

19 King Street West Unit # 1102



\$479,900



Welcome to Unit #1102 19 King Street West

- ◆ Experience a New York lifestyle in this vibrant core location at the Forks of the Thames.
- ◆ Huge windows provide a panoramic view for miles as the seasons unfold.
- ◆ Regency Towers is a quiet low-rise boutique-style condo with only 39 units . . . A hidden gem well managed and close to all amenities . . . The Budweiser, walking and bike trails to U.W.O. Covent Market, Labatt Ball Park, Art Gallery, Kiwanis Seniors Centre and upscale restaurants.
- ◆ This home is pristine and has undergone constant renovations in the past 10 years . . . A/C and furnace 2009, windows 2010, custom kitchen and bathrooms 2018, extensive custom cabinetry throughout including built-in wall units and Murphy bed.
- ◆ Secured underground parking with 2 designated spaces, large locker, salt water indoor pool and sauna.
- ◆ Cable and water included in condo fee.
- ◆ No pets.



Approximate Room Sizes

Main Level

Foyer	11'0	x	6'0	Master Bedroom	16'9	x	12'0
Living Room	21'0	x	13'0	Laundry Room	7'0	x	6'0
Dining Room	20'0	x	15'0	Ensuite	3 Piece		
Kitchen	12'0	x	9'6	Bathroom	3 Piece		
Kitchen	8'0	x	7'0				





Possession: Flexible

2018 Taxes: \$4,112

Condo Fees: \$783/mth

Condo Fees Include: Building Insurance, Building Maintenance, Cable T.V., High Speed Internet, Management, Parking, Roof, Snow Removal, Water and Windows

Heating: Forced Air Gas and Central Air

Inclusions: Refrigerator, Stove, Dishwasher, Built-in Microwave, Washer, Dryer, Carbon Monoxide Detector, Garbage Disposal, Smoke Detector and Window Coverings
Parking: Two (2) Underground Parking Spaces and Visitor Parking



Janice Granger

Broker

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Independently Owned and Operated

**Complete details on award levels and descriptions can be found at www.royallepage.ca*