

	5610 Cedar Springs Rd Burlington Ontario L7P0B9 Burlington Rural Burlington Halton 19-28-N SPIS: N Taxes: \$5,163.50 / 2017	List: \$1,998,000 For: Sale DOM: 135	
	Rural Resid Front On: W Rms: 7 + 1 2-Storey Acre: 50-99.99 Bedrooms: 2 Washrooms: 2 1x3xMain, 1x4x2nd		
	Lot: 66.27 x 0 Acres Irreg: 82.7 Acres Dir/Cross St: Colling & Britannia Rd		

MLS#: W4030500 **Contract Date: 1/29/2018** **Possession: Flexible** **PIN#: 072000033**

Kitchens: 1 Fam Rm: N Basement: Full / Part Fin Fireplace/Stv: N Heat: Other / Propane A/C: Central Air Central Vac: Y Apx Age: 51-99 Apx Sqft: 2000-2500 Assessment: 1117000 / 2016 POTL: POTL Mo Fee: Elevator/Lift: N Laundry Lev: Main Phys Hdcap-Eqp: N	Exterior: Board/Batten Drive: Pvt Double Gar/Gar Spcs: Attached / 1.0 Drive Park Spcs: 20 Tot Prk Spcs: 21 UFFI: Pool: None Energy Cert: N Cert Level: GreenPIS: N Prop Feat: Arts Centre, Golf, Grnbelt/Conserv, Lake/Pond, Place Of Worship, Ravine	Zoning: Rural Res Cable TV: Y Hydro: Y Gas: N Phone: Y Water: Well Water Supply: Drilled Well Sewer: Septic Spec Desig: Unknown Farm/Agr: Hobby Waterfront: None Retirement: N Oth Struct:
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#	Room	Level	Length (m)	Width (m)	Description
1	Kitchen	Main	4.39	x 2.44	Galley Kitchen Quartz Counter
2	Living	Main	6.20	x 3.66	
3	Dining	Main	4.37	x 2.44	
4	Den	Main	3.20	x 2.21	
5	Master	2nd	5.41	x 3.76	Picture Window
6	Br	2nd	5.41	x 3.73	
7	Rec	Lower	5.92	x 5.11	
8	Utility	Lower	8.10	x 3.25	
9	Other	Lower	6.81	x 2.36	
10	Mudroom	Main	3.86	x 2.74	

Client Remks: 82.1 Ac In Rural Burlington. This Property Has A Post & Beam Style Home. + 20 X 40 Workshop & 40 X 70 Insulated Barn/Garage. Open Concept Home With The Warmth Of Wood. One Of The 2 Car Garages Has Been Converted To An Artist Studio. 30 Acres Workable. Ponds & Woods.

Extras: Linen Cls/Bthrm,Fr,Stove,D/W,Freezer,Wsh,Dryer,Deck-Awing,Propane Bbq(Hooked-In)3000Lt Propane Tank,Wd Stove/Shop,Hall Bookcase(Screwed To Wall)Garden Watering Sys,Pump/Barn From Pond,Air Compressor/Barn,100,000 Propane Heater,Wd Stove/Barn

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