

208-1487 MAPLE AVENUE

kt

KORMENDYTROTT.COM



A photograph of a modern interior space. In the foreground, a grey textured sofa is partially visible with two light-colored pillows. The floor is made of light-colored wood-look planks. In the background, there are white doors and a large, cylindrical lamp with a white shade. A semi-transparent white banner is overlaid across the middle of the image, containing text.

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1+1 BEDROOMS



1 BATH



715 SQ.FT



2 PARKING





welcome home

Welcome to Maple Crossing, Milton's popular mid-rise condo community in the Dempsey neighbourhood. You can leave your car at home and walk to coffee shops, restaurants, grocery stores, parks, and other services. Milton GO and Highway 401 are just a few minutes away, very simple for commuters.

The four-storey buildings create a friendly community atmosphere and include useful amenities like a party & fitness rooms and visitor, and underground parking with a car wash bay. These features help make everyday life easier. Maple Crossing is central, well-connected, and comfortable, whether you are buying your first home, downsizing, or looking for a good investment.

**CONTACT THE KORMENDY TROTT TEAM
TODAY FOR MORE INFORMATION:**

1 (800) 617-0090
info@kormendytrott.com

“THE
KITCHEN
IS THE
HEART
OF THE
HOME”















who



FEATURES

- Vinyl plank flooring
- Freshly painted throughout
- New semi flush mount & LED lighting
- Bathroom with upgraded vanity
- Laundry and mechanical closet with included washer and dryer
- Separate den
- Double glass doors to covered balcony
- Two lockers, ensuite storage locker & exclusive use of underground storage locker
- Two parking spots, one owned underground and one exclusive surface spot

KITCHEN HIGHLIGHTS

- Subway tile design backsplash
- Upper cabinets and under cabinet lighting with black pull hardware
- Peninsula with breakfast bar
- Microwave shelf
- Appliances:
 - GE® refrigerator and freezer
 - GE® built-in dishwasher
 - GE® glass top electric range

MISCELLANEOUS

- Property Management Company
 - Wilson Blanchard
- Condo Fees
 - \$532.91
- Included with Fees
 - Water, Building Insurance, Amenities
- Amenities:
 - Exercise Room, Party Room, Visitor Parking, Car Wash Station
- Barbecues:
 - Permitted on balconies * Note that the condo management company requests barbecues to be used far enough away from stucco to prevent staining & damage

Items included

specifications

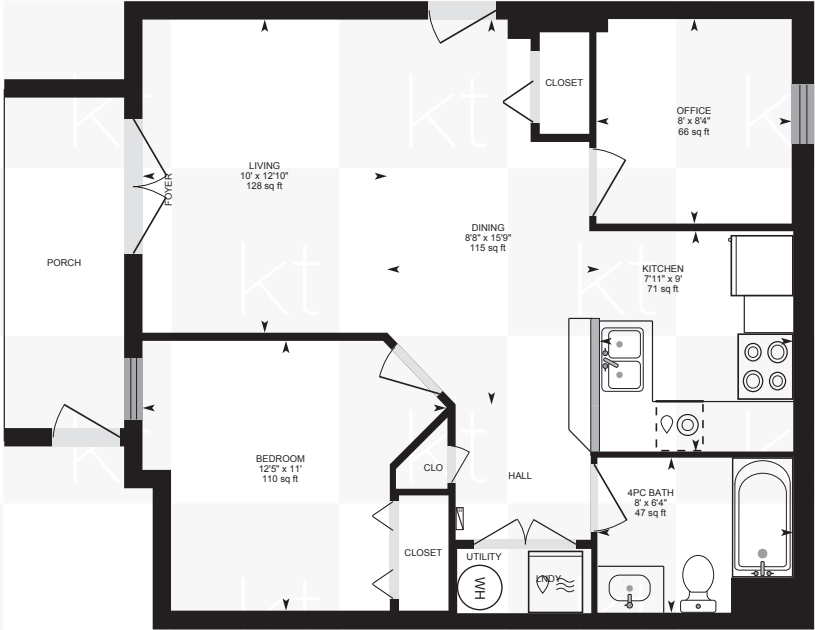
TYPE	Condo Apartment
LEVELS	1
YEAR BUILT	2001
SQUARE FEET	715 sq.ft.
BEDROOMS	1+Den
BATHROOMS	
Full	1
LAUNDRY	Ensuite

SURFACE PARKING	1
GARAGE PARKING	1
2025 PROPERTY TAX	\$2,040
BALCONY EXPOSURE	West
HEAT SOURCE	Gas
EST. RENTAL INCOME	\$2,100
LOCKERS	2

*Room sizes, year built, lot dimensions, taxes and all other specifications are approximate. Square footage source: Floorplan. Buyers and/or their agent are responsible for determining exact figures.

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Measurements and calculations are approximate
To be used as guidelines only



neighbourhood

WELCOME TO DEMPSEY.

Dempsey is arguably Milton's most connected and convenient neighbourhoods. Whether it's a spontaneous dinner, a quick coffee run, or catching the train to go downtown, everything is right at your doorstep. Spend an evening at the FirstOntario Arts Centre, catch a film at Cineplex, or enjoy the growing mix of restaurants and cafés along Main Street or at Milton Common. Commuters appreciate being minutes to Highway 401 and within walking distance to Milton GO. With established schools, neighbourhood parks, and easy access to local trails, Dempsey offers a lifestyle that works just as well for young families as it does for downsizers looking to stay close to it all.

WELCOME TO MILTON, ONTARIO!

Milton is one of Canada's fastest growing municipalities. The population more than tripled from 2001 to 2012 when it exceeded 100,000.

FUN FACTS.

- 2021 Median Age: 36
- 2031 Estimated Population: 228,000
- Average Household Income: \$142,600
- Green and Recreational Space are more than double anywhere in the GTA
- 65% of residents have post secondary education

SCHOOLS.



CHRIS HADFIELD PS (K - 8)

1114 Woodward Ave
(905) 875-1876

3MIN 15MIN

MILTON DISTRICT SS (9-12)

396 Williams Avenue
(905) 878-2839

12MIN BUS

ST. PETER CES (JK-8)

137 Dixon Drive
(905) 878-4626

3MIN 9MIN

BISHOP P.F REDING CSS (9 - 12)

1120 Main Street East
(905) 875-0124

2MIN 7MIN

AMENITIES.



MILTON COMMON

- Real Canadian Superstore
 - TD Bank | Scotia Bank
 - LCBO
 - Dollarama
 - Bulk Barn
 - Restaurants: East Side Mario's, Shoeless Joes, Mr. Dumpling, and more
-

5MIN 20MIN

MILTON SQUARE

- Milton Cineplex
 - The Home Depot
 - The Beer Store
 - Best Buy
 - Longo's
 - Restaurants: Boston Pizza, Turtle Jacks, Khazana, and More
-

2MIN 13MIN

HWY 401

5MIN

HWY 407

3MIN

MILTON GO

7MIN

CALL/TEXT

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SOCIAL

