

# JUST LISTED!

5055 GREENLANE ROAD UNIT #329, BEAMSVILLE ON



1 BED | 1 BATH | 600 SQ FT

LISTED AT \$1,850/MONTH

## Welcome to 5055 Greenlane Road Unit #329!

Welcome to Utopia, an extraordinary condo built by the award winning New Horizon Development Group. This 1 bed + den, 600 sqft suite offers 9 foot ceilings, full sized in-suite laundry, and loads of natural light. The kitchen boasts new stainless steel appliances, quartz countertops, custom cabinetry and a deep double sink. Laminate flooring throughout with cozy neutral carpet in the bedroom.

Relax on your balcony with breathtaking views of the beautifully maintained courtyard and the escarpment. Building amenities include an exercise room, rooftop terrace and party room. One underground parking space and locker included. Located close to shopping centres, D.T. Beamsville, hiking trails, conservation, award winning Wineries and more. QEW Hwy Access and conveniently near the home of the future go-station. You don't want to miss this opportunity!



# 5055 GREENLANE Road Unit #329, Beamsville, Ontario L0R 1B3

Client Full  
**Active / Residential Lease**

**5055 GREENLANE Rd #329 Beamsville**

Listing ID: 40561879  
 Price: **\$1,850/Per Month**



## Niagara/West Lincoln/056 - West Lincoln

1 Storey/Apt/Apartment/Condo Unit

	Beds	Baths	Kitch
Main	1	1	1

Beds (AG+BG): 1 (1 + 0)  
 Baths (F+H): 1 (1 + 0)  
 SF Total: 600/Builder  
 SF Range: 501 to 1000  
 AG Fin SF: 600.00/Builder  
 DOM:  
 Pets Y/N: Restricted  
 Lease Term: 12 Months  
 Parking Spcs: 1  
 Furnished Y/N: No

### Remarks/Directions

Public Rmks: **Welcome to Utopia- an extraordinary condo built by the award winning New Horizon Development Group. This 1 bed + den, 600 sqft suite offers 9 foot ceilings, full sized in-suite laundry, and loads of natural light. The kitchen boasts new stainless steel appliances, quartz countertops, custom cabinetry and a deep double sink. Laminate flooring throughout with cozy neutral carpet in the bedroom. Relax on your balcony with breathtaking views of the beautifully maintained courtyard and the escarpment. Building amenities include an exercise room, rooftop terrace and party room. 1 underground parking space and locker included. Located close to shopping centres, D.T. Beamsville, hiking trails, conservation, award winning Wineries and more. QEW Hwy Access and conveniently near the home of the future go-station. You don't want to miss this opportunity!**

Directions: **Beside Sobey's at the corner of Ontario & Greenlane Road, Beamsville**  
 Cross St: **Ontario Street**

### Exterior

Exterior Feat: **Balcony, Controlled Entry, Landscaped**  
 Construct. Material: **Solid Brick**  
 Shingles Replaced: **2022** Foundation: **Poured Concrete** Roof: **Tar and Gravel**  
 Yr Built Desc: **2022/Completed / New/Builder** Prop Attached: **Attached**  
 Garage and Parking: **Underground Parking, Covered Parking, Asphalt Driveway, Exclusive Parking, Mutual/Shared Driveway** Apx Age: **0-5 Years**  
 Parking Spaces: **1** Driveway Spaces: **0** Garage Spaces: **1.0**  
 Parking Level/Unit: Parking Assigned: **172** Licens Dwelling:  
 Water Source: **Municipal** Water Tmnt: Sewer: **Sewer (Municipal)**  
 Area Influences: **Ample Parking, Highway Access, Landscaped, Open Spaces, Public Transit, School Bus Route, Shopping Nearby Garden**  
 View: Retire Com:  
 Topography: Fronting: **North**  
 School District: **District School Board of Niagara**

### Interior

Interior Feat: **Elevator, Intercom, Separate Heating Controls, Separate Hydro Meters**  
 Security Feat: **Monitored, Security System, Smoke Detector(s)**  
 Basement: **None, ,**  
 Laundry Access: **In-Suite**  
 Cooling: **Other**  
 Heating: **Geothermal**  
 Inclusions: **Built-in Microwave, Dishwasher, Dryer, Refrigerator, Stove, Washer**  
 Electric Age: **2022** Plumbing Age: **2022** Furnished: **No**  
 Furnace Age: **2022** Tank Age: **2022** UFFI:

### Common Elements

Common Element/Condo Amenities: **Elevator, Exercise Room, Party Room, Roof Top Deck/Garden, Visitor Parking**  
 Condo Fees:  
 Locker: **Owned/A13 (#56) parking level** Balcony: **Open**  
 Pets Allowed: **Restricted** Condo Corp #: **339**  
 Prop Mgmt Co: - Condo Corp Yr End:  
 Building Name: **UTOPIA**

### Lease/Rental

Tenant Pays: **Cable TV, Hydro, Internet, Water**  
 Owner Pays: **Building Insurance, Common Elements, Heat**  
 Lease Requirements: **Credit Check, Deposit, Lease Agreement, References, Rental Application**  
 Legal Desc: **UNIT 29, LEVEL 3, NIAGARA NORTH STANDARD CONDOMINIUM PLAN NO.339 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN NR624907; TOWN OF LINCOLN**  
 Zoning: **GC** Survey: /  
 Assess Val/Year: / Hold Over Days: **90**  
 PIN: **465390194** Occupant Type: **Tenant**