

\$599,900 - 40 Braemar Avenue Unit# 30, Caledonia

MLS® #40770845

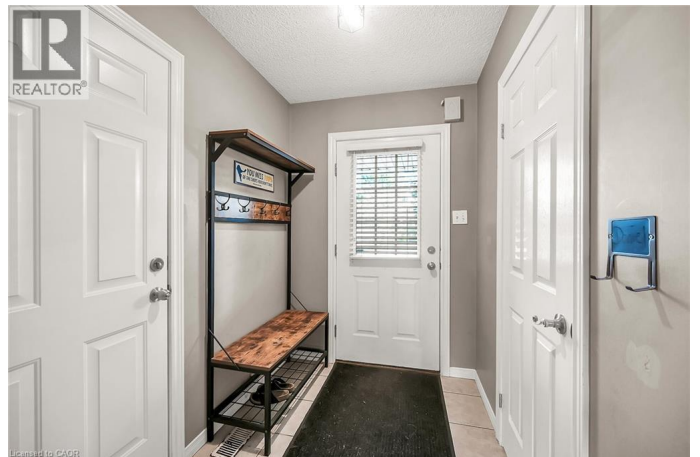
\$599,900

3 Bedroom, 3.00 Bathroom, 1,926 sqft

Single Family on 0.00 Acres

632 - Caledonia South West, Caledonia, Ontario

Welcome to 30-40 Braemar Avenue, ideally situated in the heart of Caledonia. This spacious townhouse condominium is located within the highly sought-after 'Meadow Gardens' complex. The property features 3 bedrooms, including an expansive primary suite with dual closets, as well as 3 bathrooms. The open-concept kitchen, dining, and living areas create a welcoming atmosphere, while the fully finished basement offers a generous family room, laundry and extensive storage space. Additional highlights include a hi-efficiency furnace & central-air conditioner (2020), oak cabinetry with pantry in the kitchen, high-quality laminate flooring throughout the basement, living room & bedrooms, ceramic tile in the kitchen & entrance, a covered front porch, inside access from the garage, and a private backyard featuring new fencing, a wood deck, and patio. For a monthly condo fee of \$323.98, residents benefit from exterior maintenance services such as grass cutting and snow removal, ample guest parking, and building insurance. The location is within walking distance to numerous amenities, including parks, schools, fitness centres, restaurants, Tim Hortons, and the Grand River. With easy access to Hamilton, Ancaster, and Highway 403, this property is ideal for individuals seeking a low-maintenance lifestyle and exceptional convenience. (id:6289)



Built in 2000

Essential Information

Listing #	40770845
Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Half Baths	2
Square Footage	1,926
Acres	0.00
Year Built	2000
Type	Single Family
Sub-Type	Condominium
Style	2 Level

Community Information

Address	40 Braemar Avenue Unit# 30
Subdivision	632 - Caledonia South West
City	Caledonia
Province	Ontario
Postal Code	N3W2N1

Amenities

Amenities	Hospital, Park, Place of Worship, Playground, Schools, Shopping
Utilities	Electricity, Natural Gas, Telephone
Features	Paved driveway, Sump Pump, Private Yard
Parking Spaces	2
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove, Water meter, Washer, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick Veneer, Vinyl siding
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office Royal LePage NRC Realty Inc.



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