

**400 Oak Street
Milton, ON L9T 1J1**

RES/Freehold/Sale/Freehold



MLS® #: **30789039**
 Alt. MLS® #:
 Region: **Halton**
 Municipality: **2 - Milton**
 Neighbourhood: **1035 - OM Old Milton**
 Bldg Type/Style: **Detached/2 Storey**
 Age/Yr Built: **16-30 Years/1992**
 Legal Desc: **PT LT 3 PLAN 41, PART 2, 20R9988; MILTON**
 Sq.Ft/Source: **1,968/Floor plan(s)**
 Sq Ft Range: **1501 to 2000**
 Acres/Range: **< 0.5**
 Taxes/Year: **\$3,903/2019**
 Irregularities:
 Heat: **Gas/Forced Air**
 Water: **Municipal/**
 Sellers:
 List SP/Brk: **[Joseph A. Brazeau, Salesperson](#) / [Royal LePage Meadowtowne Realty Inc., Brokerage](#)**
 Prev Price:
 Status: **Active**
 DOM:
 Basement: **Yes**
 Tot Bdrms: **3 (2+1)**
 Bathrooms: **2.1**
 Lot Front: **65.85 Ft**
 Lot Depth: **59.15 Ft**
 Lot Shape: **Rectangular**
 Sewer: **Sewer (Municipal)**
 CrossSt/Dir: **Ontario Street, West on Oak Street**

Property Details

Roof: Asphalt Shingle	Yr Roof Repl:	Air Cond Type: Central Air
Exterior: Wood	Pool: None	Laundry Access: In-Suite
Foundation: Poured Concrete	Ener Cert Lvl:	UFFI: No
Fireplaces: : Natural Gas	Water Meter: Yes	Adl Mnth Fees:
Bsmt Size/Frn/Dev: Full/Fully Finished	Waterfront:	VisitAble:
#/Type of Garage: 1.5/Attached	Total Parking Spaces: 4	Fronting On: South
#/Driveway Parking/Type: 3.0/ Private Triple Plus Wide/Asphalt	Assigned Spaces:	# of Kitchens: 1

Public Remarks
Lovely Custom Built home (1992) in old Milton where you can "walk to everywhere" or just "sit" on your front veranda and "enjoy". Quiet street..! 3,112 Sq. Ft. of finished living space with 9 ft. ceilings on the main floor. Sunken living room with hardwood floors, gas fireplace, and lots of windows to enjoy the sunshine. Large kitchen (faucet just replaced). Separate dining room with hardwood floor. Main Floor repainted 2020. Spacious bedrooms. Finished lower level with brand new neutral carpet, family room, office, bedroom, bathroom, workshop and storage room. Main floor laundry. Inside access to 1.5 car garage with auto door opener. Shingles replaced approx. 7 years ago. Parking for 4 cars. Come and see for yourself what this lovingly maintained home has to offer.

Property Features

Features and Amenities:
 Area Influences: **Arts Centre, Golf, Hospital, Library, Major Highway, Park, Place of Worship, Public Transit, Rec./Commun.Centre, Schools, Skiing**
 Inclusions: **Fridge, Stove, Dishwasher, Washer, Dryer, Auto-garage Door Opener, All Electric Lights Fixtures, Water Softener, Sump Pump, Central Vac and Attachments.**
 Exclusions: **Water Heater Rental**
 Other Structures: **Fence - Full**
 Retirement Comm: **No** Rec Use: **No** Soil Type:
 Elem Schools: **JM Denyes Guardian Angels** Sec Schools: **Milton District Bishop Redding**

Tax and Financial Information

Roll#: 240901000251110	Assessment: \$599,000/2016	Survey: Available
Pin#: 249550210	Zoning: Residential	
Location: Urban	Fronting On: South	HST Applicable: No

Condominium Information

Property Management Contact: /	Status Cert:
Elevator: No Locker #: 	Locker:
	Cmn Elm Fee: No

REALTOR® Information

Rmks for Brokerages: **Please attach Form 801 and Schedule B to all offers. Offers Registered by Feb. 19 at 12:00pm; Presentation 4:00pm at Royal LePage Meadowtowne Milton Office**

Appointments: LBO	Occupant: Vacant	Possession: Flexible
Commission: 2.5 %	Deposit: 45000	Possess Date:
Brokerage Acct: NIB	SPIS: No/No	Under Contract: Hot Water Heater
Sign: Yes	Lockbox: Yes	Spec Agreement: No
Commence Date:	Expire Date:	Contact Exprd: No
Financing: Clear	Holdover Days: 120	CDOM: 1
Income Potential: No	Payment Method/Frequency: /	Private Entr:
List Brokerage 1: Royal LePage Meadowtowne Realty Inc., Brokerage		L/BR Phone: (905) 878-8101
List Salesperson 1: Joseph A. Brazeau, Salesperson		L/SP Phone: (905) 878-8101
Email: jbrazeau@royallepage.ca		Salesperson Cell: (905) 878-8101
L/SP Fax: (905) 878-8188	Brokerage Web: www.meadowtowne.com	
List Brokerage 2: Royal LePage Meadowtowne Realty Inc., Brokerage		Brokerage Phone: (905) 878-8101
List Salesperson 2: Virginia R. Brazeau, Salesperson		SP Phone:
Email SP2: vbrazeau@royallepage.ca		
List Brokerage 3: Royal LePage Meadowtowne Realty Inc., Brokerage		Brokerage Phone: (905) 878-8101
List Salesperson 3: Jennifer Brazeau-Barg, Salesperson		SP Phone:
Email SP3: jenniferbrazeau@brazeauteam.com		
List Brokerage 4: Royal LePage Meadowtowne Realty Inc., Brokerage		Brokerage Phone: (905) 878-8101
List Salesperson 4: Jodie Near, Salesperson		SP Phone: (905) 878-8101
Email SP4: jnear@royallepage.ca		