

12-205 Highland Crescent

Desirable Complex \$186,500.00



PRIDE OF OWNERSHIP IS EVIDENT IN THIS 'AAA' UPPER LEVEL, **END UNIT** CONDO. LOTS OF NATURAL LIGHT FROM BOTH FRONT AND BACK WINDOWS. LARGE KITCHEN WITH **WALKOUT TO PRIVATE BALCONY** PLUS LIVING ROOM **WALKOUT TO SMALL DECK** AND STAIRS LEADING DOWN TO **GROUND LEVEL PATIO AREA.**



WELCOME TO THE **TERRACES OF BEECHWOOD GREEN.** THIS LOVELY LITTLE COMPLEX WITH **44 UNITS** IS WELL MAINTAINED AND CARED FOR UNDER M.F. PROPERTY MANAGEMENT. CONDO FEES INCLUDE WATER, MAINTENANCE, PARKING AND SNOW REMOVAL. CONSIDERED **ADULT COMMUNITY LIVING,** IT IS LOCATED CLOSE TO ALL AMENITIES SUCH AS BUS ROUTES, SHOPPING MALLS AND WALKING TRAILS.

Kitchener

LYNNBEBENEK, Sales Representative/ **JOHN ORDIWAY,** Broker

TEAM REALTY K. W. INC., Brokerage

519.741.1400

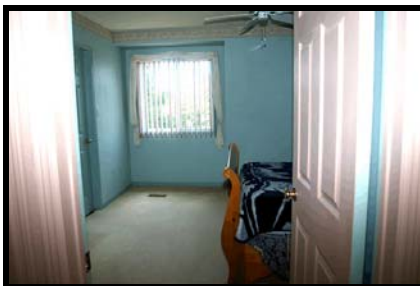


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ROOM SIZES (approximate)

KITCHEN 11'2" X 10'2"
LIVING ROOM 21'6" X 16'5"
DINING ROOM 12' X 11'7"

DEN 15'7" X 7'2"
MASTER BEDROOM 13'6" X 11'2"
BEDROOM 12'2" X 10'4"
BATHS 4-PIECE, 3-PIECE



- ▶ LIVING ROOM WITH **WOOD BURNING FIREPLACE** AND WALK OUT TO SMALL DECK
- ▶ MASTER BEDROOM WITH **3-PIECE EN-SUITE** AND WALK-IN CLOSET
- ▶ 2 BEDROOMS PLUS A DEN/OFFICE WITH DOUBLE DOORS
- ▶ DECK OFF KITCHEN **REBUILT WITH DECKING OVER NEW MEMBRANE**
- ▶ **SLIDERS TO FRONT AND BACK DECK NEW IN 2010**
- ▶ SINGLE CAR GARAGE WITH **NEW GARAGE DOOR**
- ▶ FRIDGE, STOVE, WASHER AND DRYER INCLUDED; DISHWASHER NEGOTIABLE
- ▶ NON-SMOKING HOME
- ▶ CENTRAL AIR
- ▶ WATER SOFTENER OWNED; WATER HEATER RENTED
- ▶ **CONDO FEES: \$302.00** INCLUDES WATER, MAINTENANCE, PARKING AND SNOW REMOVAL
- ▶ **MLS # 1031858**

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NEIGHBOURHOOD NOTES . . .

- ▶ **10 MINUTE WALK TO HIGHLAND HILLS MALL** WHICH INCLUDES THE SUPER STORE, WINNERS, THE SOURCE, ROGERS VIDEO, TD CANADA TRUST AND THE BANK OF MONTREAL
- ▶ **10 MINUTE WALK TO HIGHLAND PARK SHOPPING CENTRE** AT HIGHLAND AND WESTMOUNT - INCLUDES SWISS CHALET, SHOPPERS DRUG MART, BANK OF NOVA SCOTIA
- ▶ **CLOSE TO HIGHLAND ROAD SHOPPING AREA** BETWEEN BELMONT AND WESTMOUNT - INCLUDES FOOD BASICS, SOBEYS, L.C.B.O., PHARMA PLUS, TD CANADA TRUST, ROYAL BANK, TIM HORTON'S AND EAST SIDE MARIO'S RESTAURANT.
- ▶ **CLOSE TO SCHOOLS** - BOTH PUBLIC AND SEPARATE
- ▶ **EASY ACCESS TO PUBLIC TRANSPORTATION** - GRAND RIVER TRANSIT CENTRE AT HIGHLAND HILLS MALL
- ▶ **EASY ACCESS TO KITCHENER TRAIL SYSTEM - IRON HORSE TRAIL PLUS MONARCH WOODS TRAIL** FOR RUNNING WALKING AND CYCLING
- ▶ **EASY ACCESS TO CONESTOGA PARKWAY AND 401**
- ▶ **EASY ACCESS TO IRA NEEDLES BOULEVARD** - JOINING THE CONESTOGA PARKWAY AND ERB STREET WEST IN WATERLOO



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