



THE MILLS TEAM  
is proud to present

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56 SYLVAN  
VALLEYWAY



**THE MILLS TEAM**

AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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**ROYAL LEPAGE** Signature Realty  
IND. OWNED & OPERATED BROKERAGE

Lauren Rebecca\*, Michael Adams\*, Laura Lee\*, Sue Mills\*, Alex Mills\*\*, Victoria Mills  
Delsnyder, Katie Mills\*, Diane Fujita\*, Sarah O'Neill\* | \* SALES REPRESENTATIVE \*\* BROKER

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Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility. \* Sales Representative \*\* Broker





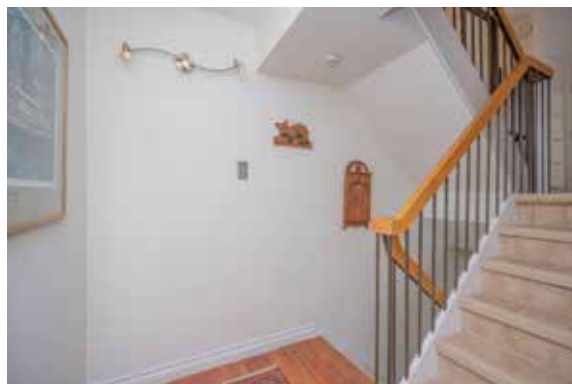
## ADDITIONAL INFO

- Property Taxes:** \$4,995.54 (Annual in 2020)
- Possession:** 30 to 60 days, or to be arranged
- Parking:** Built-in single car garage and parking for one additional car in driveway
- Locker:** Ensuite
- Maintenance Fee:** \$779.79
- Includes:** Water, cable & internet, common elements, building insurance and parking, all exterior doors, windows, roof and grounds maintenance,
- Monthly Utilities:** Approximately \$156 per month
- Heating/Cooling:** Forced Air Gas Furnace & Central Air Conditioning
- Square Footage:** Approximately 1497 sq ft
- Exposure:** North & South with walk-out to enclosed and private backyard
- Inclusions:** Samsung Fridge, Stove, Built-in Dishwasher, Panasonic microwave, LG front loader washer & dryer, all lights fixtures, window coverings, 2 mirrors in dining room, 1 mirror in front hallway, all built-in & attached shelving, tv wall-mount in master bedroom, garage door opener and 2 remotes, forced air gas furnace & central air conditioner & 2 gas fireplaces, hot water tank
- Exclusions:** Mounted television in master bedroom

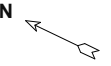


## RENOVATIONS & IMPROVEMENTS:

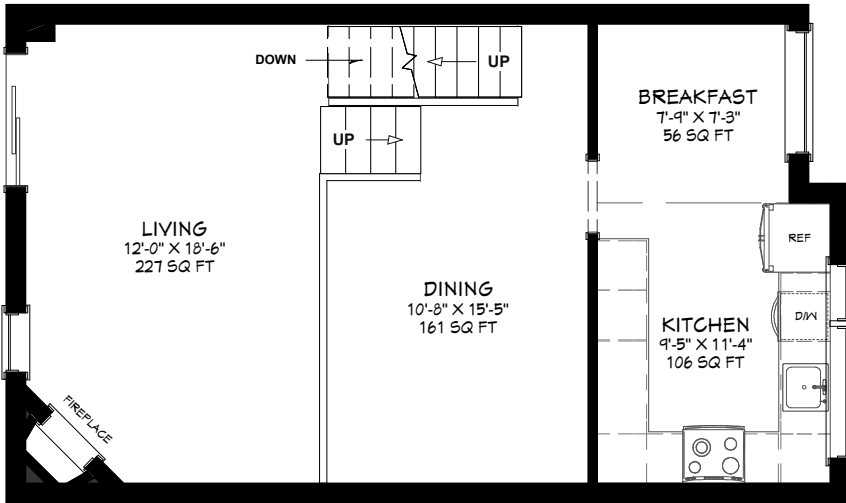
- Kitchen renovation with quartz counters & brand new stainless steel appliances
- Professionally painted throughout
- Updated flooring in front hall, basement and kitchen
- Updates in all 3 bathrooms
- 2 gas fireplaces
- Newer washer & dryer
- Windows, front door and garage door updated by condo corporation



