

12355 Nassagaweya Sixth Line, Milton, Ontario L7J 2L7

Listing

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MLS® #: W5923499

Active / Residential Freehold / Detached



Halton/Milton/Nassagaweya

Tax Amt/Yr: **\$2,807.00/2022** Transaction: **Sale**
SPIS: **No**
Legal Desc: **Pt Lt 23, Con 7 Nas , As In 374418 ; Milton/Nassag**

Style: **2 Storey** Rooms Rooms+: **7+0**
Fractional Ownership: BR BR+: **3(3+0)**
Assignment: Baths (F+H): **3(2+1)**
Link: **No** SF Range: **3000-3500**
Stories: **2.0** SF Source:
Lot Irreg: Lot Acres: **50 - 99.99**
Lot Front: **1,173.56** Fronting On: **E**
Lot Depth: **2,077.72**
Lot Size Code: **Feet**
Zoning: **Rural Residential**
Dir/Cross St: **Sixth Line North Of 20 Side Rd**

Seller: **Sheila Baker**

PIN #: **249850013** ARN #: **240903000110900** Contact After Exp: **No**
Holdover: **60** Occupancy: **Owner**
Possession: **Flexible** Possession Date:

Kitch Kitch + **1 (1+0)** Exterior: **Board/Batten** Utilities: **Hydro, No Sewers, Cable, Telephone**
Fam Rm: **No** Drive: **Private** Water: **Well**
Basement: **Yes/Crawl Space, Unfinished** Gar/Gar Spcs: **Detached Garage/2.0** Sewers: **Septics**
Fireplace/Stv: **No** Drive Pk Spcs: **12.00** Special Desig: **Unknown**
Heat: **Forced Air, Propane** Tot Pk Spcs: **14.00**
A/C: **Yes/Central Air** Pool: **None**
Central Vac: **Yes**
Property Feat: **Grnbelt/Conserv, Wooded/Treed**

Remarks/Directions

Client 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 Incl 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.**

Extras: *** Virtual Staging Was Used In Some Of The Photos.**

Inclusions: **2 Propane Forced Air Furnaces, 2 Air Conditioners**

Broker Rmks: **Pls Attach Schedule B & Form 801 To All Offers. Deposit To Be Submitted By Bank Draft Or Wire Transfer.**

Mortgage Comments:

Brokerage Information

Financing: **--** Perm to Advertise: **No** Contact After Expired: **No**
Buyer Agency Compensation Remarks:
List Brokerage: **ROYAL LEPAGE MEADOWTOWNE REALTY, BROKERAGE** Phone: **905-878-8101**
List Brkr Addr: **459 Main St East 2nd Flr, Milton L9T 1R1** Fax: **000-000-0000**
List Salesperson: **JOSEPH A. BRAZEAU, Salesperson** Phone: **905-878-8101**
Leased Terms:
CB Comm: **2.5% + Hst**

Prepared By: JOSEPH A. BRAZEAU, REALTOR Salesperson