



**2+2 BEDROOMS
3 BATHROOMS**

\$1,399,333

**153 ABERFOYLE MILL CRESCENT
PUSLINCH, ONTARIO N0B 2J0**



www.mariodanielsconza.com



416-760-0306



PROPERTY FOR SALE

EXCLUSIVE

**153
ABERFOYLE**

**FOR
SALE**

\$1,399,333



ABOUT THE PROPERTY

This Stunning South-East facing Bungalow with fantastic curb appeal has an exterior in brick, stone & Hardie board. It boasts over 3000 sq. ft of finished living space with Impressive Fine Finishes, such as 8 ft. solid wood doors; 9 ft. California ceilings and 7.5" baseboards; hardwood and travertine tiles; gourmet kitchen with custom cabinetry; high-end plumbing and lighting fixtures; custom cabinetry in walk-in closet; glass tile backsplashes; built-in Murphy bed with desk and storage; newly built composite deck with storage space and a covered gazebo with an unobstructed north-west facing view of the Meticulously maintained landscape, and an oak staircase with wrought iron railings. Including 200 amp service; gas fireplace with thermal coupling; California shutters; cold cellar; two sets of high-end laundry appliances; POE water filtration and Kinetico water softener system. This home also features a Fully Finished Walk-out that is ideal for a multi-family dwelling, in-law suite, or apartment rental.

Condo fees are only \$285/month which includes: a water usage/treatment facility (pump house) that is inspected & maintained weekly; unlimited use of cold water; annual septic system inspection for your home; snow removal of common roads; landscaping of common areas; maintenance of the putting green & garbage removal.

