

7055 BELL SCHOOL Line, Milton, Ontario L9E 0N5

Listing

Client Full
Active / Residential

7055 BELL SCHOOL Li Milton

MLS®#: 40160098
Price: \$2,000,000



Halton/2 - Milton/1060 - Rural Milton West

Bungalow/House

	Beds	Baths	Kitch
Main	3	2	1

Beds: **3 (3 + 0)**
 Baths: **2 (1 + 1)**
 SF Fin Total: **1,488/Plans**
 SF Fin Range: **1001 to 1500**
 AG Fin SF: **1,488.00/Plans**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$5,660/2021**

Remarks/Directions

Public Rmks: **6.25 beautiful acres on the west edge of Town and on MUNICIPAL WATER! North-East Corner of Derry Rd. & Bell School Line with a frontage of 610.75' on Bell School Ln. and 473.05' on Derry Rd. Solid brick bungalow of almost 1500 sq. ft. built in the early '70's -- in need of updating and renovating -- or demolish and build your dream home. Property is under the jurisdiction of The Niagara Escarpment Commission. Gently sloping land creates a beautiful vista to the south. The north boundary is wooded with some additional woods to the east of the house as well. Evergreen trees line the road boundaries providing total privacy for this clear/open lot. Don't delay or miss out on this opportunity. Estate sale, everything as is. Offers Sept 27.**

Directions: **Derry Road west of Tremaine; North East corner of Derry and Bell School Line**
 Cross St: **Derry/Bell School Line**

Common Elements

Exterior

Exterior Feat: **Deck(s)**
 Construct. Material: **Brick**
 Shingles Replaced: **2013**
 Year/Desc/Source: **//Estimated**
 Property Access: **Municipal Road**
 Other Structures:
 Pool Features: **None**
 Garage & Parking: **Attached Garage//Private Drive Double Wide//Asphalt Driveway**
 Parking Spaces: **12**
 Parking Level/Unit:
 Services: **Electricity, Garbage/Sanitary Collection, Recycling Pickup, Telephone**
 Water Source: **Municipal**
 Lot Size Area/Units: **6.250/Acres**
 Lot Front (Ft): **610.75**
 Location: **Rural**
 Area Influences: **Hospital, Library, Rec./Community Centre, School Bus Route, Schools, Skiing**
 View: **Panoramic, Trees/Woods**
 Topography: **Open space, Sloping, Wooded/Treed**
 Restrictions: **Niagara Esc. Commission**
 School District: **Halton Catholic District School Board, Halton District School Board**
 High School: **HDSB, HCDSB**
 Elementary School: **HDSB, HCDSB**

Foundation: **Block**
 Roof: **Asphalt Shingle Detached**
 Prop Attached:
 Apx Age: **31-50 Years**
 Rd Acc Fee:
 Winterized: **Fully Winterized**
 Driveway Spaces: **10.0**
 Sewer: **Septic**
 Garage Spaces: **2.0**
 Acres Range: **5-9.99**
 Acres Rent:
 Lot Shape: **Rectangular**
 Lot Depth (Ft): **416.01**
 Land Lse Fee:
 Retire Com: **No**
 Fronting On: **East**
 Exposure:

Interior

Interior Feat: **Auto Garage Door Remote(s), Workshop**
 Basement: **Full Basement**
 Laundry Feat: **Main Level**
 Cooling: **None**
 Heating: **Baseboard, Electric**
 Fireplace: **1/Wood**
 Under Contract: **HWT-Electric**
 Inclusions: **Refrigerator, Stove, Washer**

Basement Fin: **Partially Finished**
 FP Stove Op:
 Contract Cost/Mo:

Property Information

Common Elem Fee: **No**
 Legal Desc: **PT LT 11, CON 7 NNS , PART 1 , 20R1912 , EXCEPT PT 1 20R4236 ; MILTON/NELSON**
 Zoning: **Residential**
 Assess Val/Year: **\$830,000/2021**
 PIN: **249620022**
 ROLL: **240907030205700**

Local Improvements Fee:
 Survey: **None/**
 Hold Over Days: **60**
 Occupant Type: **Vacant**

Possession/Date: **Immediate/**

Deposit: **100000.00**

Brokerage Information

List Date: **09/16/2021**
List Brokerage: **[Royal LePage Meadowtowne Realty Inc., Brokerage](#)**
Source Board: **Oakville**

Prepared By: Joseph Brazeau, Salesperson

Date Prepared: 09/16/2021

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