

Dear Prospective Buyer:



Gordon's Downsizing & Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at [www.gogordons.com](http://www.gogordons.com) to learn more about this valuable service.

Thank you for your interest in this property.

# Property Information

Welcome to 15 Postoaks Drive in the desirable Twenty Place community, on Twenty Road just west of Upper James Street in Mount Hope, an adult community where residents enjoy an active lifestyle.

The clubhouse offers a wide range of activities from pickleball to billiards to special events and dances. Other amenities include a very comfortable and well stocked library, an exercise room, pool, sauna and hot tub to provide a healthy lifestyle for all.

This 2+1 bed, 3 bath end unit features a double wide private driveway, attached double garage, and private, fenced in rear courtyard.

Inside you will find a bright and airy open concept design throughout. The first floor features an extra large great room, 2 generously sized bedrooms; The primary featuring a walk-in closet and ensuite bath, a 4 piece main bath, and a, open concept kitchen/dining room with walkout to the patio area.

The open design continues in the fully finished basement where you will find an additional 2 piece bath and an extra bedroom.

With your updates and finishing touches, this unit could be a great place to call your next home!

# Property Details

**ADDRESS:** 15 Postoaks Drive, Mount Hope, ON L0R 1W0

**TYPE:** Single family residential.

**LEGAL DESCRIPTION:** See schedule B

SQ. FT:	1,311 main level, 1,284 basement level (floorplans).
BEDROOMS:	3; 2 on main floor. Primary features walk in closet and ensuite bath, additional bedroom in finished basement.
BATHS:	3; 4 piece main, 3 piece ensuite in primary bedroom, 2 piece bath in finished basement.
LAUNDRY:	In-Suite.
BASEMENT:	Full basement, fully finished.
AGE:	25 years (1998).
ELECTRICAL:	Breaker panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete block.
FLOORS:	Carpet, vinyl, cement.
CEILINGS:	Drywall, Stucco.
WINDOWS:	Vinyl.
EXTERIOR:	Brick Veneer.
INTERIOR:	Drywall.
PARKING:	Double wide private driveway.
GARAGE:	Attached double wide garage.
ZONING:	RM3-002.
TAXES:	\$4284.00 (2022).

CONDO FEES:	\$599.57/Monthly.
MANAGEMENT CO:	Wentworth Condo Corp.
STORAGE UNIT:	In Suite.
ROLL #:	251890211011746
PIN #:	182750063.
HIGH SPEED INTERNET:	Available.
HEATING:	Forced air natural gas.
COOLING:	Central air conditioning.
RENTALS:	Hot water tank (Reliance).
WATER:	Municipal.
WASTE:	Municipal.
Home inspection:	Available at <a href="http://www.gogordons.com">www.gogordons.com</a> .
AMENITIES:	Exercise room, games room, party room, visitor parking.
CONDO FEE INCLUDES:	Building insurance, cable TV, exterior maintenance, parking.
CHATELS INCLUDED:	Fridge, stove, washer, dryer (as is).
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate.

## Visit Website:

- Status Certificate
- Home Inspection
- Schedule B
- Floor Plans
- Virtual Tour