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ROYAL LEPAGE MEADOWTOWNE REALTY, BROKERAGE
459 Main Street East, Milton, ON L9T1R1 905-854-8101

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11269 Guelph Line **List: $1,580,000 For: Sale**
Milton Ontario L0P1B0
Milton Brookville Halton 434-15-N
SPIS: N **Taxes:** $4,306.00 / 2017 **DOM: 57**

Detached **Front On:** E **Rms:** 7
Bungalow **Acre:** **Bedrooms:** 4 + 1
Washrooms: 4
2x4xMain, 1x3xMain, 1x3xLower

Lot: 100 x 435.67 Feet **Irreg:** **Milton/Nassagaweya
Dir/Cross St: North Of 15 Side Road

MLS#: W3846732 **Contract Date:** 6/19/2017 **Possession:** Flexible **PIN#:** 249830039

Kitchens:	1	**Exterior:**	Stucco/Plaster	**Zoning:**	C-4
Fam Rm:	N	**Drive:**	Front Yard	**Cable TV:**	
Basement:	Finished / Full	**Gar/Gar Spcs:**	Detached / 1.0	**Hydro:**	Y
Fireplace/Stv:	Y	**Drive Park Spcs:**	10	**Gas:**	Y
Heat:	Forced Air / Gas	**Tot Prk Spcs:**	11	**Phone:**	Y
A/C:	Central Air	**UFFI:**	No	**Water:**	Well
Central Vac:	Y	**Pool:**	None	**Water Supply:**	Drilled Well
Apx Age:	31-50	**Energy Cert:**		**Sewer:**	Septic
Apx Sqft:	2500-3000	**Cert Level:**		**Spec Desig:**	Unknown
Assessment:	671000 / 2016	**GreenPIS:**		**Farm/Agr:**	
POTL:		**Prop Feat:**	Golf, Hospital, Park,	**Waterfront:**	
POTL Mo Fee:			School	**Retirement:**	N
Elevator/Lift:				**Oth Struct:**	
Laundry Lev:	Lower				
Phys Hdcap-Eqp:	N				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.93	x 12.07	Hardwood Floor	Open Concept	
2	Dining	Main	15.58	x 10.99	Hardwood Floor	Walk-Out	
3	Kitchen	Main	30.24	x 11.91	Breakfast Bar	Walk-Out	
4	Master	Main	15.91	x 11.15	Hardwood Floor	W/I Closet	3 Pc Bath
5	Br	Main	20.66	x 8.76	Hardwood Floor	4 Pc Bath	
6	Br	Main	21.91	x 10.76			
7	Br	Main	17.48	x 10.00			
8	Other	Main	29.65	x 21.75			
9	Rec	Lower	27.81	x 14.99	Pot Lights		
10	Br	Lower	19.91	x 10.43			
11	Other	Lower	16.66	x 9.58			

Client Remks: Bung Completely Reno'd Inside & Out. Set On 1 Ac In The Hamlet Of Brookville. Home & Commercial Property Is A Great Investment. "International Meats And Deli" Owners Are Retiring & Are Offering Their Successful Business & Property For Sale. Open Concept Design. New Kit, Granite Counters. Hdwd Flrs. Layout Of Main Flr Offers In-Law Potential. Sliding Doors To Deck Fin Bmt. The Store Has A 11 X 65' Lean To That Could Acts As A Garage. 6 Lm N Of 401

Extras: Fridge, Stove, B/I Dishwasher

Listing Contracted With: ROYAL LEPAGE MEADOWTOWNE REALTY, BROKERAGE **Ph:** 905-878-8101

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