

1400 LOWER BASE Line W, Milton, Ontario L9E 0H7

Client Full
Active / Residential

1400 LOWER BASE Li W Milton

MLS® #: 40226401
Price: \$3,300,000



Halton/2 - Milton/1039 - MI Rural Milton

Bungalow/House

	Beds	Baths	Kitch
Lower	2	1	1
Main	4	3	1

Beds: **6 (4 + 2)**
 Baths: **4 (3 + 1)**
 SF Fin Total: **5,196/Plans**
 SF Fin Range: **2001 to 3000**
 AG Fin SF: **2,600.00/Plans**
 BG Fin SF: **2,596.00/Plans**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$7,250/2021**

Remarks/Directions

Public Rmks: **2.6 acres on the Oakville/Milton border surround this lovely custom built executive bungalow. (2,600 sq. ft. main fl. plus another 2,596 sq. ft. lower level). Beautiful wood kitchen cabinets- granite counters, breakfast room- bay window, living room (with wood-burning fireplace) open to office, separate dining room, 4 huge bedrooms on the main fl. Patio doors from liv. rm, din. rm, & master bedroom to beautiful poured concrete patio for family fun and entertainment, featuring cabana, kitchenette, washroom and 20' X 40' in-ground pool- replaced in entirety in 2018. Finished lower level -- In-law apartment with its own private walk-up covered entrance features a beautiful kitchen, dining area, large living room, 4-piece bath, 2 bedrooms + office. Separate 26' x 13.6' rec. rm currently craft workroom. Efficient heat pump heating system 2016. Water filtration system, night-lighting including security and sensor lighting, stamped concrete front walk-way, long paved driveway. Oversized attached garage with inside entry, plus detached garage/workshop (with 2pc. washroom) and sheds with separate 2nd driveway! Golf, escarpment sunsets, shopping, schools, nature trails. Great location with quick access to the 407/QEW/403/401 and Go Trains. This property has it all... don't miss out on this fantastic opportunity.**

Directions: **Lower Base Line between Hwy 25n and Trafalgar. East of Fourth Line.**
 Cross St: **Fourth Line**

Common Elements

Exterior

Exterior Feat:	Landscape Lighting, Patio(s), Year Round Living		Roof:	Asphalt Shingle	
Construct. Material:	Brick	Foundation:	Block	Prop Attached:	Detached
Shingles Replaced:	2009			Apx Age:	31-50 Years
Year/Desc/Source:	//			Rd Acc Fee:	
Property Access:	Paved Road			Winterized:	Fully Winterized
Other Structures:	Workshop				
Pool Features:	Inground				
Garage & Parking:	Attached Garage//Private Drive Triple+ Wide				
Parking Spaces:	12	Driveway Spaces:	10.0	Garage Spaces:	2.0
Parking Level/Unit:		Parking Assigned:		Licen Dwelling:	Yes
Water Source:	Bored Well	Water Tmnt:	UV System, Water Softener	Sewer:	Septic
Lot Size Area/Units:	2.604/Acres	Acres Range:	2-4.99	Acres Rent:	
Lot Front (Ft):	402.26	Lot Depth (Ft):	569.55	Lot Shape:	Irregular
Location:	Rural	Lot Irregularities:		Land Lse Fee:	
Area Influences:	Arts Centre, Cul de Sac/Dead End, Golf, Hospital, Library, Place of Worship, School Bus Route, Schools				
View:	Clear			Retire Com:	No
Topography:	Flat			Fronting On:	South
Restrictions:	Unknown			Exposure:	South
School District:	Halton Catholic District School Board, Halton District School Board				

Interior

Interior Feat:	Accessory Apartment, Auto Garage Door Remote(s), Central Vacuum, In-Law Suite, Other, Sewage Pump, Sump Pump, Water Heater, Water Softener, Workshop		
Security Feat:	Smoke Detector(s)		
Access Feat:	Parking		
Basement:	Full Basement	Basement Fin:	Partially Finished
Basement Feat:	Separate Entrance, Walk-Up		
Laundry Feat:	In-Suite, Lower Level		
Cooling:	Central Air		
Heating:	Forced Air, Heat Pump		
Fireplace:	1/Family Room, Wood		
Inclusions:	Central Vac, Dishwasher, Dryer, Pool Equipment, Refrigerator, Stove		
Add Inclusions:	To be determined. Contact LA.		
Exclusions:	To be determined. Contact LA.		
Furnace Age:	2016	Tank Age:	
		FP Stove Op:	Yes
		UFFI:	No

Property Information

Common Elem Fee: **No**
Legal Desc: **PT LT 22, CON 2 TRAFALGAR, NORTH OF DUNDAS STREET, PART 1 , 20R3019 TOWN OF MILTON**
Zoning: **A1**
Assess Val/Year: **\$1,063,000/2016**
PIN: **249290162**
ROLL: **240909004012200**
Possession/Date: **60 - 89 Days/**
Possession Rmks: **Flexible**

Local Improvements Fee:
Survey: **Unknown/**
Hold Over Days: **90**
Occupant Type: **Owner**
Deposit: **100000**

Brokerage Information

List Date: **05/19/2022**
List Brokerage: **[Royal LePage Meadowtowne Realty Inc., Brokerage](#)**
Source Board: **Oakville**

Prepared By: Joseph Brazeau, Salesperson

Date Prepared: 05/19/2022

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