

12355 SIXTH LINE NASSAGAWEYA, Milton, Ontario L7J 2L7

Client Full

12355 SIXTH LINE NASSAGAWEYA
Milton

MLS®#: 40266123

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: **\$2,729.00/2021**
 Addl Monthly Fees:

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.**

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
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Barn

Other

Exterior

Construct. Material: Board & Batten	Foundation: Block, Stone	Roof: Shingles
Shingles Replaced: 2007		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 Tmnt: 	
Lot Size Total/Units: 71.54 Acres	Acres Range: 50-99.99	Acres Rent:
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		
Add Inclusions: 2 propane forced air furnaces, 2 air conditioners		
Electric Age: 2007	Plumbing Age: 2007	Furnished:
Furnace Age: 2012	Tank Age: 	UFFI:

Common Elements

Locker:

Balcony:

Farm Information

Farm Type: **Cash Crop**
 Soil Type: **Other**

Additional Res:
 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	Survey: /
Zoning: A2	Hold Over Days: 60
Assess Val/Year: \$1,529,000/2016	Occupant Type: Owner
PIN: 249850013	Deposit: 15000
ROLL: 240903000110900	
Possession/Date: Flexible/	

Brokerage Information

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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