

**1599 Fourth Line  
Milton, ON L9T 6H8**

RES/Freehold/Sale

Price: **\$939,000**



Recent Change: 10/18/2018 : NEW

MLS® #: **30693902**  
 Alt. MLS® #:  
 Region: **Halton**  
 Municipality: **2 - Milton**  
 Neighbourhood: **1039 - MI Rural Milton**  
 Bldg Type/Style: **Detached/2 Storey**  
 Age/Yr Built: **100+ Years/1887**  
 Legal Desc: **PT LT 6, Con 5, Trafalgar New Survey, as in 598256; Milton/Trafalgar**  
 Sq.Ft/Source: **2,374/Floor plan(s)**  
 Sq Ft Range: **2001 to 3000**  
 Acres/Range: **0.50-1.99**  
 Taxes/Year: **\$4,531/2017**  
 Irregularities:  
 Heat: **Oil/Forced Air**  
 Water: **Well/Cistern**  
 Sellers: **Alfred Tor & Susan Tor**  
 List SP/Brk: **Joseph A. Brazeau, Salesperson / Royal LePage Meadowtowne Realty Inc., Brokerage**  
 Prev Price:  
 Status: **Active**  
 DOM: **5**  
 Basement: **Yes**  
 Tot Bdrms: **3 (3+0)**  
 Bathrooms: **2.0**  
 Lot Front: **175.00 Ft**  
 Lot Depth: **277.85 Ft**  
 Lot Shape: **Rectangular**  
 Sewer: **Septic**  
 CrossSt/Dir: **Just North of Britannia Rd**

**Property Details**

Roof:	<b>Asphalt Shingle</b>	Yr Roof Repl:		Air Cond Type:	<b>None</b>
Exterior:	<b>Aluminum Siding</b>	Pool:	<b>None</b>	Laundry Access:	<b>In-Suite</b>
Foundation:	<b>Stone</b>	Ener Cert Lvl:		UFFI:	<b>No</b>
Fireplaces:	<b>: Wood</b>	Water Meter:		Adl Mnth Fees:	
Bsmt Size/Fn/Dev:	<b>Partial Basement/Unfinished</b>	Waterfront:		VisitAble:	
#/Type of Garage:	<b>2.0/Detached</b>	Total Parking Spaces:	<b>12</b>	Fronting On:	<b>East</b>
#/Driveway Parking/Type:	<b>10.0/ Private Double Wide/Gravel</b>	Assigned Spaces:			

**Great Investment Opportunity! 1.14 Acres just North of Britannia Rd and South of Louis St. Laurent Blvd. and in the Official Plan, part of the urban area of Milton. Quick access to Mississauga, Oakville, the QEW/407/401. Rarely does a lot this size come on the market in the Urban area. Double detached garage and several out-buildings for your hobbies or ??? Don't miss the opportunity to own an Acre in the fabulous growing Town of Milton.**

**Property Features**

Features and Amenities: **Carpet Free, Sump Pump, TV Tower/Antenna**  
 Area Influences: **Golf, Hospital, Library, Part Cleared, Place of Worship, Schools, Skiing**  
 Inclusions:  
 Exclusions:  
 Other Structures: **Other (see Remarks), Shed, Workshop**  
 Elem Schools: **Hawthorne Village**      Sec Schools: **Guardian Angels**

**Tax and Financial Information**

Roll#:	<b>24-09-010-004-100</b>	Assessment:	<b>\$733,000 / 2016</b>	Survey:	<b>Up-to-date</b>
Pin#:	<b>25-07-600-09</b>	Zoning:	<b>Residential</b>		
Location:	<b>Rural</b>	Fronting On:	<b>East</b>	HST Applicable:	<b>No</b>

**Condominium Information**

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

**REALTOR® Information**

Rmks for Brokerages:	<b>Please attach Form 801 and schedule B to all offers.</b>			Possession:	<b>Immediate</b>
Appointments:	<b>LBO</b>	Occupant:	<b>Owner</b>	Possess Date:	
Commission:	<b>2.5%</b>	Deposit:	<b>75,000</b>	Under Contract:	<b>Hot Water Heater</b>
Brokerage Acct:	<b>IB</b>	SPIS:	<b>No/No</b>	Spec Agreement:	<b>No</b>
Sign:	Lockbox:	Expire Date:	<b>06/30/2019</b>	Contact Exprd:	<b>No</b>
Commence Date:	<b>10/18/2018</b>	Holdover Days:		CDOM:	<b>5</b>
Financing:	<b>Clear</b>			L/BR Phone:	<b>(905) 878-8101</b>
List Brokerage 1:	<b>Royal LePage Meadowtowne Realty Inc., Brokerage</b>			L/SP Phone:	<b>(905) 878-8101</b>
List Salesperson 1:	<b>Joseph A. Brazeau, Salesperson</b>			Salesperson Cell:	<b>(905) 878-8101</b>
Email:	<b>jbazeau@royallepage.ca</b>			Brokerage Web:	<b>www.meadowtowne.com</b>
L/SP Fax:	<b>(905) 878-8188</b>			Brokerage Phone:	<b>(905) 878-8101</b>
List Brokerage 2:	<b>Royal LePage Meadowtowne Realty Inc., Brokerage</b>			SP Phone:	
List Salesperson 2:	<b>Virginia R. Brazeau, Salesperson</b>				
Email SP2:	<b>vbrazeau@royallepage.ca</b>				

Prepared By: **Joseph Brazeau, Salesperson**

Full Report

Date Printed: **10/23/2018**