

CHANTEL  
CRISP  
REAL ESTATE TEAM



65 Via Rosedale, Unit 304  
Rosedale Village



## Welcome Home

Welcome to 65 Via Rosedale, a boutique low-rise condo nestled in Rosedale Village Golf & Country Club - a highly sought-after adult lifestyle gated community with resort-like amenities, where luxury, comfort, and security come together to create the perfect place to call home. This stunning 3rd-floor penthouse corner unit offers impeccably designed living space, providing the ultimate in privacy and tranquility. Entering the unit feels inviting with neutral finishes and two spacious entry closets - a walk-in closet that could double as a pantry and a double coat closet, perfect for ample storage space. Elegant hardwood flooring and bright white eat-in kitchen with granite countertops and a view of the green golf course. The living area feels inviting for both relaxation and entertaining, with two walkouts leading to a spacious balcony. Sleep peacefully in the sought-after split-bedroom layout, ideal for ample privacy. The primary bedroom boasts an ensuite bathroom with a walk-in shower, a large walk-in closet and a garden door to the balcony. The second bedroom offers could be a guest room, home office, or hobby space to suit your lifestyle. The outdoor terrace-like balcony is perfect for unwinding, whether enjoying your morning coffee or sipping cocktails while taking in the quiet surroundings. The in-suite laundry is ideal for added functionality.

**Bonus:** The indoor parking spot and storage locker are located next to one another, beside the elevator, offering the ultimate convenience.

Resort-style amenities at your doorstep - Stay active with an indoor heated saltwater pool, sauna, and gym. Pickleball, tennis, shuffleboard, lawn bowling, and bocce ball courts, and a private 9-hole golf course. Host gatherings in the party room or enjoy community events in the meeting rooms, games room & library. The maintenance fees take care of everything, from the beautifully landscaped grounds to the 24/7 security and visitor parking, allowing a low-maintenance lifestyle. Close to Brampton Civic Hospital, Turnberry Golf Course, Heart Lake Conservation Area, and fabulous shopping, dining & entertainment options at Trinity Commons.

More than just any condo, Rosedale Village offers an adult lifestyle of comfort, convenience, and community. This is where you can experience low-maintenance living, surrounded by top-tier amenities and a vibrant social community, all within a secure and beautifully maintained setting. Quick access to major highways 410, 407 & 401, GO, public transit & Pearson Airport.





