

# #19 - 545 Laurelwood Drive

## **Timber Trail \$325,000.00**



Lovely **condominium bungalow** in an exclusive **adult community**. Well maintained by owner, this **two-bedroom** unit offers **gas fireplace** in great room and a **walkout from the dinette** to a **deck** overlooking common courtyard/green space with walkways.



## Waterloo

- 2 bedroom, 2 baths
- great room with gas fireplace surrounded by windows
- walkout from dinette to deck
- 3-piece master bedroom en-suite
- master bedroom walk-in closet
- 4-piece main bath/cheater en-suite off 2<sup>nd</sup> bedroom
- main floor laundry
- double garage with garage door opener; garage is drywalled



**MLS # 1141615**

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**interior**



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## features . . .

- Walking distance to Shoppers Drug Mart, Food Basics and Starbucks
- Close to Laurel Conservation Area with walking/biking trails
- Exclusive adult community with walkways and green space
- **Condo Fees: \$285.00/month** which includes water, maintenance, snow removal, garbage removal and building insurance
- **2011 Taxes: \$3,250**
- Appliances included: fridge, stove, washer, dryer, freezer
- Water softener owned (new)
- Water heater rented
- Parking for 4 vehicles (2 inside, 2 outside)
- Visitor parking available
- Deck off dinette overlooks common court yard



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