

# 20 SPEERS ROAD, SUITE 604

OAKVILLE, ONTARIO



TANYA **CREPULJA** TEAM

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## 20 SPEERS ROAD, SUITE 604 | OAKVILLE, ONTARIO

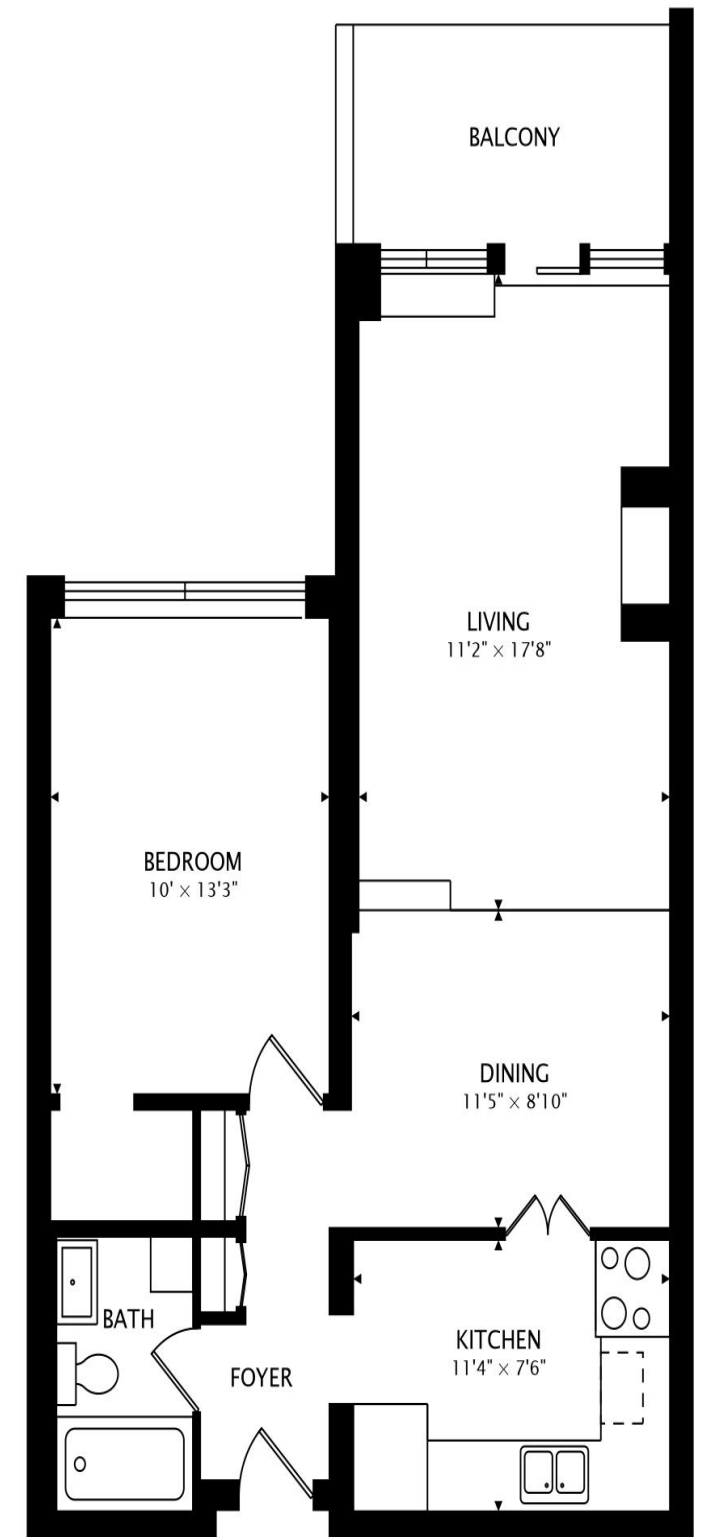
*Affordable Oakville living! Spacious, bright and tastefully renovated condo in trendy Kerr Village. Nicely maintained building offering a tremendous value for this prime location. Perfect for a first time buyer, downsizer or investor. Welcome home to 20 Speers Rd, Suite 604.*

