



For Sale By
Dan Elliott
 Broker
 Peak Realty Ltd.
 210 - 410 Conestogo Road, Waterloo ON N2L 4E2
 (519) 744-7133
 (519) 212-8998
 Admin@ElliottService.com
 www.ElliottService.com

Mortgage Financing Options

Downpayment	7.02% Down	10% Down	20% Down	35% Down
Amortization Period	25 year	25 year	25 year	25 year
Interest Rate*	5.14% Interest	5.14% Interest	5.39% Interest	5.14% Interest
Downpayment amount	\$58,990.00	\$83,990.00	\$167,980.00	\$293,965.00
First Mortgage	\$780,910.00	\$755,910.00	\$671,920.00	\$545,935.00
Insurance Premium	\$31,236.40	\$23,433.21	\$0.00	\$0.00
Total Mortgage	\$812,146.40	\$779,343.21	\$671,920.00	\$545,935.00
Monthly Payments	\$4,788.42	\$4,595.01	\$4,058.42	\$3,218.83
Monthly Taxes	\$239.86	\$239.86	\$239.86	\$239.86
Condo Fees	\$259.47	\$259.47	\$259.47	\$259.47
Heat	\$100.00	\$100.00	\$100.00	\$100.00
Total Payment	\$5,387.75	\$5,194.34	\$4,657.75	\$3,818.16



Is Proud to Present...

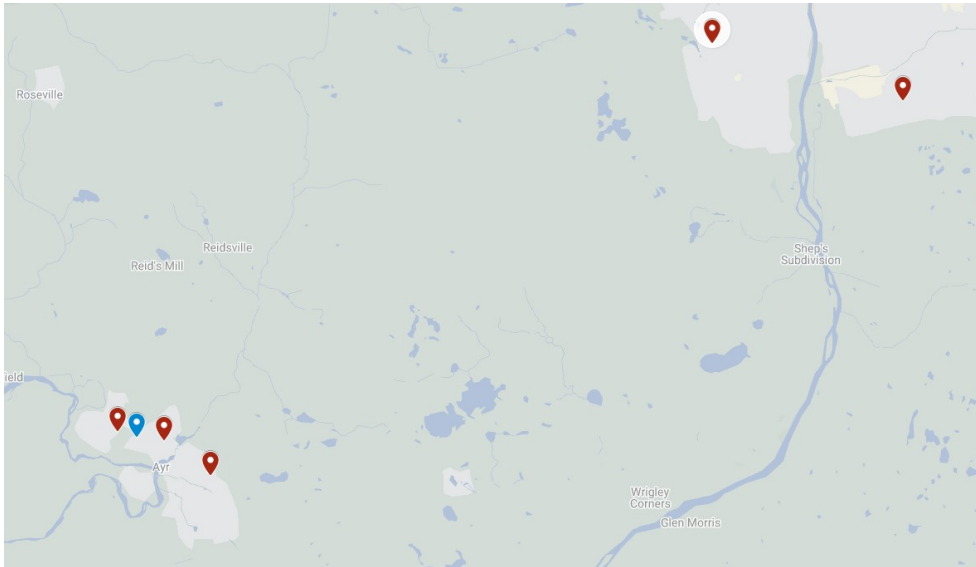
1-50 Bute Street
 Ayr, ON

For Sale: \$839,900



Dan Elliott
Sales Representative
519-744-7133

Admin@ElliottService.com
www.ElliottService.com



Schools

Catholic Schools

- **St. Brigid Elementary School**
50 Broom St.
- **Monsignor Doyle Catholic Secondary School**
185 Myers Rd.

Public Schools

- **Ayr Public School**
105 Hall St.
- **Cedar Creek Public School**
55 Hilltop Dr.
- **Southwood Secondary School**

MLS: 40577475

Finished top to Bottom carefree living is waiting for you to move in! This End unit condo town-home boasts tons of upgrades, and the added bonus is that the landscaping is all maintained for you! Nestled back into the lovely community of Ayr within walking distance of the downtown core with convenient shops, park, postal service, and much more; you will love the feel of this family community. The bonus is that you can avoid the hustle and bustle of busy Kitchener and Cambridge but still access the amenities of both cities within 10 to 15 min drive. Some of the features you will appreciate are the double wide driveway and garage space along with the grandiose entrance way with 9-foot ceilings throughout the main floor, plenty of natural light throughout, metal railing and tiled foyer. The main floor offers a convenient powder room, large kitchen w/ stainless steel appliances and oversized island overlooking the dining space and living room with its hard wood floors. Upstairs you'll appreciate the 3 generous size bedrooms incl. the master bedroom with private bathroom and an oversized walk-in closet. The upstairs also has a large den space and upper floor laundry room! There is more... the basement is full finished, offering another generous size bedroom, rec room, storage room, cold room, and a 4th 3-piece bathroom! This home includes newer front load washer and dryer, water softener, stainless steel kitchen appliances, Central Air and garage door opener with remote.

Taxes: \$2,878.26/2022

Square Footage: 2,557 SQFT

Year Built: 2017

Type: Townhouse

Parking: 2 parking/1.5 car garage

Room Sizes:

Living Room: 16' 10" X 12' 9"
Kitchen: 12' 3" X 10' 7"
Dining Room: 12' 3" X 9' 5"
Den: 7' 10" X 12' 3"
Bedroom Primary: 16' 5" X 13' 3"
Bedroom: 12' 10" X 10' 5"
Bedroom: 13' 3" X 10' 5"
Laundry:

Bathroom: 2-Piece, Tile Floors
Bathroom: 4-Piece, Tile Floors
Bathroom: 4-Piece, Ensuite
Bathroom: 3-Piece, Tile Floors
Bedroom: 10' 9" X 12' 0"
Family Room: 12' 4" X 12' 2"
Cold Room:
Utility Room: 12' 0" X 8' 0"

1-50 Bute Street, Ayr