



# CHRISTINE HAUSCHILD

## REAL ESTATE TEAM



## 206-411 MacKay Street New Edinburgh

Welcome to New Edinburgh & Minto's modern Leed Certified Building with spectacular amenities. Easy walking/cycling to parks, pathways + transit.

Enjoy this fabulous 2 bedroom, 2 bath corner unit with open-concept living space & large windows with beautiful views to the surrounding neighborhood below. Take advantage of the covered balcony through sliding doors! So much to see! The kitchen, with tons of cabinetry includes quartz counters, stainless steel appliances, & centre island with seating area.

The sunny primary bedroom features a large closet with storage system, + elegant 3 piece ensuite with walk-in shower. The 2nd bedroom features glass sliding doors, and can easily be used as a den or office! 2nd full bath & in unit with 2022 washer & dryer.

Only steps away on the same floor is the guest lounge with fireplace & kitchen/dining room, pool table, gym, guest suite & outdoor Terrace with BBQ. Main level of building has LCBO, BMO & Starbucks. Scone Witch, Clocktower Pub & Metro across the street! Includes 1 underground parking space.

 **2 Bed** |  **2 Bath** |  **1 level** |  **1 Garage parking space** |  **Centrally located**

E. & O.E. The information in this document is believed to be accurate, but is not warranted.



Contact me for more information:  
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## Inclusions

Refridgerator, stove, dishwasher, washer, dryer, microwave/hood fan, all light fixtures, window blinds

## Exclusions

NIL

## Year Built

~2017

## Closing Date

To Be Arranged

## Property Tax

~\$3,855.47/2021 as per homeowner

## Parking Space

#16, level P2

## Rental Items

NIL

## Condo Fees

\$403.75/month includes exercise centre, guest suite, building insurance, water/sewer, heat.

**Note:** owners responsible for hydro in their own unit

## Measurements

Living Room: 14'08 x 10'056

Bedroom #2: 8'04 x 7'06

Kitchen: 11'10 x 9'06

Full Bathroom: 7'11 x 4'11

Primary Bedroom: 10'01 x 8'10

Balcony: 7' x 5'06

3 Piece Ensuite: 9'01 x 5'07



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