

## Property Client Full

# 1491 Maple Avenue Unit #311, Milton, Ontario L9T 0B8

Listing

**1491 Maple Ave #311 Milton**

**Active / Residential Condo & Other / Condo Apartment**

MLS® #: **W12599166**

List Price: **\$710,000**

**Price Decrease**

### Halton/Milton/1029 - DE Dempsey



Tax Amt/Yr: <b>\$3,089.25/2025</b>	Transaction: <b>Sale</b>	
SPIS: <b>No</b>	DOM: <b>119</b>	
Legal Level: <b>3</b>	Legal Unit: <b>311</b>	
<hr/>		
Style: <b>1 Storey/Apt</b>	Rooms Rooms+: <b>7+0</b>	
Fractional Ownership:	BR BR+: <b>3(3+0)</b>	
Assignment:	Baths (F+H): <b>2 (2+0)</b>	
Corp #: <b>546</b>	SF Range: <b>1200-1399</b>	
Reg Office: <b>HSCC 546</b>	SF Source: <b>Builder Plans</b>	
Locker: <b>Owned</b>	Lot Acres:	
Locker Level: <b>Basement</b>	Fronting On:	
Locker #: <b>78</b>		
Dir/Cross St: <b>Maple Ave &amp; Main Street East</b>		
Prop Mgmt: <b>GSA Property Management</b>		

PIN #: <b>258480081</b>	ARN #: <b>240909010026921</b>	Contact After Exp: <b>No</b>
Holdover: <b>180</b>	Possession Date: <b>2026-02-18</b>	
Possession: <b>Flexible</b>		
Bldg Name:		

Kitchens: <b>1 (1+0)</b>	Pets Allowed: <b>Yes-with Restrictions</b>	Balcony: <b>Juliette</b>
Fam Rm: <b>No</b>	Maintenance: <b>\$605.02</b>	Laundry Acc: <b>In-Suite Laundry, Laundry Closet</b>
Basement: <b>/None</b>	A/C: <b>Yes/Central Air</b>	Laundry Lev: <b>Main</b>
Fireplace/Stv: <b>No</b>	Central Vac: <b>No</b>	Exterior: <b>Stucco/Plaster</b>
Interior Feat: <b>Carpet Free, Intercom</b>	Included: <b>Water, Building Insurance, Parking</b>	Gar/Gar Spcs: <b>Underground/1.0</b>
Heat: <b>Forced Air</b>		Park Type: <b>Owned</b>
Heat Source: <b>Gas</b>		Drive Pk Spcs: <b>0.00</b>
Apx Age: <b>16-30</b>		Tot Pk Spcs: <b>1.00</b>
Sqft Source: <b>Builder Plans</b>		Park Spot 1/2: <b>50</b>
Exposure: <b>SE</b>		
Special Design: <b>Unknown</b>		
Bldg Amen: <b>BBQs Allowed, Car Wash, Exercise Room, Visitor Parking, Club House, Elevator</b>		
Property Feat: <b>Arts Centre, Hospital, Library, Public Transit, Rec Centre, School</b>		
Waterfront Y/N: <b>No</b>	Waterfront:	Island YN:
Water Struct:	Easements/Restr:	
Under Contract:	Dev Charges Paid:	HST App To SP: <b>Not Subject to HST</b>

#### Remarks/Directions

**Client Rmks:** Welcome to this 1,240 sq.ft. beautifully updated 3-bedroom, 2-bathroom condo offering the perfect blend of style, comfort, & convenience for low maintenance living. Step inside to discover a bright & spacious open concept living & dining area with new flooring throughout. The heart of this home is a newly renovated eat-in kitchen featuring granite countertops, stylish backsplash, sleek stainless steel appliances & ample cabinetry - ideal for home cooks & families alike! Enjoy your morning coffee or unwind at the end of the day on the oversized private balcony. Retreat to 3 generous bedrooms, including a primary suite with its own full bathroom, while a second full bathroom provides convenience for guests & family. In-suite laundry, forced air gas heat, A/C & wired for Bell Fibe plus 1 owned underground parking spot & storage locker for added convenience. Located in the vibrant, sought-after Dempsey neighborhood, this condo is just minutes from highway 401, the GO station, top-rated shopping, dining, schools & parks - offering everything you need right at your doorstep. Access to club house w/ party room, underground car wash & gym on-site. Don't miss this opportunity to own a stylish, move-in-ready home in an unbeatable location!

**Inclusions:** Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, Window Coverings, Garage Door Opener

Listing Contracted With: **Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty 705-765-1820**

**Prepared By: MYAN MCLEAN, Administrator**

**Date Prepared: 04/01/2026**

Rooms

MLS® #: **W12599166**

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
<b>Living Room</b>	<b>Main</b>	<b>3.96 M X 5.49 M</b>	<b>12.99 Ft x 18.01 Ft</b>		<b>Combined w/Dining, Crown Moulding</b>
<b>Kitchen</b>	<b>Main</b>	<b>3.66 M X 3.96 M</b>	<b>12.00 Ft x 12.99 Ft</b>		<b>Eat-In Kitchen, W/O To Balcony</b>
<b>Primary Bedroom</b>	<b>Main</b>	<b>3.35 M X 3.96 M</b>	<b>10.99 Ft x 12.99 Ft</b>		
<b>Bedroom</b>	<b>Main</b>	<b>3.35 M X 3.35 M</b>	<b>10.99 Ft x 10.99 Ft</b>		

<b>Bedroom</b>	<b>Main</b>	<b>3.35 M X 3.35 M</b>	<b>10.99 Ft x 10.99 Ft</b>	<b>4</b>
<b>Bathroom</b>				<b>4</b>
<b>Bathroom</b>				<b>4</b>

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