

2090 Cunningham Court
Milton, ON L0P 1J0

RES/Freehold/Sale

Price: **\$1,498,000**
 For Sale



Recent Change: 10/02/2018 : DOWN :
\$1,595,000->\$1,498,000

MLS® #: **30684995** Prev Price: **\$1,595,000**
 Alt. MLS® #: Status: **Active**
 Region: **Halton** DOM: **23**
 Municipality: **2 - Milton** Basement: **Yes**
 Neighbourhood: **1063 - Moffat**
 Bldg Type/Style: **Detached/2 Storey**
 Age/Yr Built: **6-15 Years**
 Legal Desc: **Lot 8 Plan 20M864 Milton S/T Ease HR200196 over 20R15107**
 Sq.Ft./Source: **2,547/Floor plan(s)** Tot Bdrms: **4 (3+1)**
 Sq Ft Range: **2001 to 3000** Bathrooms: **3.1**
 Acres/Range: **2-4.99** Lot Front: **253.12 Ft**
 Taxes/Year: **\$7,046/2018** Lot Depth:
 Irregularities: Lot Shape: **Rectangular**
 Heat: **Gas/Forced Air**
 Water: **Well/Drilled Well** Sewer: **Septic**
 Sellers: **Greenway, Glen & Monette**
 List SP/Brk: **Joseph A. Brazeau, Salesperson / Royal LePage Meadowtowne Realty Inc., Brokerage**
 CrossSt/Dir: **15 Side Rd, Cedar Trail, Cunningham Court**

Property Details

Roof:	Asphalt Shingle	Yr Roof Repl:	2017	Air Cond Type:	Central Air
Exterior:	Brick	Pool:	None	Laundry Access:	In-Suite
Foundation:	Poured Concrete	Ener Cert Lvl:		UFFI:	No
Fireplaces:	1 : Natural Gas	Water Meter:		Adl Mnth Fees:	
Bsmt Size/Fn/Dev:	Full/Fully Finished	Waterfront:		VisitAble:	
#/Type of Garage:	2.0/Attached, Inside Entry	Total Parking Spaces:	12	Fronting On:	West
#/Driveway Parking/Type:	10.0/ Private Double Wide/Asphalt	Assigned Spaces:			

Public Remarks

2.5 beautiful landscaped acres surround this Stunning Custom-Built by "Pidel" all brick Executive home in Tuscany Ridge Estates in Moffat. Large principle rooms, gas fireplace in Living Rm, finished Basement with Office, Guest Bedroom with 4-piece Bath ensuite, Theatre room (screen and projector negotiable). Oversized upstairs bedrooms. Beautiful large windows on all levels to take advantage of the fabulous rural setting. Extremely well maintained: High-end Furnace 2014, A/C--2012, replaced hardwood main floor, updated quartz counters and sinks/faucets in kitchen and bathrooms, newer appliances, roof resingled fall 2017, water conditioning system. And in 2017, for your out-door living enjoyment, a back yard Pavillion and a multi-level deck with top-of-the-line TREX decking, night-lighting, a built-in Napoleon gas BBQ. and stainless steel cupboards. Great curb appeal. 5 Minutes to the 401 @ Guelph Line for quick commuting and the GO train. 3 minutes to Brookville Public School—one of the best schools in Halton. Homes in this desirable area do not come on the market often and this one is definitely worth viewing.

Property Features

Features and Amenities: **Air Exchanger, Alarm System, Auto Garage Door Remote(s), Central Vacuum, Sewage Pump, Sump Pump, Water Purifier, Water Softener, Year Round Living**

Area Influences: **Cul de Sac/Dead End, Golf, Hospital, Major Highway, Place of Worship, Quiet Area, Schools, Skiing**
 Inclusions: **Fridge, Stove, Dishwasher, Washer, Dryer, Water Conditioning System, all Electric Light Fixtures, all Blinds, Invisible fencing.**

Exclusions: **Water heater is a rental, Riding Lawn Mower (negotiable), Curtains in Children's Bedrooms**
 Retirement Comm: **No** Rec Use: **No** Soil Type: **Clay, Loam**
 Elem Schools: **Brookville Holy Rosary** Sec Schools: **Milton District**

Tax and Financial Information

Roll#:	240903000218229	Assessment:	\$1,077,000/2018	Survey:	Available
Pin#:	2498250262	Zoning:	Residential		
Location:	Rural	Fronting On:	West	HST Applicable:	No

Condominium Information

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

REALTOR® Information

Rmks for Brokerages: **Please attach Schedule B and Form 801 to all offers.**

Appointments:	TLBO	Occupant:	Owner	Possession:	30 - 59 Days
Commission:	2.5%	Deposit:	85,000	Possess Date:	
Brokerage Acct:	IB	SPIS:	No/No	Under Contract:	Hot Water Heater
Sign:	Yes	Lockbox:	Yes	Spec Agreement:	No
Commence Date:	09/10/2018	Expire Date:	12/31/2018	Contact Exprd:	No
Financing:	Clear	Holdover Days:	90	CDOM:	23
List Brokerage 1:	Royal LePage Meadowtowne Realty Inc., Brokerage				
List Salesperson 1:	Joseph A. Brazeau, Salesperson				
Email:	jbrazeau@royallepage.ca				
L/SP Fax:	(905) 878-8188	Brokerage Web:	www.meadowtowne.com		
List Brokerage 2:	Royal LePage Meadowtowne Realty Inc., Brokerage				
List Salesperson 2:	Jennifer Brazeau-Barg, Salesperson				
Email SP2:	jenniferbrazeau@brazeauteam.com				
List Brokerage 3:	Royal LePage Meadowtowne Realty Inc., Brokerage				
List Salesperson 3:	Virginia R. Brazeau, Salesperson				
Email SP3:	vbrazeau@royallepage.ca				
List Brokerage 4:	Royal LePage Meadowtowne Realty Inc., Brokerage				
List Salesperson 4:	Jodie Near, Salesperson				
Email SP4:	jnear@royallepage.ca				

Brokers: **(905) 878-8101**
 SP Phone: **(905) 878-8101**