PROPERTY DETAILS



2+2 BEDROOMS



3 BATHROOMS



8 PARKING SPACES

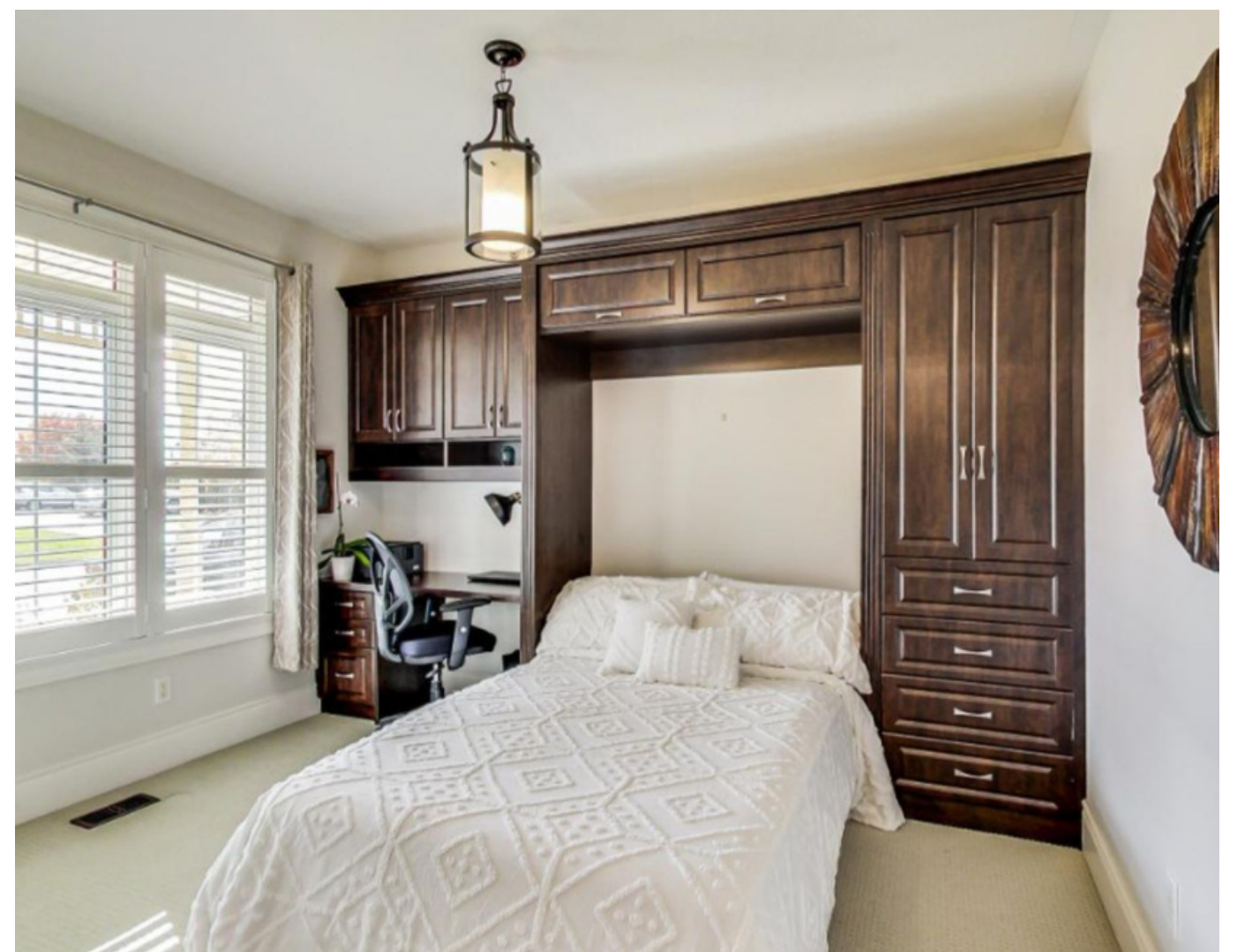
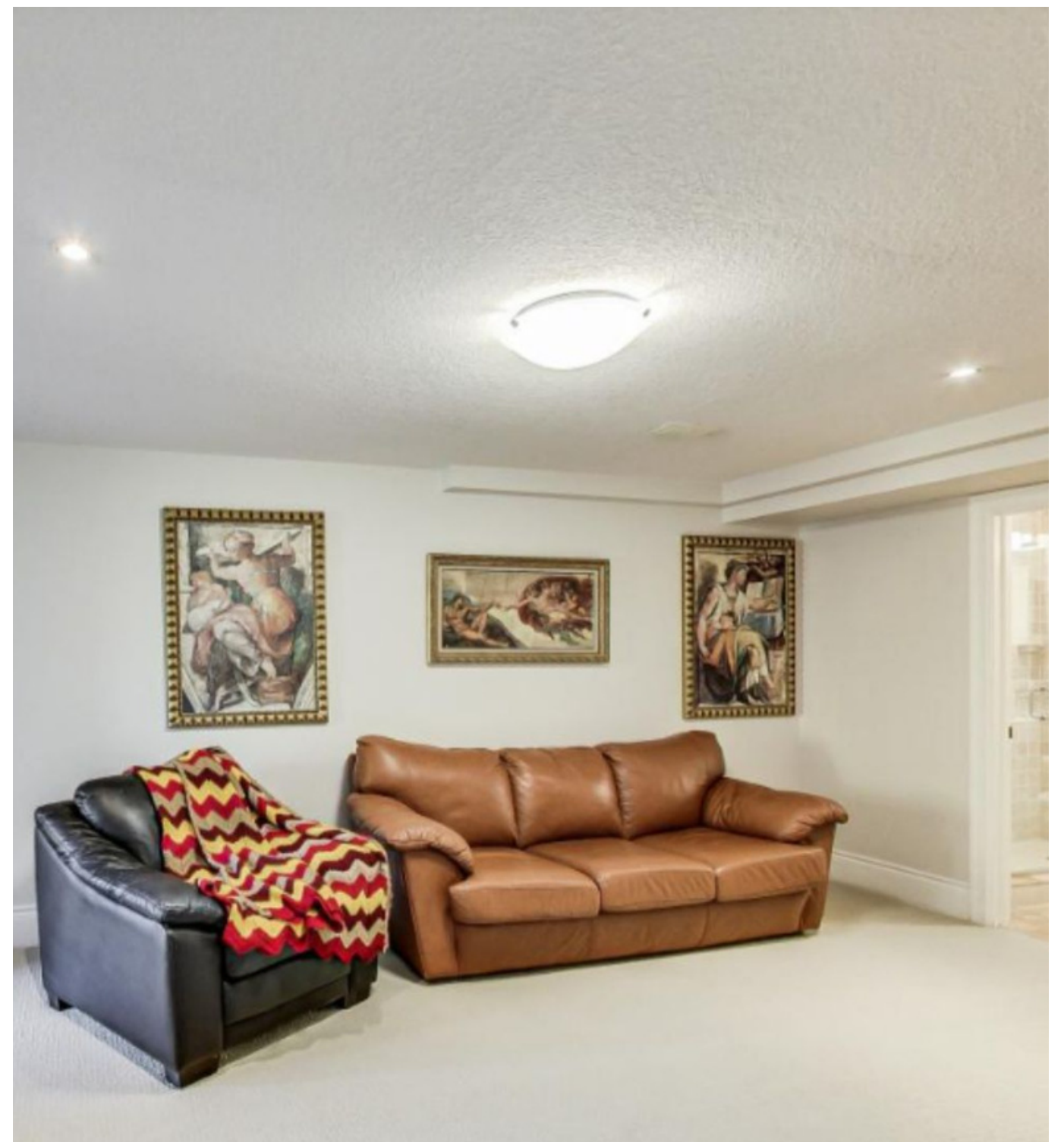
GET IN TOUCH



