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## Elmcote 7

27 Rosemont Ave, Pembroke

**Price \$ 975,000**

MLS Number: 1138



Convenience to the city for busy professionals is only part of the appeal of this 2 bedroom, 2 bathroom stylish condo on Rosemont Avenue. The designer kitchen with gleaming professional grade stainless appliances complement the neutral tones of the cabinetry and finishes throughout.

The heart of the home is the central living room which is filled with good natural light and opens to the covered patio. Floors are wood, ceilings are high and air conditioned. The kitchen is separated from the living room by a raised counter. The master bedroom suite is a tranquil retreat comprising bedroom, double closets and bathroom with separate shower and soaking tub. The second bedroom and bathroom can be shut off as a suite if required for guests. There is plenty of car and bike parking and some outside storage.

The home in town should tick all the boxes for a discerning buyer.



- AC
  - Overland View
  - Patio
  - Built
  - Watlington
  - PRC Holder
  - Well
- |                    |                   |
|--------------------|-------------------|
| <b>Bedrooms</b>    | <b>2</b>          |
| <b>Baths</b>       | <b>2</b>          |
| <b>Sq. Ft.</b>     | <b>950</b>        |
| <b>Maintenance</b> | <b>\$ 350/m</b>   |
| <b>ARV</b>         | <b>\$ 25,200</b>  |
| <b>Land Tax</b>    | <b>\$ 398 p/a</b> |
| <b>Leasehold</b>   |                   |

### Room Sizes

- |                      |                |
|----------------------|----------------|
| <b>Kitchen</b>       | <b>15 x 12</b> |
| <b>Living/Dining</b> | <b>18 x 12</b> |
| <b>Bedroom 1</b>     | <b>14 x 11</b> |
| <b>Bedroom 2</b>     | <b>11 x 11</b> |
| <b>Patio</b>         | <b>12 x 12</b> |

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To the best of our knowledge the information contained herein is accurate however we cannot guarantee that it is correct.