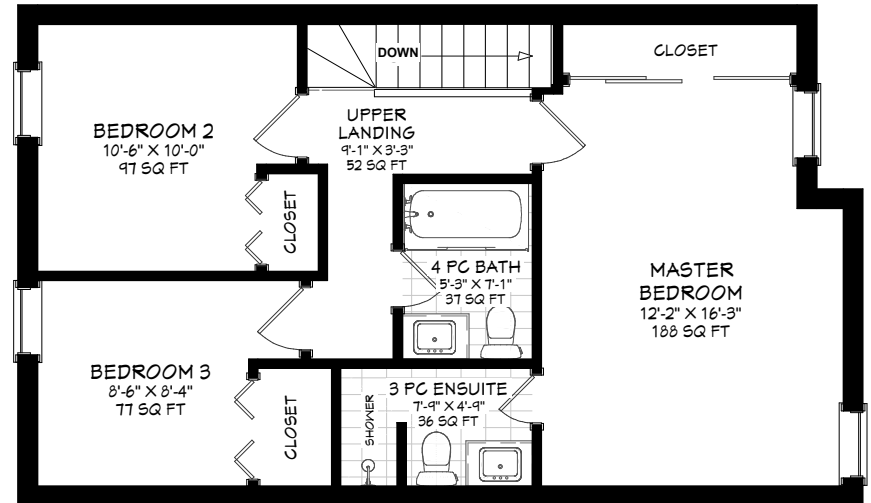
# 56 Sylvan Valleyway



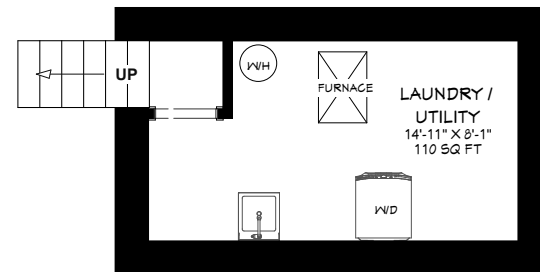
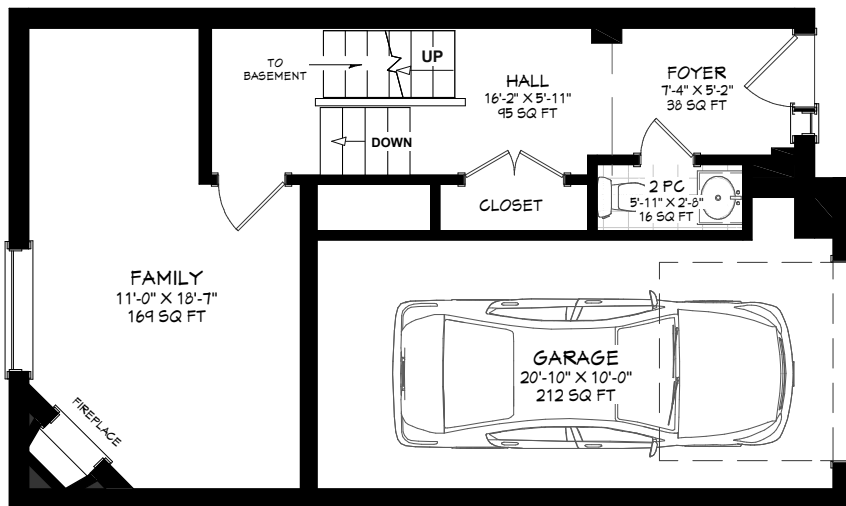
**Main Level** LIVING AREA  
673 SQ FT



**Upper Level** LIVING AREA  
675 SQ FT



**Ground Level** LIVING AREA  
439 SQ FT



**Basement** AREA  
189 SQ FT

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