### FEATURES:

- Generously sized 1 bedroom with 729 sq ft interior
- Practical layout with large, easy to furnish rooms
- Sunken living room with gas fireplace and walk-out to balcony
- Separate dining room overlooks the living room and features a stylish chandelier light fixture
- Updated suite with newer laminate flooring and baseboards throughout (2017)
- Freshly painted in crisp modern white throughout
- Renovated kitchen with white cabinets, black hardware, ample counter and cabinet space, smooth ceilings and pot-lights
- Very large bedroom has ample space for a home office and features large windows and a walk-in closet
- 4 piece bath with modern vanity and storage cabinet
- Exclusive use locker and underground parking spot included
- Ample free visitors parking at the building
- Building windows, sliding doors and balcony railings are in the process of being replaced this year and have been accounted for in the budget
- Updated common area hallways
- Building amenities include: gym, indoor pool, party room, security system, large laundry area with commercial sized machines

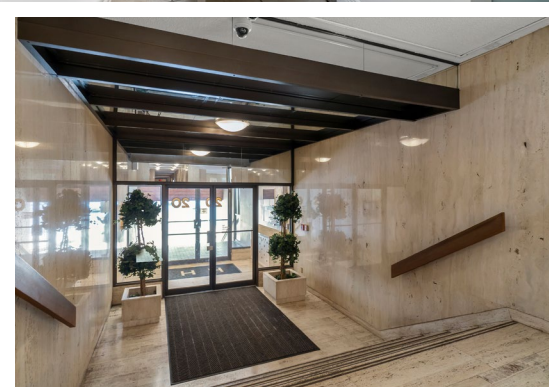
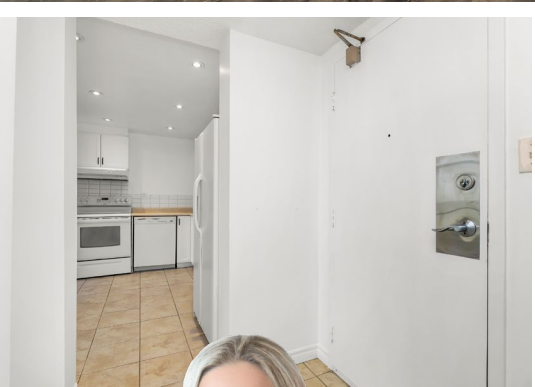
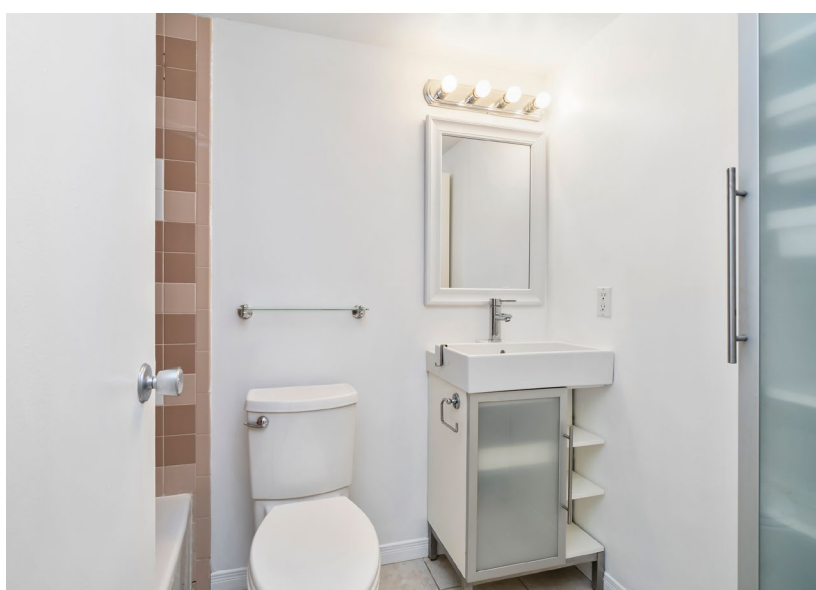
Maintenance fee \$619.36/month excludes heat and hydro  
Property taxes \$1226.57/2021

Enjoy this fantastic location in Oakville's trendy Kerr Village. There's something for everyone here! The small town vibe of this community offers numerous wonderful shops, restaurants, services, grocery stores, and is near all major amenities. Walk to beautiful downtown Oakville and the lake. Commuting west to Hamilton or east to Toronto is super easy as you're only a 10 minute walk to the GO station and are nearby highway QEW.



727 sq ft + 69 sq ft BALCONY





**TANYA CREPULJA**  
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For additional pictures & property info please visit:  
[www.20SpeersRd604.com](http://www.20SpeersRd604.com)



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