

Property Member Full

221 SHERWOOD Road, Milton, Ontario L9T 7C1

Member Full
Active / Residential

Confidential for REALTORS® Only

MLS® #: 40079412
List Price: \$750,000
New Listing



Halton/2 - Milton/1029 - DE Dempsey
2 Storey/Row/Townhouse

	Beds	Baths	Kitch
Main		1	1
Second	3	2	

Beds (AG+BG): 3 (3 + 0)
Baths (F+H): 3 (2 + 1)
SF Total: 1,375/Plans
SF Range: 1001 to 1500
AG Fin SF: 1,375/Plans
DOM/CDOM: 0/0
Common Interest: Freehold/None
Tax Amt/Yr: \$2,875.00/2020

Seller: Matthew Kelly & Margaret Kelly
Recent: 03/11/2021 : New Listing

Remarks/Directions

Public: Double doors welcome you into this 1375 square foot townhome that feels like a semi as it is attached only by the garage on one side. Natural light shines through the windows into the large living room that leads to the eat-in kitchen. Patio doors open to the back patio & fully fenced yard. Upstairs, the master bedroom features double closets & an ensuite, while the other two spacious bedrooms share a jack-and-jill bathroom. The partially finished basement has a rec room and an abundance of storage.

REALTOR®: Showings will be approved once COVID-19 Acknowledgement form is signed - sent automatically upon showing request. Offers being presented on March 16th at 2pm. Register by 11am. Email to: jnear@royallepage.ca No pre-emptive offers. Deposit to be submitted by bank draft or wire transfer. Attach Schedule B & Form 801 to offer. Furnace under contract; seller willing to buyout prior to closing.

Directions: Main St - Right on Harris - Left on Hampshire - Right on Livingston - Left on Sherwood

Common Elements

Exterior

Construct. Material:	Brick, Vinyl Siding	Foundation:	Poured Concrete	Roof:	Asphalt Shingle Attached
Shingles Replaced:				Prop Attached:	
Year/Desc/Source:	2002//Public Records			Apx Age:	16-30 Years
Pool Features:	None				
Parking Features:	Attached Garage, Asphalt Driveway				
Parking Spaces:	2	Driveway Spaces:	1.0	Carport Sp:	
Garage Sp/Desc:	1 Spaces	Parking Assigned:		Sewer:	Sewer (Municipal)
Water Source:	Municipal	Water Tmnt:			
Lot Size Area/Units:	/	Acres Range:	< 0.5	Acres Rent:	
Lot Front (Ft):	21.00	Lot Depth (Ft):	100.07	Lot Shape:	Rectangular
Location:	Urban	Lot Irregularities:		Land Lse Fee:	
Area Influences:	Arts Centre, Highway Access, Public Transit, Rec./Community			Centre, Schools	
Topography:				Fronting On:	North
Restrictions:	Unknown			Exposure:	

Interior

Interior Feat:	Auto Garage Door Remote(s)		
Security Feat:	None		
Access Feat:	None		
Basement:	Full Basement	Basement Fin:	Partially Finished
Laundry Feat:	In Basement		
Cooling:	Central Air		
Heating:	Forced Air, Gas		
Under Contract:	Furnace, HWT-Gas		Contract Cost/Mo:
Inclusions:	Dryer, Stove, Washer		
Add Inclusions:	TV mount in living room, wooden shelves in cold room, safe in basement. Fridge (as is).		
Exclusions:	Live edge wood shelves & workbench in basement, Wooden work bench in garage, Hanging light in small bdrm, Basement fridge & freezer.		
Furnace Age:	Tank Age:		UFFI: No

Property Information

Common Elem Fee: **No**
Legal Desc: **PT BLK 205, 20M821, PTS 13-14 20R14715; MILTON.**
Zoning: **Single Family**
Assess Val/Year: **\$430,000/2021**
PIN:
ROLL: **240909010055569**
Possession/Date: **90+ Days/**
Possession Rmks: **Ideal date: Aug 6**

Local Improvements Fee:
Survey: **None/**
Hold Over Days: **120**
Occupant Type: **Owner**
Deposit: **20,000**

Marketing

Showing Requirements: **TLBO (List Brokerage)**

Showings:

Showing Instructions: **Showings approved once COVID-19 Form is signed - automatically sent to you upon showing request.**

Lockbox Type: **Other**

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

Possession: **90+ Days**

Brokerage Information

List Date: **03/11/2021** Expiration Date: **08/31/2021** Int Bearing Bkg Trust Account: **Yes**
Financing: **Seller To Discharge** SPIS: **No** Contact After Expired: **No**
Buyer Agency Compensation Remarks: **2.5%** Special Agreement: **Yes**
Assignment Of Listing: **No** HST Applicable to Sale: **Included**

Offer Instructions: **Offers to be registered by 11am March 16; presenting at 2pm. No pre-emptive offers as per seller. Deposit to be submitted by bank draft or wire transfer. Email offers: jnear@royallepage.ca**

Original List Price: **\$750,000.00**

List Brokerage: [Royal LePage Meadowtowne Realty Inc., Brokerage](#)

Brkge #: **(905) 878-8101**

List Salesperson: [Joseph A. Brazeau, Salesperson](#) 

Direct #: **(905) 878-8101**

Email: jbazeau@royallepage.ca

L/SP Cell:

List Brokerage 2: [Royal LePage Meadowtowne Realty Inc., Brokerage](#)

Phone: **(905) 878-8101**

List Salesperson 2: [Jodie Near, Salesperson](#) 

Phone: **(905) 878-8101**

Email: jnear@royallepage.ca

L/SP2 Cell:

List Brokerage 3: [Royal LePage Meadowtowne Realty Inc., Brokerage](#) 

Phone: **(905) 878-8101**

List Salesperson 3: [Virginia R. Brazeau, Salesperson](#) 

Phone: **(905) 878-8101**

Email: vbazeau@royallepage.ca

L/SP3 Cell:

List Brokerage 4: [Royal LePage Meadowtowne Realty Inc., Brokerage](#) 

Phone: **(905) 878-8101**

List Salesperson 4: [Jennifer Brazeau-Barg, Salesperson](#) 

Phone: **(905) 878-8101**

Email: jenniferbrazeau@brazeauteam.com

L/SP4 Cell:

Source Board: **Oakville**

Prepared By: Jodie Near, Salesperson

Date Prepared: 03/11/2021

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