

\$339,900 - 57 12th Conc Road E Unit# 705, Flamborough

MLS® #40728631

\$339,900

1 Bedroom, 1.00 Bathroom, 850 sqft
Single Family on 0.00 Acres

044 - Flamborough East, Flamborough,
Ontario

Welcome to the serene setting at Fernbrook Resort, a 50+ lifestyle cottage atmosphere w/clubhouse amenities including an indoor & outdoor pool. This open concept 1-bedroom home sits on a premium pie-shaped lot faces a pond and backs on to a forest!! Home has been recently renovated (2020) from top to bottom, has a beautiful beach vibe, a must see!! Vinyl plank flooring throughout, Caesarstone countertops, top of line appliances. The kitchen is open to the dining room and family room - great for entertaining. The family room boast a beautiful gas(propane) fireplace, the dining room also has a wood-burning stove. 3-piece bathroom, laundry room. Sunny large front deck for enjoying your morning coffee. There are 2 sheds, one on the side of the property and one in the rear for storage. The clubhouse includes tennis courts, indoor pool, gym, outdoor pool, hot tub and suntan deck. Centrally located for quick access to QEW and 401, Waterdown, Hamilton, Guelph, Cambridge. Units cannot be financed or used as collateral for a loan. Lot fees are approx. \$801/Month to be verified with park management which includes lot, taxes, water, water testing, and use of the resort amenities. Hydro, propane extra. Buyer must be approved by the Park. (id:6289)

Built in 1975



Essential Information

Listing #	40728631
Price	\$339,900
Bedrooms	1
Bathrooms	1.00
Square Footage	850
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Leasehold
Style	Bungalow

Community Information

Address	57 12th Conc Road E Unit# 705
Subdivision	044 - Flamborough East
City	Flamborough
Province	Ontario
Postal Code	L0R1K0

Amenities

Features	Conservation/green belt, Crushed stone driveway, Country residential
Parking Spaces	4
Has Pool	Yes
Pool	Indoor pool

Interior

Appliances	Dryer, Refrigerator, Stove, Washer
Heating	Propane Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Propane,Wood
# of Stories	1

Exterior

Exterior	Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office

Keller Williams Edge Realty



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