



# #905 – 1440 Heron Road

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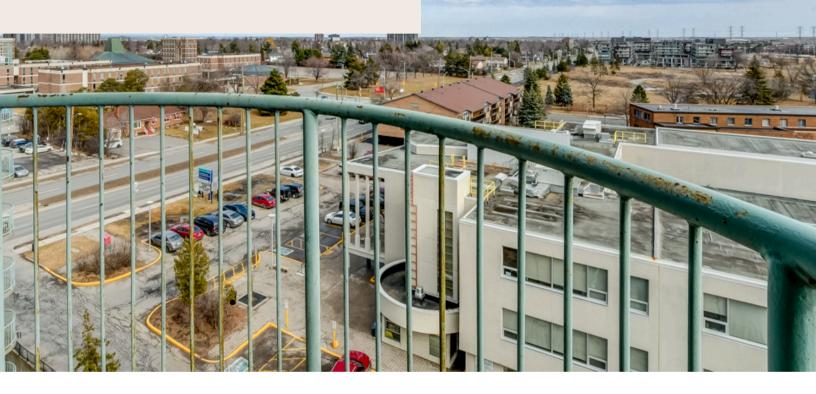
Carefree condo living with great amenities! Perched high on the 9th floor of a quiet, clean & well-maintained building, with covered curved balcony offering lovely views over the city.

Beautiful natural light floods through the units' windows, reflecting off its crisp white walls & dark laminate floors. Open main area features both living & dining areas adjacent practical kitchen featuring ample storage space. Two well-proportioned bedrooms are tucked peacefully at the side of the unit, the primary bedroom hosting a walk through closet & cheater ensuite bathroom.

Take advantage of the indoor pool, hot tub, party room, in building laundry & avoid the winter woes with 1 underground heated parking space! An excellent choice for first time buyers, downsizes & investors alike!

### **Heron Gate**

Located in central Alta Vista Court, boasting walkability to shopping & dining + excellent transit connectivity.



#### **Inclusions**

- Kitchen appliances: refrigerator, stove, hood fan
- Washer & dryer (AS-IS), all light fixtures, bathroom mirror, built-in shelving affixed to walls

#### **Approximate Utility Costs**

- Electricity: \$45/month
- Property taxes \$2,057/2023
- Hot water heater, (Rental) \$21/month





### Condo Living

- Carefree condo living with great
  amenities
- Perched high on the 9th floor of a quiet, clean & well-maintained building
- Covered curved balcony offering lovely views over the city
- Beautiful natural light floods through the units' windows
- Crisp white walls
- Dark laminate floors

## Classic Design

- Open main living area
- Living & dining area adjacent practical kitchen
- Kitchen featuring ample storage space
- Two well-proportioned bedrooms are tucked peacefully at the side of the unit
- Primary bedroom hosting walk through closet & cheater ensuite bathroom
- An excellent choice for first time buyers, downsizes & investors alike!



#### Condo Fee & Inclusions

- Managed by Apollo CI Condo Management
  - info@acicm.com
  - (613) 225-7969
- Fee approximately \$590/month
- Fee includes:
  - Building insurance
  - Caretaker
  - Water/wastewater
  - Management fee
  - Snow removal

**Amenities & Info** 

Elevator

Condo

- Exercise centre
- Indoor pool
- Party room
- Hot tub
- Parking space number: A 46
  - Highlights:
    - Underground
    - Heated
    - Elevator access

### Are you ready to make this house your home?

#### Natalie McGuire

Sales Representative

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