

Property Member Full

4401 FOURTH Line, Milton, Ontario L9T 2X8

Member Full
Active / Residential

Confidential for REALTORS® Only

MLS®#: 40039732
 List Price: **\$3,200,000**
New Listing



Halton/2 - Milton/1039 - MI Rural Milton Sidesplit/House

	Beds	Baths	Kitch
Lower	1		
Main	5	1	2
Second		3	

Beds (AG+BG): **6 (5 + 1)**
 Baths (F+H): **4 (4 + 0)**
 SF Total: **5,175/Plans**
 SF Range: **5001 to 6000**
 AG Fin SF: **4,206/Plans**
 BG SF: **969/Plans**
 DOM/CDOM: **0/0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$6,210.16/2020**

Seller: **Cynthia Gail Betts**
 Recent: **11/02/2020 : New Listing**

Remarks/Directions

Public: Welcome to this sprawling custom-build Executive Bungalow/Sidesplit on 2.6 Acres with detached 3 car garage. Located in south Milton across from the Oakville Executive Golf Course. Window-walls surround the Open-Concept Living, Dining rooms & Kitchen to give you panoramic views of vast lawns, the golf course, the pond and the escarpment in the distance. Granite counters in kitchen, gas fireplace in living, each of the main bedrooms have direct 4-pc. bathroom access. The huge 30' x 25' recreational room is located on the main floor with exits directly to the outside. The main-floor nanny/guest suite features living-dining room, a kitchenette with fridge, stove, dishwasher, 2 bedrooms and a 4 pc. bathroom w/stacking washer-dryer. Only 6 steps down from the main kitchen level is the 23' x 14.5' family room, another bedroom and a lovely white laundry room. (The Master ensuite on the main level also has hook-ups for another laundry room). Numerous walk-outs from the main level lead you to the landscaped yards with a pond for the ducks and geese. A separate long paved driveway leads to another outbuilding 40' x 60', metal clad with office and w/14' ceiling height and 12' x 12' overhead door, an implement shed 20' x 24' with overhead door, & a garden shed. 3-car garage shingles new 2020, house shingles new 2019. This wonderful bungalow is the perfect place to call home while living in a beautiful country setting yet only minutes from everywhere including major highways, the hospitals, or the Oakville or Milton Go Trains. Don't delay—this is worth viewing.

REALTOR®: Please attach Schedule B and Form 801 to all offers. Deposit to be submitted by bank draft or wire transfer. Showings will be approved once COVID-19 Acknowledgement Form is signed - automatically sent to you upon showing request. 2 water heaters @ \$23/month.

Directions: South-East corner of Lower Base Line and 4th Ln., across from Oakville Executive Golf Course.
Cross St: Lower Base Line

Common Elements

Exterior

Exterior Feat: **Deck(s), Landscaped, Patio(s), Storage Buildings, Year Round Living**
 Construct. Material: **Brick**
 Shingles Replaced: Foundation: **Block, Slab**
 Year/Desc/Source: **1993//Estimated**
 Property Access: **Paved Road**
 Other Structures: **Workshop**
 Parking Features: **Detached Garage, Front Yard Parking, RV / Truck Parking, Asphalt Driveway, Circular Driveway, Private Triple+ Driveway**
 Parking Spaces: **13**
 Garage Sp/Desc: **3 Spaces**
 Services: **Electricity, Telephone**
 Water Source: **Dug Well**
 Lot Size: **2.60 Acres**
 Lot Front: **402.49**
 Lot Irregularities: **UV System, Water Softener**
 Area Influences: **Ample Parking, Corner Site, Cul de Sac/Dead End, Golf, Hospital, Library, Major Highway, Quiet Area, School Bus Route, Schools, Skiing**
 View: **Golf Course, Pond**
 Topography: **Dry, Flat, Level**
 Elementary School: **Craig Keilberger**
 Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **16-30 Years**
 Rd Acc Fee:
 Carport Sp:
 Sewer: **Septic**
 Acres Rent:
 Location: **Rural**
 Land Lse Fee:
 Retire Com: **No**
 Fronting On: **East**

