

Property Member Full

556 MARCELLUS Avenue, Milton, Ontario L9T 4E8

Member Full
Active / Residential

Confidential for REALTORS® Only

MLS® #: 40083323
List Price: **\$1,000,000**
New Listing



Halton/2 - Milton/1037 - TM Timberlea Backsplit/House

	Beds	Baths	Kitch
Lower		1	
Main		1	
Second			1
Third	3	1	

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **3 (1 + 2)**
 SF Total: **2,366/Plans**
 SF Range: **1001 to 1500**
 AG Fin SF: **1,495/Plans**
 BG SF: **871/Plans**
 DOM/CDOM: **0/0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$4,173.00/2020**

Seller: **Heather Gammie & Benjamin Gammie**
Recent: **03/18/2021 : New Listing**

Remarks/Directions

Public: Located on a quiet street in the established neighbourhood of Timberlea, this open concept, 3-bedroom backsplit with 2-car garage features a large living/dining room area, family room and eat-in kitchen with vaulted ceilings, large main floor laundry room with sink and lower-level rec room with fireplace. The home is carpet free. The back deck is shaded by beautiful wisteria and overlooks the sizeable backyard; the side yard patio is great for BBQing and entertaining. The basement is unfinished, great for storage, a future home office or a games room. Close to parks, schools and all amenities. This home is ready for you to move right in!

REALTOR®: Showings will be approved once COVID-19 Acknowledgement form is signed - sent automatically upon showing request. Offers being presented on March 23rd at 2pm. Register by 12pm. Email to: jnear@royalpage.ca No pre-emptive offers. Deposit to be submitted by bank draft or wire transfer. Attach Schedule B & Form 801 to offer.

Directions: Laurier/Syer/Marcellus

Common Elements

Exterior

Exterior Feat:	Deck(s)			Roof:	Asphalt Shingle
Construct. Material:	Brick	Foundation:	Poured Concrete	Prop Attached:	Detached
Shingles Replaced:				Apx Age:	31-50 Years
Year/Desc/Source:	1983//Public Records			Carport Sp:	0
Parking Features:	Attached Garage, Asphalt Driveway, Private Double Driveway	Driveway Spaces:	2.0	Sewer:	Sewer (Municipal)
Parking Spaces:	4	Parking Assigned:			
Garage Sp/Desc:	2 Spaces	Water Tmnt:		Acres Rent:	
Water Source:	Municipal	Acres Range:	< 0.5	Lot Shape:	
Lot Size Area/Units:	/	Lot Depth (Ft):	113.20	Land Lse Fee:	
Lot Front (Ft):	47.83	Lot Irregularities:		Exposure:	
Location:	Urban				
Area Influences:	None				
Restrictions:	Unknown				

Interior

Interior Feat:	Auto Garage Door Remote(s)	Basement Fin:	Unfinished	
Basement:	Full Basement			
Laundry Feat:	Laundry Room, Main Level			
Cooling:	Central Air			
Heating:	Forced Air, Gas			
Fireplace:	1/Family Room, Natural Gas	FP Stove Op:		
Under Contract:	HWT-Gas	Contract Cost/Mo:		
Inclusions:	Dishwasher, Dryer, Garage Door Opener, Refrigerator, Stove, Washer			
Add Inclusions:	Wooden Shelf units in Basement, Water Softener, Grey Shelving in Garage, All ELF, All Blinds.			
Exclusions:	All curtains, 2 Metal Shelving units in Garage, All Black Shelving in Garage, Bracket used to Hang TV.			

Property Information

Common Elem Fee: **No**
Legal Desc: **PCL 443-1, SEC M194; LT 443, PL M194; MILTON**
Zoning: **RESIDENTIAL**
Assess Val/Year: **\$689,000/2021**
PIN:
ROLL: **240901000154816**
Possession/Date: **60 - 89 Days/**
Possession Rmks: **Ideal: June 4, 2021**

Local Improvements Fee:






Survey: **None/**
Hold Over Days:
Occupant Type: **Owner**
Deposit: **50000**

Marketing

Showing Requirements: **TLBO (List Brokerage)**
Showings:
Showing Instructions: **TLBO**
Lockbox Type: **Other**
Sign on Prop: **Yes**
Possession: **60 - 89 Days**

Locbox Loc/Serial#: **Front Door/**

Brokerage Information

List Date: **03/18/2021** Expiration Date: **08/31/2021** Int Bearing Bkg Trust Account: **Yes**
Financing: SPIS: Contact After Expired: **No**
Buyer Agency Compensation Remarks: **2.5%** Special Agreement: **No**
Assignment Of Listing: **No** HST Applicable to Sale: **Included**
Offer Instructions: **No Pre-emptive offers, Offer to be registered by 12pm March 23rd; Presenting at 2pm.**
Original List Price: **\$1,000,000.00**
List Brokerage: **Royal LePage Meadowtowne Realty Inc., Brokerage**
List Salesperson: **Joseph A. Brazeau, Salesperson** 
Email: **jbrazeau@royallepage.ca**
List Brokerage 2: **Royal LePage Meadowtowne Realty Inc., Brokerage**
List Salesperson 2: **Jodie Near, Salesperson** 
Email: **jnear@royallepage.ca**
List Brokerage 3: **Royal LePage Meadowtowne Realty Inc., Brokerage** 
List Salesperson 3: **Virginia R. Brazeau, Salesperson** 
Email: **vbrazeau@royallepage.ca**
List Brokerage 4: **Royal LePage Meadowtowne Realty Inc., Brokerage** 
List Salesperson 4: **Jennifer Brazeau-Barg, Salesperson** 
Email: **jenniferbrazeau@brazeauteam.com**
Source Board: **Oakville**

Brkge #: **(905) 878-8101**
Direct #: **(905) 878-8101**
L/SP Cell:
Phone: **(905) 878-8101**
Phone: **(905) 878-8101**
L/SP2 Cell:
Phone: **(905) 878-8101**
Phone: **(905) 878-8101**
L/SP3 Cell:
Phone: **(905) 878-8101**
Phone: **(905) 878-8101**
L/SP4 Cell:

Prepared By: Jodie Near, Salesperson

Date Prepared: 03/18/2021

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