guild Inc.	

MLS#: W2421423 Sellers: Martin Gizzarelli And Maria Gizzarelli Contact After Exp: N  
 Holdover: 120 Possession: 60/90/Tba Occup: Owner Status Cert: N  
 Bldg Name: PIN#: ARN#: 240209090040026

Kitchens: 1 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: 11-15 Apx Sqft: 2000-2249 Sqft Source: Builder Exposure: Nw Assessment: Spec Desig: Unknown	Pets Perm: Y Locker: None Maint: \$315.00 A/C: Central Air Central Vac: UFFI: No Elev/Lift: N Retirement: N Taxes Incl: N Water Incl: N Heat Incl: N Hydro Incl: N Cable TV Incl: N CAC Incl: N Bldg Ins Incl: Y Prkg Incl: Y Com Elem Incl: Y	Balcony: None Ens Lndry: Y Lndy Lev: Lower Exterior: Brick Gar/Gar Spcs: Attached / 2.0 Park/Drive: Private Park Type: Owned Prk/Drv Spcs: 2 Tot Prk Spcs: Park \$/Mo: N Prk Lvl/Unit: Bldg Amen: Prop Feat: Cul De Sac, Golf, Park, Public Transit, Rec Centre, School
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Great Rm	Main	30.80	x 21.62	Hardwood Floor	Cathedral Ceiling	W/O To Patio
2	Dining	Main	12.60	x 12.00	Hardwood Floor	Open Concept	
3	Kitchen	Main	10.00	x 10.00	Ceramic Floor	Breakfast Bar	Skylight
4	Breakfast	Main	10.00	x 8.40	Ceramic Floor	Bay Window	
5	Master	Main	16.01	x 11.02	Hardwood Floor	4 Pc Ensuite	W/I Closet
6	Loft	2nd	16.24	x 15.25	Hardwood Floor	5 Pc Ensuite	W/I Closet
7	Family	Bsmt			Ceramic Floor	Closet	Gas Fireplace
8	Media/Ent	Bsmt			Ceramic Floor		
9	Rec	Bsmt			Open Concept	3 Pc Bath	Pot Lights

Client Remks: Wow!! 3538 Sq Ft.(2042+1496 Bsmt) Of Great Life & Luxury Welcome! To This Ethereal, Fastidious, Fine, Flawless, Impeccable, Incomparable, Lovely, Matchless, Meticulous, Outstanding, Perfect, Pleasing & Rare Executive Bungaloft Townhome In The Prestigious Millcroft's 'Golf Course' Community. Quiet & Pristine Neighbourhood. Lots Of Natural Light 2 Big Skylights & Cathedral Ceilings. Open Concept, Very Airy & Spacious & Close To All Amenities. Check\*\*Virtual Tour\*\*

Extras: Gourmet Kitchen & Butler Kitchen, Granite & Custom Cabinets. 3Way Fireplace In Great Room. Loft Living With Custom Made Big W.I.C, 5Pc Ensuite & Spa Tub. Home Theatre & Family In Big Basement. Check Attachment For List Of Items Included.

Brkage Remks: Priced Low Compared To Many Other Houses In The Area. Easy To Show W/Lbx. It's A Delight - Show & Sell This Unique House. More Than \$95,000 Spent In Upgrades In Recent Years. Complete List Of Upgrades Available. Offers To Be Graciously Accepted After Sunday July 22nd. Attach Sched 'B'

List: RE/MAX REALTY SPECIALISTS INC., BROKERAGE Ph: 905-858-3434 Fax: 905-858-2682  
**GYANESH PALIWAL**, Salesperson 416-823-1248 ANSHU PALIWAL, Salesperson 416-802-6748  
 Co-Op: RE/MAX REALTY SPECIALISTS INC., BROKERAGE

Gyanesh Paliwal, Salesperson Anshu Paliwal, Salesperson

Contract Date: 7/18/2012

Sold Date: 7/23/2012

Leased Terms:

Expiry Date: 10/31/2012

Closing Date: 9/05/2012

Original: \$554,900

Last Update: 7/31/2012

CB Comm: 2.5% + Hst