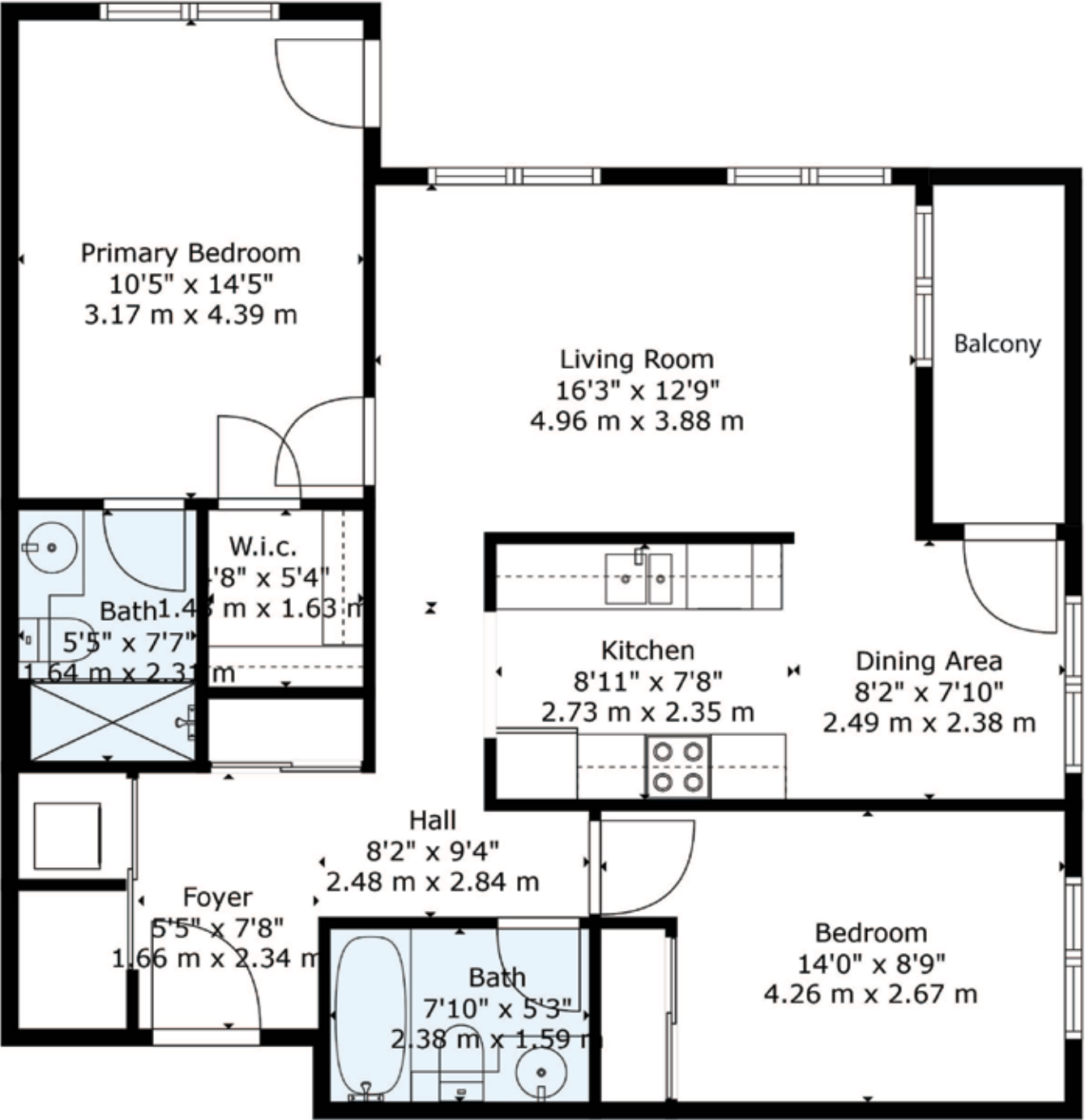








# Floorplan



**TOTAL:**  
**FLOOR 1:** 1000 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

# Features

## FOYER

- Spacious Open Foyer
- Walk-in Closet (or Pantry) With Sliding Glass Doors
- Double Coat Closet With Sliding Glass Doors
- Ensuite Laundry With Stacked Washer And Dryer
- Neutral Tile Floor
- Freshly Painted
- Upgraded Light Fixture

## KITCHEN

- Stainless-Steel Appliances: Fridge, Stove, Built-In Dishwasher, Built-In Microwave With Hood Fan
- Granite Countertops
- Undermount Sink
- Neutral Tiled Back Splash
- Large Window With A View Of The Golf Course
- California Shutters
- Ample Cabinetry & Storage For Kitchen Essentials
- Eat-In Kitchen With Dining Nook
- Neutral Tile Floor
- Freshly Painted

## LIVING ROOM

- Hardwood Floors
- Large Picturesque Windows
- Built-In Blinds
- Glass Sliding Door Walk-Out To Balcony
- Upgraded Light Fixture
- Freshly Painted

## PRIMARY BEDROOM

- Fits a King Size Bed
- Ensuite Bathroom
- Large Walk-In Closet
- Garden Door Walk-Out To Balcony
- Large Picturesque Window
- Built-In Blinds
- Freshly Painted

## ENSUITE BATHROOM

- 3-Piece Bathroom With Sink, Walk-In Shower & Toilet
- Modern Vanity With Granite Countertops & Storage
- Vanity Mirror With Built-In Medicine Cabinet
- Neutral Tile Floor
- Freshly Painted

## SECOND BEDROOM

- Fits a double bed
- Large Double Closet
- Large Window
- Built-In Blinds
- Freshly Painted

## SECOND BATHROOM

- 4-Piece Bathroom With Sink, Shower, Tub & Toilet
- Modern Vanity With Granite Countertops & Storage
- Vanity Mirror With Built-In Medicine Cabinet
- Neutral Tile Floor
- Freshly Painted

## CLUBHOUSE & BUILDING AMENITIES

- Indoor Pool Salt Water Pool (Heated)
- Sauna
- 24 Hour Security
- Gym
- Change Rooms
- Tennis Court
- Shuffle Board Courts (Indoor & Outdoor)
- Lawn Bowling
- Pickleball Court
- 2 Multi-Purpose Auditoriums & Stage
- Lounge & Bar
- Billiards
- Pro Shop
- Games Room
- Meeting Room

