

# Property Client Full

## 4401 Fourth Line, Milton, Ontario L9E 0G7

Listing

**4401 Fourth Line Milton**

**Active / Residential Freehold / Detached**

MLS® #: **W5378456**

List Price: **\$3,000,000**

**New Listing**



### Halton/Milton/Trafalgar

Tax Amt/Yr: **\$6,322.00/2021** Transaction: **Sale**  
SPIS: **No** DOM: **1**  
Legal Desc: **Pt Lt 22 Con 2 Trafalgar, North Of Dundas Part 2\***

Style: **Sidesplit** Rooms Rooms+: **10+2**  
Link: **No** BR BR+: **6 (5 + 1)**  
Stories: Baths (F+H): **5 (4 + 1)**  
Lot Irreg: SF Range: **3500-5000**  
Lot Front: **402.49** SF Source:  
Lot Depth: **388.10** Lot Acres: **2 - 4.99**  
Lot Size Code: **Feet** Fronting On: **E**  
Zoning: **Residential**  
Dir/Cross St: **S.E. Corner Lower Base & 4th Ln**

PIN #: **249290159**  
Holdover: **90**  
Possession: **April/May 2022**

ARN #: **240909004008620** Contact After Exp: **No**  
Possession Date:

Kitch Kitch + **2 (1+1)**  
Fam Rm: **Yes**  
Basement: **Yes/Finished**  
Fireplace/Stv: **Yes**  
Heat: **Forced Air, Propane**  
A/C: **Yes/Central Air**  
Central Vac: **Yes**  
Apx Age: **31-50**  
Elevator: **No/None**  
Retirement: **No**  
Property Feat: **Cul De Sac, Golf, Hospital,  
Library, Part Cleared, School**

Exterior: **Brick**  
Drive: **Circular**  
Gar/Gar Spcs: **Detached Garage/3.0**  
Drive Pk Spcs: **10.00**  
Tot Pk Spcs: **13.00**  
UFFI: **No**  
Pool: **None**  
Energy Cert: **No**  
Green PIS: **No**

Utilities: **Hydro, Telephone**  
Water: **Well**  
Water Inc: **Dug Well**  
Sewers: **Septics**  
Special Desig: **Unknown**

### Remarks/Directions

Client Rmks: **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. South Wing Features-Liv-Din Rm, A Kitch-Frdg, Stove, D/Washer, 2 Bdrms 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**

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

Prepared By: **JOSEPH A. BRAZEAU, REALTOR Salesperson**

Date Prepared: **09/22/2021**