



806 - 461 Green Rd., Hamilton

Highlights:

- Modern 1 Bedroom Condo Suite in New Muse Lakeview Condo Building in Stoney Creek with Stunning Scenic Views over Lake Ontario!
- Open Concept Living Area with Luxury Vinyl Plank Flooring.
- Generous Kitchen with Breakfast Bar, Subway Tile Backsplash & Stainless Steel Appliances, Open to Combined Dining & Living Area with Floor-to-Ceiling Windows & Walk-Out to Balcony with Outstanding Views!
- Good-Sized Primary Bedroom with Floor-to-Ceiling Windows.
- 4pc Bath & Ensuite Laundry Closet Complete the Suite.
- 9' Smooth Ceilings Throughout.
- 555 Sq.Ft. per Builder Floor Plan.
- Includes 1 Underground Parking Space & Exclusive Storage Locker!
- DeSantis Smart Suite with Integrated Lighting, Heating/Cooling Control, Security Control, Digital Door Lock, Automated Parcel Locker, In-Suite Voice & Touch Enabled Digital Wall Pad.
- Fabulous Building Amenities Including 24Hr Concierge, Club Room with Chef's Kitchen, Media Lounge, Studio Space, Art Gallery, Pet Spa, Stunning Lakeview BBQ Terrace & More!!
- Prime Stoney Creek Location with Easy Access to QEW, Confederation GO Station, Confederation Park, Hamilton & Van Wagner's Beach Areas, Scenic Lakefront Trails, Shopping, Restaurants & Much More!!

Inclusions:

All Light Fixtures, All Window Coverings, Refrigerator, Built-in Stove Top, Built-in Oven, Built-in Microwave, Built-in Dishwasher, Washer & Dryer

Property Management:

Shabri Properties Limited - 905-684-6333 / info@shabriproperties.com

Condo/Maintenance Fee:

\$244.22/month

Underground Parking Space:

P2 / Parking Space B90

Exclusive Storage Locker:

Located on 4th Floor / #4644