



Sherwood ParkDurham Town SquareLP: \$299,900
#307 70 Crystal LNT8H 1W6SP: 

Listing ID #E4444785

Building TypeLowrise Apartment

StyleSingle Level Apartment

Year Built1998

Full Baths2

Half Baths0

Total Baths2.0

Tot Flr AG SqFt1,108.58

Sold Date

Bedrooms Above2

Bedrooms Total2

BasementNone

Basement DevNo Basement

Tot Flr AG SqM102.99

ACTIVE

Welcome to Heritage Park Place, a desirable 55+ condo community offering space, comfort, and convenience. This immaculate 2 bedroom unit offers over 1,100 sqft of open concept living, featuring a spacious kitchen with abundant counter and cupboard space that flows into the bright living room and dining area. Step out from the living room onto the west-facing balcony and take in the great views. The generous primary bedroom includes a walk-through closet and a private 3pc ensuite. A 4pc main bathroom offers added comfort for guests. Enjoy in-suite air conditioning, a laundry and storage room, plus a secured storage unit located on the same floor. This third floor unit also comes with heated underground parking. Centrally located close to shopping, restaurants, and public transportation, this condo checks all the boxes. Pride of ownership is evident - this home shows a solid 10 out of 10 and is move-in ready.

Directions

Living Room	4.56x4.83	M	Bedroom 3			Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.03x2.64	M	Bedroom 4			1	3	M	Yes	Main		
Kitchen	3.40x2.75	M	Laundry Room	2.12x1.83	M	2	4	M	No	Upper		
Family Room						3				Above Grd		
Den						4				Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	4.00x3.72	M				6				Tot Flr AG	102.99	1,108.58
Bedroom 2	3.85x3.68	M				7				# Finished	1	

Heat SourceNatural Gas

Heat TypeHot Water

FoundationConcrete

Roof TypeAsphalt Shingles

ExteriorStucco

FlooringLaminate Flooring

FeaturesAir Conditioner, Car Wash, Deck, Guest Suite, Parking-Visitor, Party Room, Social Rooms, Storage-In-Suite, Storage-Locker Room

ConstructionWood Frame

BasementNone / No Basement

Separate Ent

2nd Suite

Garage Suite

Garden Suite

Lot Shape

Lot Size SqM

Zoning

Tax Amount\$1,815.38 / 2024

Conform Type

Conform Year

Goods InclDishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings

Goods Excl

Permit By Seller

Permit

Permit

Front ExposureEast

F x D (m)x

Warranty

Fireplace

FP Fuel

FP Type

HOA Y/NNo

HOA Fee/Schd /

HOA Fee Incl

Site FeaturesPublic Transportation, Shopping Nearby

ParkingHeated, Underground

Road Access	Paved	Park Encl/Tot	/	Garage Dim	
Condo Name	Heritage Park Place	Floor Location	Other	Floor#	3
Condo Fee	\$512.70	#Floors in Build	4	Elevator	Yes
Fee Includes	Exterior Maintenance, Heat, Insur. for Common Areas, Professional Management, Reserve Fund Contribution, Water/Sewer, Land/Snow Removal Common	Balcony/Terrace	Yes	Min Age	55
		Titled Storage	No		
		Parking Type	Assigned		
		Unit Exposure	W		