



# THE JAMES LEE SUITES

AT THE OLDE TOWNE CENTRE

24 Mountain Ave. S. Stoney Creek, ON L8G 2V4

## Suite #605 – the Albion

- ✦ The Albion is a beautifully maintained two bedroom, one bathroom suite (1013 sq.ft.) with afternoon sun and downtown views.
- ✦ The James Lee Suites is a seniors' Life Lease community in the heart of Stoney Creek and features a main floor party room with full kitchen and seating for 60, a workshop, and scheduled weekly social events planned by volunteers.
- ✦ The building is within walking distance of local amenities including a medical centre, Shoppers, Royal Canadian Legion, Tim Horton's, banks, and a variety of local churches and restaurants.

Asking Price: \$305,500



## Additional Suite Features

- ✦ Beautiful balcony with a north views into downtown Stoney Creek.
- ✦ Double closet in master bedroom.
- ✦ Ensuite master bath features tub/shower combination and is accessible from the bedroom and hallway.
- ✦ Six appliances included in the purchase price: fridge, stove, over the range microwave, dishwasher, washer, dryer.
- ✦ Central air conditioning.
- ✦ Individual utility metering.
- ✦ Outdoor parking spot (#52).
- ✦ Indoor storage locker (#31).
- ✦ 2018 maintenance fee: \$274/month
- ✦ 2018 taxes: \$1,932 for the year

PLEASE NOTE: All information has been supplied by the Seller to the best of his knowledge, and while deemed accurate is not guaranteed. All measurements are approximate.

\*\* To arrange a tour of our community or to make an appointment to view this suite contact us at **(905) 662-5316** or **info@jamesleesuites.com** \*\*

STONE CREEK HEALTH ASSOCIATION RESIDENTIAL CORPORATION, PHASE II  
A Life Lease community striving to meet the needs of area seniors.