

12355 SIXTH LINE NASSAGAWEYA, Milton, Ontario L7J 2L7

Listing

Client Full

12355 SIXTH LINE NASSAGAWEYA
Milton

MLS® #: 40378200

Active / Farm



Halton/2 - Milton/1041 - NA Rural Nassagaweya

2 Storey/Agricultural (With House)

	Beds	Baths	Kitch
Main		1	1
Second	3	2	

Trans Type: **Sale**
 Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **3 (2 + 1)**
 SF Total: **3,080/Plans**
 SF Range: **3001 to 4000**
 AG Fin SF: **3,080.00/Plans**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,807.00/2022**
 Addl Monthly Fees:

Remarks/Directions

Public Rmks: This 71 acre property features a fully-renovated farmhouse rebuilt in 2007 with over 3,000 sq. ft. of living space. The kitchen includes an AGA cook-stove. The formal living room leads out to a traditional verandah, perfect for relaxing & enjoying the serene surroundings. Other features include a large dining room, 2 dens/offices, and a 3rd office/library off the living room. Upstairs, you'll find a primary bedroom with a luxurious ensuite bath and 2 dressing rooms, two additional bedrooms, a bathroom, and a sitting area. The property also boasts a spring-fed pond, wooded areas, and a long private lane leading to the home and barns. A large portion of the farm is leased out for \$4,500 per year, making this a great investment opportunity with a huge tax saving benefit. The bank-barn is in excellent condition and was previously used as a boarding/breeding kennel for dogs. This peaceful, picturesque property is a true slice of heaven, just 20 minutes from the 401/Hwy 25 interchange. * Virtual staging was used in some of the photos.

Directions: James Snow Parkway north becomes Campbellville Rd; go west on Campbellville Road to Sixth Line, north on Sixth Line, past 20 Side Rd.

Cross St: Sixth Line north of 20 Side Road

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Other				
Barn				

Exterior

Construct. Material: **Board & Batten** Roof: **Shingles**
 Shingles Replaced: **2007** Foundation: **Block, Stone** Prop Attached: **Detached**
 Year/Desc/Source: **//** Apx Age: **100+ Years**
 Garage and Parking: **Detached Garage, Private Drive Single Wide,**
 Parking Spaces: **14** Driveway Spaces: **12**
 Garage Sp/Desc: **2 Spaces** Sewer: **Septic**
 Water Source: **Drilled Well** Water Tmmt: **50-99.99**
 Lot Size Total/Units: **71.54 Acres** Acres Range:
 Lot Front (Ft): **1,173.56** Lot Depth (Ft):
 Area Influences: **Greenbelt/Conservation, Other**
 Topography: Fronting On: **East**

Interior

Interior Feat: **Central Vacuum, Water Softener**
 Security Feat: **Smoke Detector(s)**
 Basement: **Crawl Space, Unfinished,**
 Laundry Feat: **Main Level**
 Water Source: **Drilled Well**
 Cooling: **Central Air**
 Heating: **Forced Air-Propane**
 Inclusions: **Central Vac, Dryer, Refrigerator, Stove, Washer**
 Electric Age: **2007** Plumbing Age: **2007** Furnished:
 Furnace Age: **2012** Tank Age: UFFI:

Common Elements

Locker: Balcony:

Farm Information

Farm Type: **Cash Crop** Additional Res:
 Soil Type: **Other** Soil Test/Date:

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT LT 23, CON 7 NAS, AS IN 374418; MILTON/NASSAGAWEYA**
 Zoning: **A2** Survey: **/**
 Assess Val/Year: **\$1,108,000/2023** Hold Over Days: **60**
 PIN: **249850013** Occupant Type: **Owner**
 ROLL: **240903000110900**
 Possession/Date: **Flexible/** Deposit: **150000**

Brokerage Information

List Brokerage: **Royal LePage Meadowtowne Realty Inc., Brokerage**

Source Board: The Oakville, Milton and District Real Estate Board
 Prepared By: Joseph A. Brazeau, Salesperson

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