

# samcorea

# The Cornell

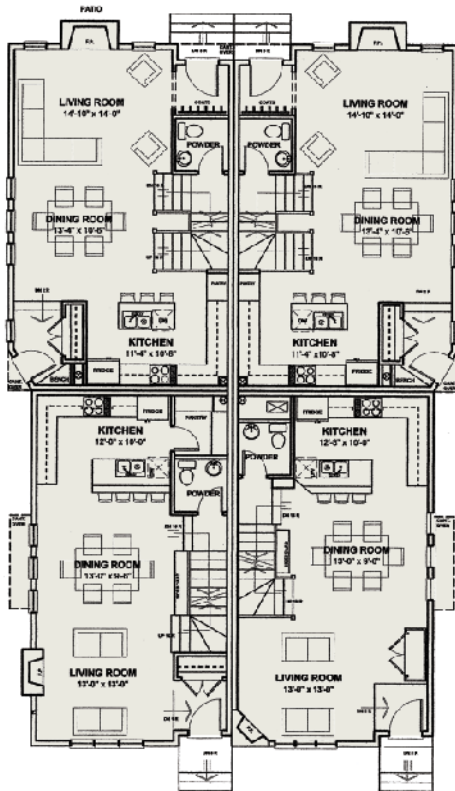
A FOUR UNIT TOWNHOUSE DEVELOPMENT IN PARKDALE

- BY METROCORE DEVELOPMENTS -



\$320,000 – \$350,000

READY FOR OCCUPANCY JUNE 2004



- Great location, close to the river, Uof C, and the new Children's hospital.
- Classic Georgian style exterior features acrylic stucco, and stone accents.
- Landscaped front and rear yards include irrigation system, cedar fence, exposed aggregate walks, exposed aggregate patios and numerous shrubs, plants and trees.
- Single detached garage with each unit.
- Average 1347sq.ft per unit.
- Bright, spacious two bedroom floor plans featuring full basements, 9' ceilings, two and two and a half bathrooms, gas fireplaces, and second floor laundry.
- Custom upscale finishes include hardwood floors, granite counters, maple cabinetry, stainless steel appliances, designer moldings and built-ins.
- Custom cabinetry and millwork.
- Custom solid fir entry doors.
- Solid core passage doors.
- Sand on site hardwood on main floor, stairs and upper hallway.
- Heated floors in ensuite bathrooms.
- Designer light fixtures, wired for high speed internet, rough-ins sound system, security, and vacuflow.
- Each unit with its own furnace, and hot water tank.
- Extensive use of ceramic tile and limestone.
- Condominium fees only \$150 per month.

870-8811

[www.samsluxuryhomes.com](http://www.samsluxuryhomes.com)

RE/MAX<sup>®</sup>  
HOUSE OF REAL ESTATE