



Together, For Better!

一份信任，三份回报！



**1095 Cooke Blvd., Unit #41, Burlington**

### Highlights:

- This Stunning 3-Storey Condo Townhouse Boasts 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!
- Spacious Gourmet Kitchen Boasts Contemporary Dual-Tone Cabinetry, Quartz Countertops, Sleek Tile Backsplash, Breakfast Bar, Stainless Steel Appliances & Cozy Breakfast Area.
- Open Concept Dining & Living Room Area with Large Windows.
- 2pc Powder Room & Great Closet Space Complete the Main (2nd) Level.
- 2 Bedrooms + Open Den Area, 2 Full Baths & Ensuite Laundry on 3rd Level.
- Both Bedrooms Feature Walk-in Closets & 4pc Ensuites!
- Fabulous Rooftop Terrace is Great for Relaxing & Entertaining with Upgraded Deck Tiles & Natural Gas BBQ Connection.
- Private Ground Level Office with Large Window, Plus Access to 2 Car (Tandem) Garage.
- LOCATION! LOCATION! LOCATION... Conveniently Located in Burlington's Desirable Aldershot Community Just Steps from Aldershot GO & with Quick Access to Highways 403/QEW & 407, Parks, Schools, Shops & Restaurants, Hidden Valley Park, Royal Botanical Gardens, LaSalle Park, Lake Ontario & More!

### Inclusions:

All Light Fixtures, All Blinds/Window Coverings, Refrigerator & Stove, Built-in Dishwasher, Built-in Microwave, Stacked Washer & Dryer, Garage Door Opener & Remote(s)

### Property Management:

Larlyn Property Management | [www.larlyn.com](http://www.larlyn.com) | 1-888-994-5240

Email: [hsc729@larlyn.com](mailto:hsc729@larlyn.com)

### Condo/Maintenance Fee:

\$251.41/month