



111-2075 Amherst Heights Drive

BURLINGTON



DREW WOOLCOTT
Broker

JAYNE WOOLCOTT
Sales Representative

RE/MAX ESCARPMENT
REALTY INC., BROKERAGE

woolcott.ca

905 332 9223



WOOLCOTT
Pack Before You Call®

905 332 9223
woolcott.ca

Welcome to

111 - 2075 Amherst Heights Drive

Welcome to this ground floor unit in The Balmoral! With a spacious 1,225 square feet, this beautiful unit boasts a large foyer, an eat-in kitchen complete with stainless steel appliances, and a convenient in-suite laundry/storage room. The high ceiling height creates a bright and airy atmosphere, while the dining room easily accommodates a dining suite and a living room which overlooks the large terrace - perfect for enjoying outdoor time.

The primary bedroom is impressively large, allowing for a sitting area or office space, and features a 4-piece ensuite. The second bedroom is not to be forgotten, with its double closet and adjacent 3-piece guest bathroom.

Additional highlights of this unit include a new heat pump installed in August 2021, 2 parking spaces, and 1 locker for your convenience.

Residents of The Balmoral enjoy access to a range of fantastic amenities, including a party room, exercise room, car wash, and workshop. Plus, with its proximity to shopping, restaurants, downtown, and major highways, this location truly has it all!

 1,225 Sq. Ft.

 \$3,041 /2023

 2

 2



Room Measurements

MAIN LEVEL

Living Room	14' x 12'
Dining Room	17'3" x 8'6"
Eat-in Kitchen	13'1" x 8'
Pantry	8' x 3'9"
Primary Bedroom	15'4" x 10'1"
Bathroom	4 Piece
Bedroom	13' x 7'1"
Bathroom	3 Piece
Laundry Room	