

# 12355 SIXTH LINE NASSAGAWEYA, Milton, Ontario L7J 2L7

Client Full

**12355 SIXTH LINE NASSAGAWEYA**  
**Milton**

MLS®#: 40266119

**Active / Residential**



## Halton/2 - Milton/1041 - NA Rural Nassagaweya

2 Storey/House

	Beds	Baths	Kitch
Main		1	1
Second	3	2	

Beds (AG+BG): **3 (3 + 0)**  
 Baths (F+H): **3 (2 + 1)**  
 SF Fin Total: **3,080**  
 AG Fin SF Range: **3001 to 4000**  
 AG Fin SF: **3,080/Plans**  
 Tot Unfin SF: **1,702**

Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$2,729.00/2021**

### Remarks/Directions

Public Rmks: **71 beautiful acres surround this lovely completely renovated farmhouse "rebuilt" in 2007 with over 3,000- sq. ft. featuring a huge modern kitchen including an AGA cook-stove (\$20,000 in 2007). The formal living room opens to a traditional verandah across the front, just to relax and enjoy your private haven in peace and quiet. Large dining room, 2 dens/offices plus a 3rd office/library off the living room. Upstairs you will find the primary bedroom with beautiful ensuite bath and 2 dressing rms, two other bedrooms, bathroom, and a sitting area with closets. A stone walkway leads to the back deck with accesses through French Doors to back foyer or the office/den. The property itself offers a spring-fed pond, wooded areas, and a long private lane leading to the home and barns and approx. 59 workable acres leased out for \$4,500/yr. House has 400 amps plus 200 amps each bldg. The bank-barn is in very good condition and was previously used as a boarding/breeding kennel. There is also a drive-shed/single garage and potting shed. Come and see for yourself... this is simply a little slice of heaven for you to enjoy and only 20 minutes to the 401/Hwy 25 interchange. Don't delay viewing. \* Virtual staging was used for some of the photos. Seller is willing to discuss the possibility of a VTB with a prospective buyer.**

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**

### Common Elements

Locker: Balcony:

### Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Barn				Yes
Other				

### Exterior

Construct. Material: **Board & Batten**  
 Shingles Replaced: **2007**  
 Year/Desc/Source: **//**  
 Foundation: **Block, Stone**  
 Roof: **Shingles**  
 Prop Attached: **Detached**  
 Apx Age: **100+ Years**  
 Garage & Parking: **Detached Garage//Private Drive Single Wide**  
 Parking Spaces: **14**  
 Driveway Spaces: **12.0**  
 Garage Spaces: **2.0**  
 Water Source: **Drilled Well**  
 Water Tmnt:   
 Sewer: **Septic**  
 Lot Size Area/Units: **71.540/Acres**  
 Acres Range: **50-99.99**  
 Acres Rent:   
 Lot Front (Ft): **1,173.56**  
 Lot Depth (Ft):   
 Lot Shape:   
 Location: **Rural**  
 Lot Irregularities:   
 Land Lse Fee:   
 Area Influences: **Greenbelt/Conservation, Other**  
 Topography:   
 Fronting On: **East**

### Interior

Interior Feat: **Central Vacuum, Water Softener**  
 Basement: **Crawl Space**  
 Basement Fin: **Unfinished**  
 Laundry Feat: **Main Level, Sink**  
 Cooling: **Central Air**  
 Heating: **Forced Air-Propane**  
 Inclusions: **Central Vac, Dryer, Refrigerator, Stove, Washer**  
 Add Inclusions: **2 propane forced air furnaces, 2 air conditioners**

### Property Information

Common Elem Fee: **No**  
 Legal Desc: **PT LT 23, CON 7 NAS, AS IN 374418 ; MILTON/NASSAGAWEYA**  
 Zoning: **A2**  
 Assess Val/Year: **\$1,529,000/2016**  
 PIN: **249850013**  
 ROLL: **240903000110900**  
 Possession/Date: **Flexible/**  
 Local Improvements Fee:   
 Survey: **Unknown/**  
 Hold Over Days: **60**  
 Occupant Type: **Owner**  
 Deposit: **150000**

List Brokerage: [Royal LePage Meadowtowne Realty Inc., Brokerage](#)  
Source Board: **The Oakville, Milton and District Real Estate Board**

**Prepared By: Joseph Brazeau, Salesperson**

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