



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

This stunning unit offers 1063 sq. ft. of living space and boasts a picturesque landscape right outside your door. Enjoy the view of mature trees and a serene pond, creating a peaceful and natural setting. This area is protected, ensuring that no construction will disrupt the beauty of your view.

As you step inside, you're greeted by a spacious living area that exudes warmth and coziness. The generous-size kitchen is perfect for experienced chefs and quick family snack times, and it includes a fridge, stove, microwave, dishwasher, and plenty of cabinet space, making meal preparation a breeze. This condo features two bedrooms, with the primary bedroom boasting an ensuite bathroom and a walk-in closet, providing a private retreat within your home. The second bedroom is perfect for guests or a growing family. There is an office providing flexibility to suit your needs. The open-concept dining and living room area is ideal for entertaining guests or relaxing after a long day.

Step outside onto the large balcony, perfect for enjoying the view and relaxing outdoors. This expansive outdoor space sets this unit apart from others in the building.

Additional highlights include ensuite laundry, a convenient storage locker, and one underground private parking space.

The property is pet-friendly, allowing you to bring your beloved pets along. The building offers a range of amenities, including a party/meeting room, guest suite, game room with a pool table, exercise room and a barbecue area, perfect for hosting gatherings with friends and family. Take advantage of this opportunity to own a piece of Newmarket's vibrant community.

Property Details

ADDRESS: 414 – 900 Bogard Mill Trail, Newmarket, ON, L3Y 8V5

TYPE: Residential Condominium

LEGAL DESCRIPTION: See Schedule B

SQ. FT:	1,063 (MPAC)
BEDROOMS:	2 – primary featuring ensuite bathroom and walk-in closet
BATHS:	2 four pieces; ensuite bathroom featuring double sink
LAUNDRY:	ensuite washer and dryer
AGE:	21 years old (2003)
ELECTRICAL:	Break panel
FLOORS:	Hardwood, ceramic
CEILINGS:	Plaster
WINDOWS:	Vinyl
EXTERIOR:	Aluminum siding
INTERIOR:	Drywall
PARKING:	1 Underground private space #134
STORAGE UNIT:	Locker #196, room 5. In garage
PET-FRIENDLY	Restricted
ZONING:	R5-S, OS-EP, ICBL (GeoWarehouse)
TAXES:	\$4046.43m (2023)
MAINTENANCE:	\$803.01
ROLL #:	194804019802592
PIN #:	295440125

HIGH SPEED INTERNET:	Available
HEATING:	Forced air
COOLING:	Forced air (A/C exchanger on balcony)
COSTS AVERAGE:	Gas: \$81.57, Hydro: \$110.76, Water: included
RENTALS:	None
WATER:	Municipal
WASTE:	Municipal
STATUS CERTIFICATE:	Full version available at: www.gogordons.com
AMENITIES:	Part/meeting room, Guest suite, game room (pool table), barbecue area, exercise room
INCLUSIONS:	Fridge, stove, microwave, washer & dryer. dishwasher
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	50,000
SUGGESTED CLOSING:	15-30 days

Visit Website:

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