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MLS Listing - 1095 Cooke Blvd., Unit 41, Oakville



1095 Cooke Blvd 41 **List: \$699,900 For: Sale**
Burlington Ontario L7T 0C4
 Burlington LaSalle Halton
SPIS: N **Taxes:** \$3,868.57/2025
 Condo Townhouse 3-Storey **Rms:** 6
Corp#: HSCC / 729 **#Shares%:** **Bedrooms:** 2 + 2
Unit#: 41 **Locker#:** **Washrooms:** 3
Locker Lev Unit: 1x2x2nd, 1x4x3rd, 1x4x3rd
Locker Unit#:
Level: 1
Zoning:
Prop Mgmt: Larlyn Property Management
Dir/Cross St: Plains Rd. E. & Waterdown Rd.
Directions: Plains Rd. E. & Waterdown Rd. to Masonry Crt. to Cooke Blvd.

MLS#: W12928172 **Possession Remarks:** TBD
Status Cert: N **Bldg Name:** StationWest Townhomes **PIN#:** 260310041

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: Y	Locker: None	Ens Lndry: Y
Basement: None	Maint: \$251.41	Lndy Lev:
Fireplace/Stv: Y	A/C: Central Air	Exterior: Brick / Stone
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Attached / 2
Apx Age: 0-5	UFFI:	Park/Drive: None
Apx Sqft: 1600-1799	Elev/Lift:	Drive: None
Sqft Source: per Floor Plan	Retirement: Included In	Park Type: Owned
Exposure: N	HST Applicable to:	Park/Drv Spcs: 0
Assessment:	Sale Price:	Tot Prk Spcs: 2
Spec Desig: Unknown	Taxes Incl:	Park \$/Mo:
Survey Type: None	Heat Incl:	Prk Lvl/Unit:
Phys Hdp-Eqp:	Cable TV Incl:	Bldg Amen:
	Bldg Ins Incl: Y	Bbqs Allowed, Visitor Parking
	Com Elem Incl: Y	Prop Feat: Ensuite Laundry, Family Room, Fireplace/Stove, Pets Allowed with Restrictions
	Cert Level:	Interior Feat: None
	Energy Cert:	
	GreenPIS:	

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Office	Ground	9.32	x 6.76	Laminate Large Window
2	Kitchen	Main	11.12	x 8.17	Laminate Quartz Counter Stainless Steel Appl
3	Breakfast	Main	10.01	x 6.66	Laminate Combined W/Kitchen Large Window
4	Dining	Main	11.52	x 8.99	Laminate Combined W/Living
5	Living	Main	15.09	x 13.16	Laminate Combined W/Dining Picture Window
6	Prim Bdrm	3rd	16.83	x 9.42	Laminate 4 Pc Ensuite W/I Closet
7	2nd Br	3rd	12.76	x 9.42	Laminate 4 Pc Ensuite W/I Closet
8	Den	3rd	11.91	x 8.43	Laminate Open Concept

Client Remks:
 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. LOCATION! LOCATION! LOCATION! Conveniently Located in Burlington's Desirable Aldershot Community Just Steps from Aldershot GO & with Quick Access to Hwys 403/QEW & 407, Parks, Schools, Shops & Restaurants, Hidden Valley Park, Royal Botanical Gardens, LaSalle Park, Lake Ontario & More! 2. Stunning 3-Storey Condo Townhouse Boasting Style & Convenience with 1,625 Sq.Ft. of Living Space with 2 Bedrooms + Office + Den & 3 Baths... Plus High Ceilings, Large Windows & Loads of Natural Light! 3. Spacious Gourmet Kitchen Boasting Contemporary Dual-Tone Cabinetry, Quartz Countertops, Gloss Tile Backsplash, Breakfast Bar, Stainless Steel Appliances & Cozy Breakfast Area... Plus Open Concept Dining & Living Room with Ample Large Windows. 4. 2 Bedrooms + Open Den Area, 2 Full Baths & Ensuite Laundry on 3rd Level, with Both Bedrooms Featuring W/I Closets & 4pc Ensuites! 5. Fabulous Rooftop Terrace is Great for Relaxing & Entertaining with Upgraded Deck Tiles & Natural Gas BBQ Connection. All This & More! 2pc Powder Room & Great Closet Space Complete the Main (2nd) Level. Private Ground Level Office with Large Window, Plus Access to 2 Car (Tandem) Garage.

Inclusions:
 All Light Fixtures, All Window Coverings, Refrigerator & Stove, B/I Dishwasher, B/I Microwave, Stacked Washer & Dryer, Garage Door Opener

Listing Contracted With: REAL ONE REALTY INC. **Ph:** 905-281-2888

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