

**WELCOME TO**  
**20 William Roe Blvd**  
**#908**

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Welcome to this beautifully maintained, over 1,300 sq ft condo offering an unbeatable combination of space, comfort, and location.

This rare 3-bedroom, 2-bathroom unit features two large walk-out balconies with stunning views perfect for relaxing or entertaining. Enjoy a bright and open concept layout with an ensuite locker and laundry for added convenience.

Located just minutes from Yonge Street, transit, shopping, dining, and all amenities, this quiet, well-managed building is surrounded by lush greenspace and gardens. Plenty of visitor parking available.

Don't miss your chance to own in one of Newmarket's most sought-after buildings!



**Kristy Armani**, Realtor  
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# Live in High-Demand Newmarket Location!

## Living & Dining

- Bright & open concept
- Separate dining area with chandelier
- Broadloom
- Walk-out to large balcony

## Kitchen

- Spacious
- Ample cupboards
- Pot drawers
- Under-cabinet lighting
- Shelf for microwave
- Double sink

## Bedrooms & Bath

- Broadloom throughout
- Primary bedroom offers double closet, built-in, wall-to-wall shelving, walk-out to second balcony and 4 piece ensuite with ceramic tiling
- 2 Additional bright & well-sized bedrooms feature double closets and fantastic views
- 4 Piece bath with ceramic tiling and pull-out showerhead

## Ensuite Laundry

- Spacious room
- Sink
- Built-in cabinetry

## Of Special Note

- 1,336 Sq ft suite
- Inviting foyer area
- Open and airy design
- 2 Large balconies with stunning views
- Well managed building
- Lots of visitor parking

## Inclusions & Extras

- 1 Parking spot
- 1 Locker
- Ensuite locker/storage
- Fridge, stove, washer & dryer
- New heat pump in primary bedroom, 2025
- All existing electric light fixtures and window coverings



**Possession: Flexible | Taxes: \$3,780.59 (2025)**

**Condo Fees: \$643.41/Month, includes 1 parking spot, common elements, building insurance and water**

Thank you for your interest in this property. Please contact us if we can be of any assistance.

**Kristy Armani, Realtor | 416.702.9423 | kristy@procenko.com**

This is not intended to solicit property currently listed for sale.