

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 to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

Welcome to 22 Lee's Gallery in Stouffville, a rare gem offered for the first time since its construction.

This 2+1 bedroom, 2 bathroom brick bungalow is nestled in the exclusive gated community of Ballantrae Golf Course, providing a lifestyle of tranquility and convenience.

The home masterfully blends style and practicality, featuring numerous upgrades such as granite countertops, a newer roof, a finished basement, and an extended patio area with serene pond views. The interior boasts high ceilings, hardwood floors, a convenient main floor laundry room, an attached double-wide garage, a gas fireplace in the main living room, and a spacious primary bedroom with a walk-in closet and ensuite bath.

Enjoy maintenance-free living with all grounds upkeep handled for you. The community center, available for exclusive use by residents, offers a saltwater pool, tennis courts, a billiard room, fitness facilities, and a party room. Experience a lifestyle like no other in the coveted Ballantrae Golf Course community.

Property Details

ADDRESS: 22 Lee's Gallery, Stouffville, On. L4A1N7

TYPE: Freehold single family residential in common elements condo complex

LEGAL DESCRIPTION: See schedule B

SQ. FT:	1,700 above grade, 1,700 below grade.
BEDROOMS:	3 + den. 2 on main floor – primary features walk in closet and ensuite bath, additional bedroom in basement.
BATHS:	2; 3 pc main, 3 pc ensuite in primary bedroom.
LAUNDRY:	Main floor laundry room.
BASEMENT:	Full, partially finished. Finished part includes recreation room and extra bedroom, unfinished part has development potential.
AGE:	21 years (2003).
ELECTRICAL:	100 amp breaker panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete.
FLOORS:	Hardwood, carpet, tile.
EXTERIOR:	Brick.
INTERIOR:	Drywall with vinyl windows
PARKING:	Double wide interlocking stone private driveway.
GARAGE:	Attached double wide finished garage with inside entry.
ZONING:	RPS-1
TAXES:	\$5,213.19 (2023).

CONDO FEES:	\$558.93/mo.
CONDO CORP:	#967 (common elements).
PET FRIENDLY:	Yes.
ROLL #:	295330081
PIN #:	194400011174481
HIGH SPEED INTERNET:	Available.
HEATING:	Forced air natural gas.
FIREPLACE:	Gas fireplace in main living room.
COOLING:	Central air conditioning.
ANNUAL COSTS:	Water/sewer: \$1000 Hydro: \$1,100 Gas: \$1,800
RENTALS:	Water heater (Enercare) \$44.32/mo.
WATER/WASTE:	Municipal.
AMENITIES:	On site recreation centre features, tennis, salt water pool, billiard room, fitness facilities and party room, Additional membership to the golf course is available.
CONDO FEE INCLUDES:	Grass cutting, snow removal, road maintenance and use of recreation centre.
CHATELS INCLUDED:	Fridge, stove, Microwave, washer, dryer.
FIXTURES EXCLUDED:	None.
SUGGESTED CLOSING:	Immediate.

Visit Website:

- Status Certificate
- Total Property Video
- Schedule B
- Floor Plans & Virtual Tour