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Interior

Interior Feat: **Accessory Apartment, Central Vacuum, In-Law Suite, Propane Tank**
 Access Feat: **Open Floor Plan**
 Basement: **Partial Basement, Fully Finished**
 Laundry Feat: **In-Suite, Lower Level**
 Cooling: **Central Air**
 Heating: **Forced Air, Forced Air-Propane**
 Fireplace: **2/Living Room, Propane** FP Stove Op: **Yes**
 Under Contract: **Hot Water Heater** Contract Cost/Mo: **23.00**
 Inclusions: **Dryer, Washer**
 Add Inclusions: **Fridge x 2, stove x 2, dishwasher x 2, stacking washer/dryer in guest suite, propane fireplace, U.V. light, 1 water heater, water softener.**
 Exclusions: **Freestanding book-case unit w/electric fireplace in family room.**
 Furnace Age: Tank Age: UFFI: **No**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **Pt Lt 22, Con 2 Trafalgar, North of Dundas Street, Part 2, 20R3019; Milton/Trafalgar**
 Zoning: **Res** Survey: **Unknown/**
 Assess Val/Year: **\$927,000/2016** Hold Over Days:
 PIN: **249290159** Occupant Type: **Owner**
 ROLL: **240909004008620** Deposit: **100,000**
 Possession/Date: **Other/**

Marketing

Showing Requirements: **Lockbox**
 Showings:
 Showing Instructions: **TLBO**
 Lockbox Type: **Other** Locbox Loc/Serial#: **Front Door/**
 Possession: **Other**

Brokerage Information

List Date: **11/02/2020** Expiration Date: **02/28/2021** Int Bearing Bkg Trust Account: **Yes**
 Financing: SPIS: Contact After Expired: **No**
 Buyer Agency Compensation Remarks: **2.5%** Special Agreement: **No**
 Assignment Of Listing: HST Applicable to Sale: **No**
 Original List Price: **\$3,200,000.00**
 List Brokerage: [Royal LePage Meadowtowne Realty Inc., Brokerage](#) Brkge #: **(905) 878-8101**
 List Salesperson: [Joseph A. Brazeau, Salesperson](#) Direct #: **(905) 878-8101**
 Email: jbrazeau@royallepage.ca L/SP Cell:
 List Brokerage 2: [Royal LePage Meadowtowne Realty Inc., Brokerage](#) Phone: **(905) 878-8101**
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 List Brokerage 4: [Royal LePage Meadowtowne Realty Inc., Brokerage](#) Phone: **(905) 878-8101**
 List Salesperson 4: [Jodie Near, Salesperson](#) Phone: **(905) 878-8101**
 Email: jnear@royallepage.ca L/SP4 Cell:
 Source Board: **Oakville**

Prepared By: **Cristina Camara, Other**

Date Prepared: **11/02/2020**

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Information deemed reliable but not guaranteed. CoreLogic Matrix

MLS® #: 40039732

Room	Level	Dimensions	Dimensions (Convert)	Room Features
Kitchen	Main	17.4 x 10.4	5.18 m x 3.05 m	
Living Room	Main	21.1 x 18.1	6.40 m x 5.49 m	
Dining Room	Main	17.8 x 16.1	5.49 m x 4.88 m	
Master Bedroom	Main	11.4 x 10.3	3.35 m x 3.05 m	
Bedroom	Main	11.4 x 10.3	3.35 m x 3.05 m	
Bedroom	Main	10.3 x 9.11	3.05 m x 2.74 m	
Recreation Room	Main	30 x 25.1	9.14 m x 7.62 m	
Living Room	Main	17.4 x 14.5	5.18 m x 4.57 m	
Kitchen	Main	13.6 x 11.11	4.27 m x 3.35 m	
Bedroom	Main	15.3 x 11.1	4.57 m x 3.35 m	
Bedroom	Main	13.8 x 12.2	4.27 m x 3.66 m	
Family Room	Lower	23.5 x 14.5	7.32 m x 4.57 m	
Bedroom	Lower	14.11 x 14.6	4.27 m x 4.57 m	
Utility Room	Lower	17.5 x 12.1	5.49 m x 3.66 m	

Cristina Camara
milton@royallepage.ca
Ph:

Property Member Full

Bathroom	Second	4-Piece
Bathroom	Second	4-Piece
Bathroom	Second	4-Piece
Bathroom	Main	4-Piece

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