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27 QUICK AND EASY FIX UPS TO SELL YOUR HOME FAST AND FOR TOP DOLLAR

Because your home may well be your largest asset, selling it is probably one of the most important decisions you will make in your life. And once you have made that decision, you'll want to sell your home for the highest price in the shortest time possible without compromising your sanity. Before you place your home on the market, here's a way to help you to be as prepared as possible. To assist homesellers, a new industry report has just been released called "27 Valuable Tips That You Should Know to Get Your Home Sold Fast and for Top Dollar." It tackles the important issues you need to know to make your home competitive in today's tough, aggressive marketplace. Through these 27 tips you will discover how to protect and capitalize on your most important investment, reduce stress, be in control of your situation, and make the best profit possible. **To hear a brief recorded message about how to order your FREE copy of this report call toll-free 1-800-369-9973 and enter 1023. Get your free special report NOW.**

BUYER BEWARE: 13 EXTRA COSTS TO BE AWARE OF BEFORE BUYING A HOME

Whether you're looking to buy your first home, or trading up to a larger one, there are many costs - on top of the purchase price - that you must figure into your calculation of affordability. These extra fees, such as taxes and other additional costs, could surprise you with an unwanted financial nightmare on closing day if you're not informed and prepared. To help homebuyers understand what these extra costs are, and in what situations they may apply, a free industry report has been prepared called "13 Extra Costs to Be Aware of Before Buying a Home." **To hear a brief recorded message about how to order your FREE copy of this report call toll-free 1-800-369-9973 and enter 1008. Get your free special report NOW to make sure you're budgeting properly for your next move.**

6 COSTLY MISTAKES TO AVOID BEFORE BUYING A HOME

A new report has just been released which identifies the 6 most common and costly mistakes that homebuyers make before buying a home. In answer to this issue, Industry Insiders have prepared a FREE special report entitled "6 Things You Must Know Before You Buy". Having the right information before hand can undoubtedly make a major difference in this critical negotiation. **To hear a brief recorded message about how to order your FREE copy of this report call toll-free 1-800-369-9973 and enter 1004. Get your free special report NOW to find out what you need to know before you buy a home.**

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27 Quick and Easy Fix Ups to Sell Your Home Fast and for Top Dollar



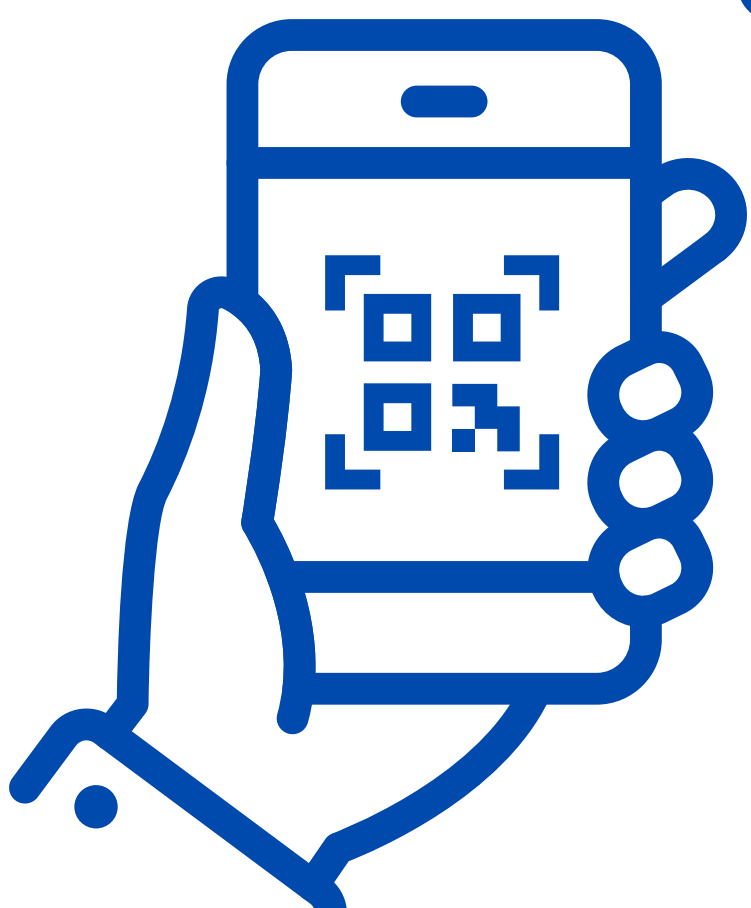
BUYER BEWARE: 13 Extra Costs to be Aware of Before Buying a Home



6 Costly Mistakes to Avoid Before Buying a Home



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