

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

Listing

Client Full

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

MLS®#: 40378176

**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: **\$2,807.00/2022**

### 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**

### Common Elements

Locker: Balcony:

### Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
<b>Other</b>				
<b>Barn</b>				<b>Yes</b>

### Exterior

Construct. Material: **Board & Batten**  
Shingles Replaced: **2007**  
Year/Desc/Source: **//**  
Garage & Parking: **Detached Garage//Private Drive Single Wide**  
Parking Spaces: **14**  
Water Source: **Drilled Well**  
Lot Size Area/Units: **71.540/Acres**  
Lot Front (Ft): **1,173.56**  
Location: **Rural**  
Area Influences: **Greenbelt/Conservation, Other**  
Topography:

Foundation: **Block, Stone**  
Driveway Spaces: **12.0**  
Water Tmnt: **50-99.99**  
Acres Range: **50-99.99**  
Lot Depth (Ft):  
Lot Irregularities:

Roof: **Shingles**  
Prop Attached: **Detached**  
Apx Age: **100+ Years**  
Garage Spaces: **2.0**  
Sewer: **Septic**  
Acres Rent:  
Lot Shape:  
Land Lse Fee:  
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: **\$1,108,000/2023**  
PIN: **249850013**  
ROLL: **240903000110900**  
Possession/Date: **Flexible/**

Local Improvements Fee:  
Survey: **Unknown/**  
Hold Over Days: **60**  
Occupant Type: **Owner**  
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

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
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