## SPECIFICATIONS

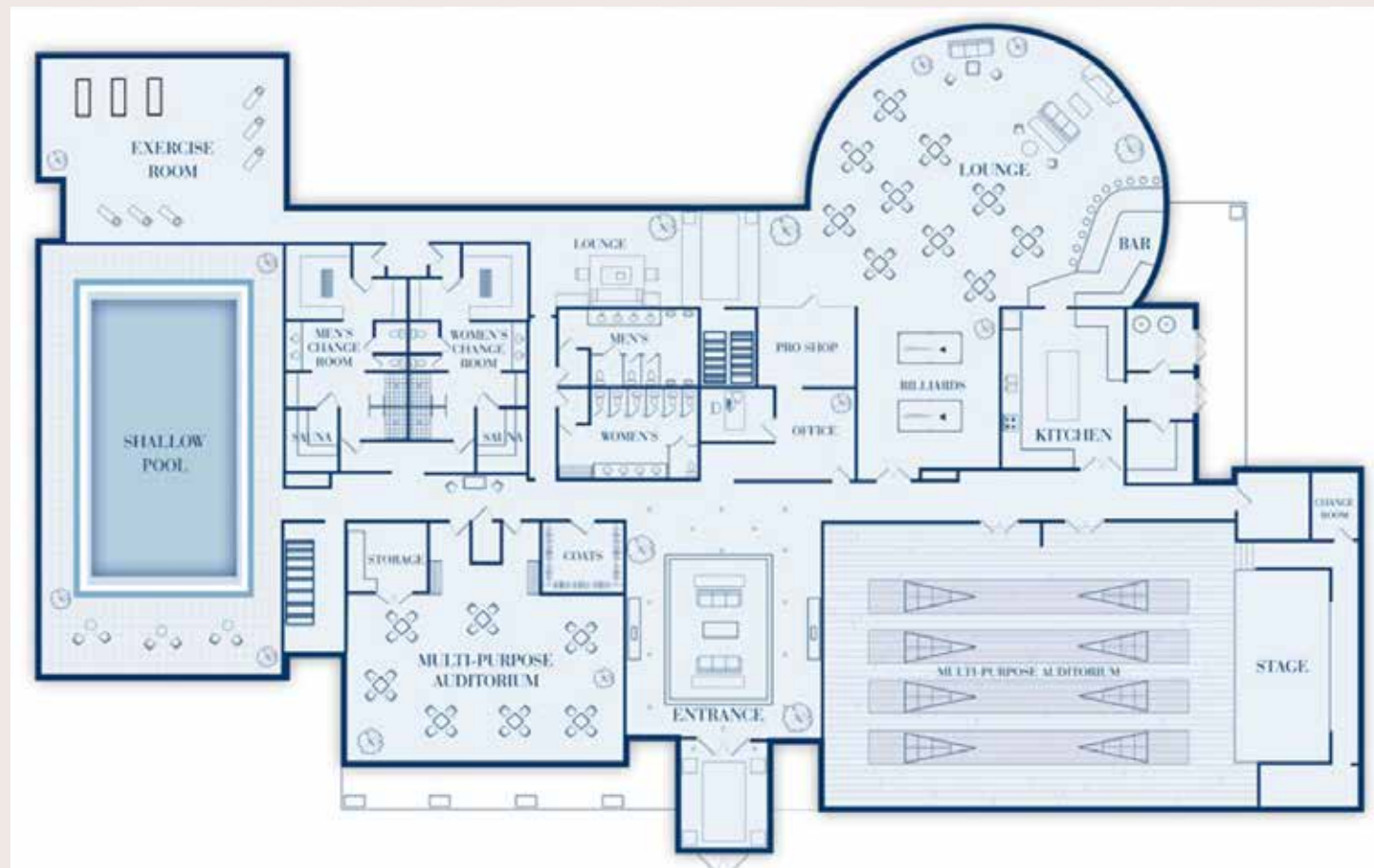
- Year Built: 2011
- Property Tax Year: 2024
- Property Taxes: \$3,741.16
- # Of Beds: 2
- # Of Baths: 2 (1x3, 1x4)
- Square Footage: 1000 sqft
- Maintenance Fees: \$991.68
- Parking Spot: Level A - #34
- Locker Spot: Level A - #34
- Condo Fees Include:
  - Water
  - Building Insurance
  - Common Elements
  - Parking
  - Locker

## INCLUDED CHATTELS

Stainless Steel Fridge, Stove, Microwave Hood Range, Dishwasher, Stackable Washer And Dryer, All Electrical Light Fixtures, All Window Coverings

## EXCLUDED CHATTELS

None



## Neighbourhood Features Near Property

- Transit Access: Yes
- Major Highways: Highways 410, 407 & 401
- Hospitals: Brampton Civic Hospital, Great Lakes Medical Centre, Springdale Medical Centre, Bramalea North Medical Centre, Richvale Medical Centre
- Groceries: Metro, Walmart, M&M Food Market
- Shopping: Trinity Commons Outdoor Mall, Woodsmere Shopping Center, Market Maven, Heart Lake Town Centre. Home Sense, Staples, Shoppers Drug Mart, Home Depot, Canadian Tire, Dollarama.
- Coffee Shops: Starbucks, Second Cup, Tim Hortons
- Entertainment & Recreation: Turnberry Golf Course & Restaurant,, Loafers Lake Pool, White Spruce Park Tennis Courts, Banty's Roost Golf Course, Archdekin Arena, Mayfield Arena, Silver City Cinemas, Mayfield Golf Club, Bingo Country, Brampton Soccer Centre, Save Max Sports Centre
- Parks & Trails: Heart Lake Conservation Park, Heart Lake Hiking Trail, Mayfield Park.
- Schools:
  - Elementary – St Isaac Jogues Elementary School, Great Lakes Public School, Blessed Michael McGivney Catholic Elementary School, Our Lady of Providence Elementary School
  - Secondary – St Marguerite d'Youville Secondary School, Notre Dame Catholic Secondary School, Louise Arbour Secondary School, Heart Lake Secondary School





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SHOPS AT DON MILLS

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IND. OWNED & OPERATED BROKERAGE