


|  |                               |                                 |                                    |
|--|-------------------------------|---------------------------------|------------------------------------|
|  | <b>4401 Fourth Line</b>       |                                 | <b>List: \$3,200,000 For: Sale</b> |
|  | <b>Milton Ontario L9T 2X8</b> |                                 |                                    |
| Milton Trafalgar Halton 19-29-M  |                               | <b>Taxes: \$6,210.16 / 2020</b> | <b>SPIS: N</b>                     |
| PT LT 22 CON 2 TRAFALGAR, NOTH OF DUNDAS   |                               | <b>DOM: 0</b>                   | <b>Last Status: New</b>            |
| PART 2*  |                               |                                 |                                    |
| Detached   | 402.49 x 388.1 Feet           | <b>Rms: 10 + 2</b>              |                                    |
| <b>Link: N</b>   | <b>Irreg:</b>                 | <b>Bedrooms: 5 + 1</b>          |                                    |
| Sidesplit 3  | <b>Front On: E</b>            | <b>Washrooms: 4</b>             |                                    |
|  | <b>Acre: 2-4.99</b>           | 1x4x2nd, 1x4x2nd, 1x4xMain      |                                    |
| <b>Dir/Cross St: SE corner-Lower Base &amp;4th line</b>                          |                               |                                 |                                    |

**MLS#:** W4975116      **Sellers:** CYNTHIA BETTS      **Contact After Exp:** N  
**Opn Hse Note:** NO open houses  
**Holdover:** 120      **Possession Remarks:** FLEX      **Occup:** Owner  
**PIN#:** 249290159      **ARN#:** 240909004008620

|                                   |   |                               |
|-----------------------------------|---|-------------------------------|
| <b>Kitchens:</b> 1 + 1            | <b>Exterior:</b> Brick  | <b>Zoning:</b> Residential    |
| <b>Fam Rm:</b> Y                  | <b>Drive:</b> Circular  | <b>Cable TV:</b>              |
| <b>Basement:</b> Finished         | <b>Gar/Gar Pk Spcs:</b> Detached / 3  | <b>Hydro:</b> Y               |
| <b>Fireplace/Stv:</b> Y           | <b>Drive Pk Spcs:</b> 10  | <b>Gas:</b>                   |
| <b>Heat:</b> Forced Air / Propane | <b>Tot Pk Spcs:</b> 13  | <b>Phone:</b> Y               |
| <b>A/C:</b> Central Air           | <b>UFFI:</b> No   | <b>Water:</b> Well            |
| <b>Central Vac:</b> Y             | <b>Pool:</b> None   | <b>Water Supply:</b> Dug Well |
| <b>Apx Age:</b> 31-50             | <b>Energy Cert:</b> N   | <b>Sewer:</b> Septic          |
| <b>Apx Sqft:</b> 3500-5000        | <b>Cert Level:</b>  | <b>Spec Desig:</b> Unknown    |
| <b>Assessment:</b> 927000 / 2016  | <b>GreenPIS:</b> N  | <b>Farm/Agr:</b>              |
| <b>POTL:</b>                      | <b>Prop Feat:</b> Cul De Sac, Golf, Hospital, Library, Part Cleared, School | <b>Waterfront:</b>            |
| <b>Elevator/Lift:</b> N           |   | <b>Retirement:</b> N          |
| <b>Laundry Lev:</b> Lower         |   | <b>Oth Struct:</b>            |
| <b>Phys Hdcp-Eqp:</b> N           |   |                               |

| #  | Room    | Level | Length (m) | Width (m) | Description |
|----|---------|-------|------------|-----------|-------------|
| 1  | Kitchen | Main  | 5.28       | x 3.15    |             |
| 2  | Living  | Main  | 6.43       | x 5.51    |             |
| 3  | Dining  | Main  | 5.38       | x 4.90    |             |
| 4  | Master  | Main  | 3.45       | x 3.12    |             |
| 5  | Br      | Main  | 3.45       | x 3.12    |             |
| 6  | Br      | Main  | 3.12       | x 3.02    |             |
| 7  | Rec     | Main  | 9.14       | x 7.65    |             |
| 8  | Living  | Main  | 5.28       | x 4.39    |             |
| 9  | Kitchen | Main  | 4.11       | x 3.63    |             |
| 10 | Br      | Main  | 4.65       | x 3.61    |             |
| 11 | Br      | Main  | 4.17       | x 3.71    |             |
| 12 | Family  | Lower | 7.17       | x 4.39    |             |

**Client Remks:** Sprawling custom-build Executive Bungalow/Side-split- 2.6 Acres w/dtch 3 car garage.South Milton across fr. Oakville Executive Golf Course. Window-walls. Open-Concept. Liv, Din rms & Kit- panoramic views-vast lawns,golf course,pond,escarpment in distance. Granite counters, gas fp, each of mn bedms direct 4-pc. bath access. Huge 30' x 25' rec. rm-on main flr. Main-fl. nanny/guest suite- liv-din rm, a kitchenette-fridge, stove, d/washer, 2 bed 4pc bath.  
**Extras:** Incls:Fridgex2, Stove x2, Dishwasher x2, Washer /Dryer, Stacking washer/dryer- guest suite, Propane Fireplace, U.V. Light, 1 Water Heater, Water Softener. Excls: Freestanding Bookcase-unit w/electric Fireplace in Fam. Rental:2 water heaters  
**Brkage Remks:** "SHOWINGS WILL BE APPROVED ONCE COVID-19 ACKNOWLEDGEMENT FORM IS SIGNED - AUTOMATICALLY SENT TO YOU UPON SHOWING REQUEST" Deposits to be submitted by bank draft or wire transfer.

ROYAL LEPAGE MEADOWTOWNE REALTY, BROKERAGE **Ph:** 905-878-8101 **Fax:** 000-000-0000  
 459 Main St East 2nd Flr Milton L9T1R1  
 JOSEPH A. BRAZEAU, Salesperson 905-878-8101  
**Contract Date:** 11/02/2020      **Condition:** Appt: TLBO      **Ad:** N  
**Expiry Date:** 2/28/2021      **Cond Expiry:**      **Escape:**  
**Last Update:** 11/02/2020      **CB Comm:** 2.5%      **Original:** \$3,200,000