

556 Marcellus Avenue, Milton, Ontario L9T 4E8

Listing

556 Marcellus Ave Milton

Active / Residential Freehold / Detached

MLS®#: **W5157343**

List Price: **\$1,000,000**

New Listing

Halton/Milton/Timberlea



Tax Amt/Yr: **\$4,173.00/2020** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **Pcl 443-1,Sec M194;Lt443,PI M194;Milton**

Style: **Backsplit** Rooms Rooms+: **8+0**
 Link: **No** BR BR+: **3 (3 +0)**
 Stories: Baths (F+H): **3 (1 +2)**
 Lot Front: **47.85** SF Source:
 Lot Depth: **113.20** Lot Acres: **< 0.50**
 Lot Size Code: **Feet** Fronting On: **W**
 Dir/Cross St: **Laurier/Syer/Marcellus**

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

PIN #: **120** ARN #: **240901000154816** Contact After Exp: **No**
 Holdover: **120** Occupancy: **Owner**
 Possession: Possession Date: **2021-06-04**

Kitch Kitch + **1 (1+0)** Exterior: **Brick** Water: **Municipal**
 Fam Rm: **Yes** Drive: **Pvt Double** Sewers: **Municipal**
 Basement: **Yes/Full, Unfinished** Gar/Gar Spcs: **Attached Garage/2.0** Special Desig: **Unknown**
 Fireplace/Stv: **Yes** Drive Pk Spcs: **2.00**
 Heat: **Forced Air, Gas** Tot Pk Spcs: **4.00**
 A/C: **Yes/Central Air** Pool: **None**
 Apx Age: **31-50**
 Property Feat:

Remarks/Directions

Client Rmks: **Located On A Quiet Street In An Established Neighbourhood,This Open Concept, 3-Bedroom Backsplit W/ 2-Car Garage Features Large Living/Dining Room Area, Family Room & Eat-In Kitchen With Vaulted Ceilings, Large Main Floor Laundry Room & LI Rec Rm W/Fireplace. The Home Is Carpet Free. Back Deck Is Shaded By Beautiful Wisteria & Overlooks Sizeable Backyard; Patio Is Great For Bbqing And Entertaining. Close To Parks, Schools And All Amenities.**

Extras: **Incl: W/D, Fridge, Stove, Dishwasher, Gdo, Basement Wooden Shelf Units, Water Softener, Garage Grey Shelving, All Elf, All Blinds Excl: All Curtains, 2 Metal Shelving Units In Garage, Black Shelving In Garage, Bracket Used To Hang Tv**

Broker Rmks: **Showings Will Be Approved Once Covid-19 Acknowledgement Is Signed; Sent Upon Showing Request. Offers Being Presented On March 23rd At 2Pm.Register By 12Pm.Email To: Jnear@Royallepage.Ca Deposit To Be Submitted By Bank Draft Or Wire Transfer. Attach Sch B & Form 801 To Offer.**

Mortgage Comments:

Brokerage Information

Financing: **--** Perm to Advertise: **No** Contact After Expired: **No**
 Buyer Agency Compensation Remarks:
 List Brokerage: **ROYAL LEPAGE MEADOWTOWNE REALTY, BROKERAGE** Phone: **905-878-8101**
 List Brkr Addr: **459 Main St East 2nd Flr, Milton L9T 1R1** Fax: **000-000-0000**
 List Salesperson: **JOSEPH A. BRAZEAU, Salesperson** Phone: **905-878-8101**
 List Brokerage 2: **ROYAL LEPAGE MEADOWTOWNE REALTY, BROKERAGE** Phone: **905-878-8101**
 List Brkr 2 Addr: **459 Main St East 2nd Flr, Milton L9T 1R1** Fax: **000-000-0000**
 List Salesperson 2: **JODIE LYNN NEAR, Salesperson** Phone: **905-878-8101**
 Contract Date: **03/18/2021** Leased Terms:
 Cancellation Date: Expiration Date: **08/31/2021** Original \$: **\$1,000,000**
 Last Update: **03/18/2021** CB Comm: **2.5%**

Prepared By: **JODIE LYNN NEAR, REALTOR Salesperson**

Date Prepared: **03/18/2021**