



*For Sale*

# #905 – 1440 Heron Road

 Heron Gate

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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



## *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, downsizers & investors alike!



## *Condo Fee* & Inclusions

- Managed by Sentinel Management
  - 613-736-7807
- Fee approximately \$590/month
- Fee includes:
  - Building insurance
  - Caretaker
  - Water/wastewater
  - Management fee
  - Snow removal
- Status Certificate on file and available upon request

## *Condo* Amenities & Info

- Elevator
- 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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