
2400 VIRGINIA DRIVE

UNIT 805



**STEPHEN
HADDAD**
REAL ESTATE

A | Avenue
NORTH
REALTY INC. BROKERAGE

DESCRIPTION

Welcome to this meticulously maintained two bedroom, two bath condo in the quiet neighbourhood of Guildwood Estates. Whether you're a 1st time buyer, downsizing or seeking an investment property, this condo ticks all the boxes. This is a great opportunity for turnkey living in close proximity to restaurants, shopping and transit. The spacious living room looks out at a balcony that runs the full length of the condo with an incredible view. Your updated kitchen with ample storage & a pass through window that also looks out at your living room, great for entertaining. This unit was originally a 3 bedroom but was converted to 2 bedrooms with a large primary bedroom with french doors, a 2nd bedroom that can be used for a guest or an office, both bathed with natural light. Adjacent to 2nd bedroom is a large storage closet. Residents have access to a range of amenities including 2 gyms, 2 saunas, a spacious party room & a guest suite.



CONDO





Property Type: Condo

Year Built: 1975 Approx.

Heating: Hot Water/Natural Gas

Cooling: Window Unit (included)

Foundation Type: Poured Concrete

Condo Fees/month: \$746.44/Month

(Amenities, Building Insurance ,General
Maintenance & repair, Heat, Hydro,
Snow removal, Water/Sewer)

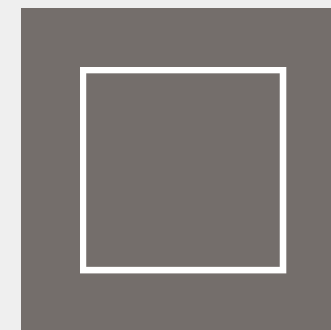
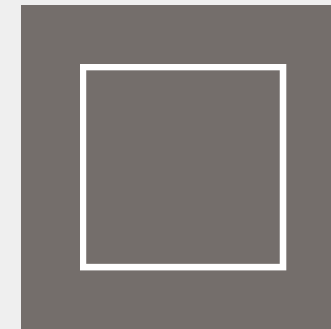
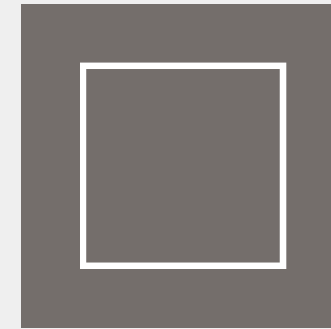
Condo Amenities: Balcony, Exercise Centre,
Guest Suite, Laundry, Party Room, Sauna

Storage Locker: Yes

Property Taxes/year: \$2,233/2023

Appliances Included: Dishwasher, Hood Fan,
Microwave, Refrigerator, Stove

Equipment Included: Auto Garage Door Opener,
Drapery Tracks, Drapery, Intercom



DETAILS & INCLUSIONS



NEIGHBOURHOOD

Turnkey Condo located in Guildwood Estates.
Close to a variety of amenities including parks, public transit, schools, restaurants and shopping.



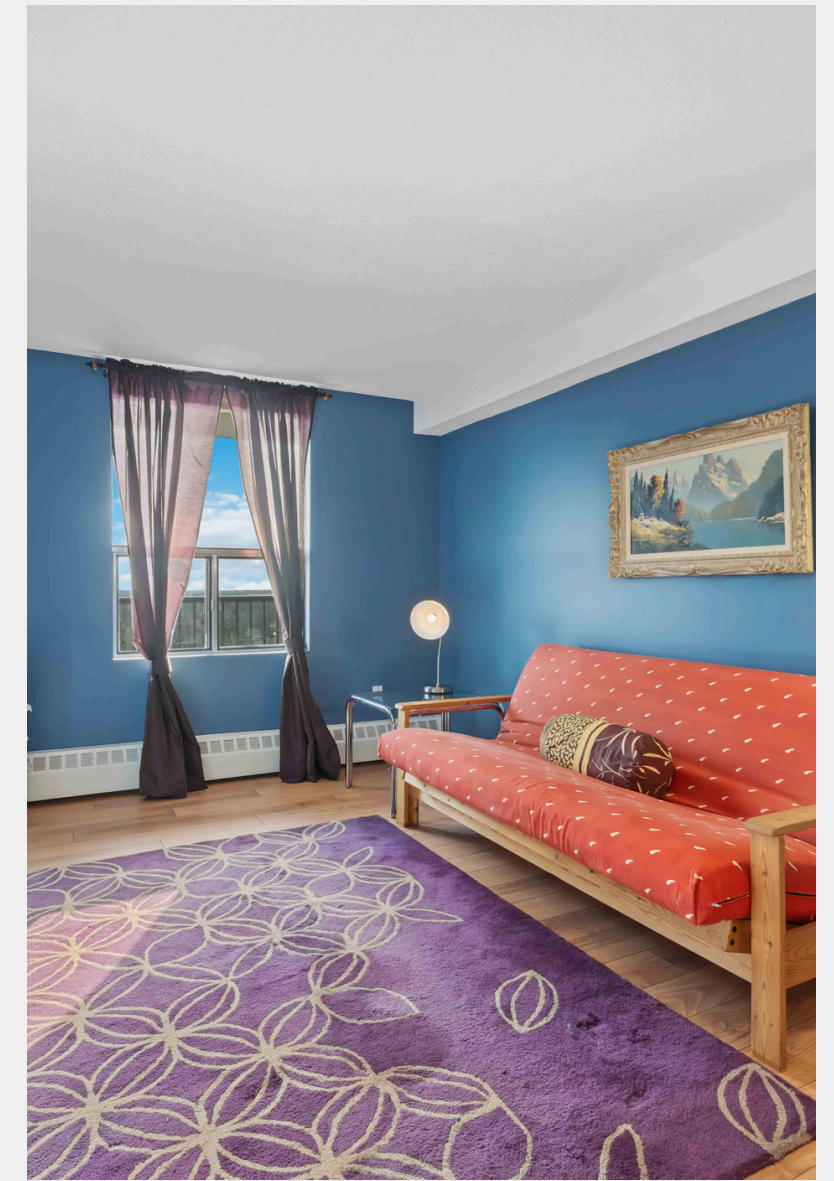


PROPERTY DIMENSIONS



- Kitchen: 11'0" x 7'4"
- Dining Room: 7'10" x 8'0"
- Living Room: 16'4" x 14'6"
- Primary Bedroom: 16'4 x 11'10"
- Second Bedroom: 14'0" x 9'10"
- Storage: 4'6" x 4'9"

*All dimensions are approximate
and to be verified by buyer



CONTACT

Stephen Haddad
email: Stephen@AvenueNorth.ca
Direct: 613-863-0855
Website: www.stephenhaddad.com

