

Welcome to:
2060 Sugar Maple Court
Priced at: \$515,000



Located in the desirable Headon Forest community.

This 2 Storey, 4+2 Bedroom, 3 Bathroom home has everything a family could need, with room to grow. Spacious rooms throughout this home are highlighted by tasteful, neutral décor. Step outside to enjoy the private backyard with several mature trees.

Hardwoods, ceramics and French doors highlight many areas of the main floor. With an expansive Family room, separate Dining room, Living room, and oversized Deck all located off the eat-in Kitchen, the conveniences of this home will be appreciated. The Study, Laundry room and 3 piece Bathroom complete your main floor living area.



*Upstairs at
2060 Sugar Maple Court*



Sail away to your Master Bedroom with walk-in closet and Ensuite Bathroom. With views into the treed backyard, this generously sized bedroom will be a relaxing retreat at the end of the day. Enjoy your completely upgraded spa inspired 5 piece Ensuite Bathroom with whirlpool tub in complete comfort and privacy.



A family Home with room to grow.

With 3 more generously sized Bedrooms and a 4 piece Bathroom with another whirlpool tub available upstairs, your family will have their choice of rooms with a view.



Downstairs there are another 2 finished rooms and a Library area with hardwood floor. The Library area opens to an oversized possible Games room on one side, and a large potential In-law suite with walk-out on the other side.

2060 Sugar Maple Court *The Final Touches*

This home is in a sought after court location on a large pie shaped treed lot (109' x 120' x 131' x 50') and is ideally located in the North Burlington community of Headon Forest. Three High Schools, three Junior Schools, shopping, restaurants, parks, two indoor pools, an outdoor pool, the Tansley Woods Community Centre with library and public transportation are all within walking distance.

2060 Sugar Maple Court has been a one family home since it was built in late 1984. It has been well maintained and upgraded with quality workmanship throughout. Ideal for your family now, with plenty of room to grow into the future.

Three floors of living space for your family.

The Details:

Upstairs:

Master Bedroom: 18' x 13'
5 Piece Ensuite: 9' x 8'
Walk-In closet

Bedroom 2: 12'7" x 13'
Bedroom 3: 12' x 12'
Bedroom 4: 12'7" x 11'
4 Piece Bathroom: 8' x 7'4"

Linen Closet
Hardwood Floor on landing
2 Whirlpool Bathtubs

Main Floor:

Eat-In Kitchen: 27' x 11'
Family Room: 19' x 17'
Dining Room: 11' x 12'
Living Room: 17' x 12'
Laundry Room: 19' x 6'7"
Study: 8' x 12'
3 Piece Bathroom including shower

Centre Hallway
Large Deck
Wood Burning Fireplace
Three Bay Windows
Double full size car Garage
Hardwood and Ceramic Floors

Basement:

Library area: 11' x 13'8"
Computer Room: 12' x 12'6"
Sewing Room: 14'4" x 12'
Possible Games Room: 39'5" x 12'
Possible In-Law: 23'7" x 19'2"
200 Amp fuse box
Walk out
Hardwood floor in library
French Doors

Recent Upgrades:

House Size: 2,700 square feet excluding basement .
Lot Size: Left: 109' Back: 120' Right: 131' Front 50'
Assessed Value Jan 1, 2005: \$489,000
Taxes 2006: \$5,050.68
Gas Heat and Rentals 2005: \$1,917.05
Hydro & Water 2005: \$2491.88

Ensuite Bathroom: 2006
Furnace: 2005
Roof: 2005
Central Air: 2005
Kitchen Counter: 2006
Central Vacuum.
Stove, Dish Washer, Fridge,
Clothes Washer & Dryer.
In ground Sprinkler System.



Contact Information:

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