


Prepared by **CAROLYNE LEDERER, Broker of Record**
CAROLYNE (REALTY) CORP., BROKERAGE
 44 Queen St.,E., Ste. 214, Brampton, ON L6V1A2
 905-458-6711
 3/23/2008

[Virtual Tour](#)

	1276 Silvan Forest Dr 28	\$359,900 For Sale
	Burlington, Ontario L7M4V8 W25 469- -	Taxes: \$2,457.47/2007
	SPIS: N	Last Status: New
	Condo Townhouse	#Shares%: 6+1
	2-Storey	Locker#: Bedrooms: 3
	Dir/Cross St: Forest Run/Walkers	Level: 1 Washrooms: 3
	Corp#: HCC/393 Unit#: 28	2x4xUpper, 1x2xMain
	Zoning: Priceless Spectacular Forest View	
	Property Mgmt: Note: Very Low Maintenance Fees & Excellent Reserve Fund	

MLS#: W1330058 **Seller:** Carolyne Lederer (Rebba) **Contact After Exp:** N **Occup:** Owner

Open House: **From:** **To:** **DOM:** 2 **Holdover:** 90 **Possession:** Flex/Immed

Open House Notes: 3% Comm-No Mkt.Fee **PIN#:**

Kitchens: 1	Pets Perm: Y	Balcony: None
Fam Rm: Y	Locker: None	Ens Lndry: Y Lndry Lev:
Basement: Finished	Maint: \$152	Exterior: Brick Stone
Fireplace/Stv: Y	CAC: Y	Gar/Park Sp: Attached/1
Heat: Other Forced Air	UFFI: No	Park/Drive: Private
Apx Age:	Central Vac:	Park Type: Owned/
Apx Sqft: 1500-2000	Elevator: N	Park Spcs: 2
Exposure: Se	Retirement:	Park \$/Mo:
Assessment:	Taxes Incl: N Water Incl: N	Prk Lgl Dsc:
Spec Desig: Unknown	Heat Incl: N Hydro Incl: N	Bldg Amen: Visitor Parking
	Cable TV Incl: N CAC Incl: N	
	Bldg Insur Incl: Y Prkg Incl: Y	
	Comm Elem Inc: Y	
	Cul De Sac	
	Grnbelt/Conserv	

# Room	Level	Dimensions (m)		
1 Living	Main	7.26 x 2.89	Combined W/Dining	Picture Window O/Looks Park
2 Dining	Main	7.26 x 2.89	Combined W/Living	Mirrored Walls Broadloom
3 Kitchen	Main	4.82 x 2.66	W/O To Ravine	Sliding Doors Tumbled Marble

4 Master	2nd	6.52 x 3.41	W/W Closet	4 Pc Ensuite	Broadloom
5 2nd Br	2nd	3.85 x 2.83	Broadloom	O/Looks Park	Double Closet
6 3rd Br	2nd	3.85 x 2.84	Broadloom	O/Looks Garden	Double Closet
7 Family	Bsmt	7.00 x 4.00	Gas Fireplace	Broadloom	Pot Lights
8 Laundry	Lower	3.21 x 1.56	Ceramic Floor	Double Doors	Cul De Sac
9 Foyer	Main	3.88 x 2.67	Hardwood Floor	Cathedral Ceiling	Circular Oak Stairs
<p>Remarks For Clients: End Unit. Finished Basement. Beautiful Kitchen With Upgrade Hdwd & Tumbled Marble Backspl. Professionally Finished Basement; Property Backs To Bird Watcher's Paradise. Dense Trees In Mature Forest Area; Stream/Creek And Ponds. Largest Backyard In Complex. Extremely Private Key Hole Location. Mature Tree-Line On Double Side Fenced Yard. Fresh Neutral B/Moore Paint.Brand New Brdlm/U-Pad Thru-Out. Many Updates.Please Read Detailed Feature Sheet</p> <p>Extras: Appliances, Brand New Washer&Gas Dryer; Gar.Op.& Remote. Except For 3, All Light Fixtures Replaced.New Smoke Dets.Winding Stairs With Chestnut Col.Handrail. Large Cathedral Foyer.Inside Gar.Access. Insulated Gar.Door. Neutral Upscale Decor.</p> <p>Remarks for Brokerages: Gas Firepl. In F/Rm. ***Show With Confidence.*** Very Clean Home; Key-Hole Court Location. Walkers/Forest Run/Silvan. Amazingly Quiet Small Upscale Complex Only 40 Homes With Brick And Stone Features. Closing Can Be Immediate/Flex. No Mkt.Fee. 3% To Co-Op If Sold Before April 1</p>					
Mortgage		Clear As Per Seller - See Attachment Long List Feature Sheet & More			
Comments:		Pics On Web Site			
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					Appts: 905-458-6711
Contract Date:	3/22/2008	Condition:			Ad: N
Expiry Date:	6/30/2008	Cond Expiry:			Escape:
Last Update:	3/23/2008	CB Comm:	3 Percent Plus Gst If Sold By April 1	Original \$:	\$359,900

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