

# 900 BESSY Trail, Milton, Ontario L9T 0A6

Client Full  
**Active / Residential**

**900 BESSY TI Milton**

MLS® #: 40300316  
Price: **\$1,465,000**



## Halton/2 - Milton/1028 - CO Coates

2 Storey/House

	Beds	Baths	Kitch
Main		1	1
Second	5	3	

Beds: **5 ( 5 + 0 )**  
 Baths: **4 ( 3 + 1 )**  
 SF Fin Total: **2,702/Plans**  
 SF Fin Range: **2001 to 3000**  
 AG Fin SF: **2,702.00/Plans**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$4,650/2022**

### Remarks/Directions

Public Rmks: **This house is a great family home! A lovingly maintained 5 bedroom, 2700 sq ft house with the 2 car garage in the back. Amazing floor plan with kitchen open to family room. Large dining room with adjoining living room. 5th bedroom is above the garage, almost like a separate living space, perfect for a college/university student living at home or the in-laws. The courtyard is a wonderful and private place to enjoy the fresh air and entertain your guests.**

Directions: **Derry Road to Thompson Road S, go south on Thompson, west on Yates Drive, north on Slessor Heights, west on Bessy Trail.**

Cross St: **Slessor Heights**

### Common Elements

Locker:

Balcony:

### