

4401 FOURTH Line, Milton, Ontario L9E 0G7

Client Full
Active / Residential

4401 FOURTH Li Milton

MLS® #: **40168447**
 Price: **\$3,000,000**



Halton/2 - Milton/1039 - MI Rural Milton

Sidesplit/House

	Beds	Baths	Kitch
Lower	1		
Main	5	2	2
Second		3	

Beds: **6 (5 + 1)**
 Baths: **5 (4 + 1)**
 SF Fin Total: **5,175/Plans**
 SF Fin Range: **4001 to 5000**
 AG Fin SF: **4,206.00/Plans**
 BG Fin SF: **969.00/Plans**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$6,322/2021**

Remarks/Directions

Public Rmks: **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 south wing features another living-dining room, a kitchenette with fridge, stove, dishwasher, 2 more 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 mail 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 sidesplit/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.**

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**
 Garage & Parking: **Detached Garage//Front Yard Parking, Private Drive Triple+ Wide, RV / Truck Parking//Asphalt Driveway, Circular Driveway**
 Parking Spaces: **13**
 Parking Level/Unit: Driveway Spaces: **10.0**
 Services: **Electricity, Telephone**
 Water Source: **Dug Well**
 Lot Size Area/Units: **2.600/Acres**
 Lot Front (Ft): **402.49**
 Location: **Rural**
 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**
 Restrictions: School District: **Halton Catholic District School Board, Halton District School Board**
 High School: **HDSB, HCDSB**
 Elementary School: **HDSB, HCDSB**

Interior

Interior Feat: **Accessory Apartment, Central Vacuum, In-Law Suite, Propane Tank**
 Access Feat: **Open Floor Plan**
 Basement: **Partial Basement**
 Laundry Feat: **In-Suite, Lower Level**
 Cooling: **Central Air**
 Heating: **Forced Air, Forced Air-Propane**
 Fireplace: **1/Living Room, Propane**
 Under Contract: **Hot Water Heater**
 Inclusions: **Dryer, Washer**
 Furnace Age: Tank Age: **FP Stove Op: Yes**
 Contract Cost/Mo: **23.00**
 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	Survey: Available/
Zoning: Res	Hold Over Days: 90
Assess Val/Year: \$927,000/2021	Occupant Type: Owner
PIN: 249290159	Deposit: 100000.00
ROLL: 240909004008620	
Possession/Date: Flexible/	
Possession Rmks: April/May 2022	

Brokerage Information

List Date: **09/21/2021**
List Brokerage: **[Royal LePage Meadowtowne Realty Inc., Brokerage](#)**
Source Board: **Oakville**

Prepared By: Joseph Brazeau, Salesperson

Date Prepared: 09/22/2021

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