

RESIDENTIAL**#63 2030 BRENTWOOD BV****ACTIVE****LP: \$205,900**

Property Class: Condo
Area: Sherwood Park
Community: Broadmoor Estates
Building Type: Townhouse
Style: 2 Storey
Legal Plan: 8221449 **Blk:** **Lot:** **Unit:** 63 **UF:**
Linc #: 0011585827
Title to Land: Fee Simple **Ownership:** PRIV
Exclusion Y/N: N **SRR:** N **Disc:** **Conform:**
Warranty: **Restrictions:** N-KNW



Property is sold as is where is. All Offers must be submitted with Schedule "A" & "C" Completed. Please CALL 587-269-3333 (LANDLINE - NO TEXTING) for showings. All measurements to be confirmed by purchasers.

BEST BANG FOR BUCK CONDO IN SHERWOOD PARK. Three bedrooms up and four piece bathroom with a good sized master bedroom with TWO CLOSETS. On the mainfloor a newer kitchen, SEPERATE DINING ROOM and great sized living room. Main floor also has a 2 piece bathroom. Basement is unfinished but has a framed in laundry room. This home is located in FANTASTIC AREA IN CENTRAL SHERWOOD PARK. Needs new carpet and a coat of paint but it is just walking distance to Broadmoor lake and has a fenced private yard.

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc		2Pc	3Pc	4Pc	5Pc	6Pc		Finished Levels: 2
Baths:	0	1	0	1	0	0	Ensuite Bath:	0	0	0	0	0		Level: SqM: SqFt:
Addl Rms:	0			Bdrms Above:	3		Total Bdrms:	3						Main Level:
Living Rm:			M	Master Bdrm:										Upper:
Dining Rm:			M	Bedroom 2:										Above Grade:
Kitchen:			M	Bedroom 3:										Lower Level:
Family Rm:				Bedroom 4:										Below Grade:
Den:				Bonus Rm:										Total A.G.: 153.00 1,646.89

Fireplace Y/N:		F/P Fuel:		Fireplace Type:	
Heating:	Forced Air-1	Heat Fuel:	Natural Gas	Roof Type:	Asphalt Shingles
Construction:	Wood Frame	Foundation:	Concrete	Basement:	Full / Unfinished
Exterior:	Stucco, Vinyl			Sec Suite Y/N:	N 2nd Suite Permit By Seller:
Features:	See Remarks			Flooring:	Carpet
				Goods Excluded:	
Goods Included:	See Remarks			Lot Shape:	
				Front Exp:	S Lot SqM:
Site Influences:	Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks			Frontage:	
				Tax Amt/Yr:	\$1,625 / 2015 LI/Yr: \$0 /
Parking:	See Remarks			Zoning:	
Virtual Tour:				Elem. School:	brentwoodelementary.ca/
Brochure:				Jr High School:	sherwoodheights.org/
				Sr High School:	salcomp.ca/
				Other School:	

Condo Name:	Lincoln Park	Total Units:		Total Floors:		Floor		Floor #:	
Encl Parking:		Parking Unit:		Park Plan Type:	R	Park Plan Desc:			
Reg Size:	153.00 (M)	Reg Size	Interior Above Grade						
Condo Fee:	\$297	Condo Fee Incl:	See Remarks						

HOA Fee: **HOA Fee Incl:**

Seller Name:	Toronto Dominion Bank	Appointment:	Must Confirm Appointment
Appt Name:	Team Oosterveld	Appt Phone:	587-269-3333
List Agent:	Ben S Oosterveld - Ph: 587-269-3333	Listing Date:	8/26/2016
Agent E-mail:	ben@teamoosterveld.com	Agent URL:	http://www.teamoosterveld.com
List Firm:	Re/Max Elite - Off#: 780-464-4100	Occupancy:	Tenant
List Agent 2:		Possession:	
List Firm 2:		Possession Days:	
		Co-Operating Commission:	2.25/100K & 1/B
		DOM:	0
		Possession Notes:	Negotiable

Pending Date:		Sold Price:		Input Date:	8/26/2016 2:32 PM
Sold Date:		Adjustmnt Date:		Expiration	11/24/2016

Seller Agent: **Seller Agent 2:**
Seller Firm: **Seller Firm 2:**

08/26/2016

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 2.0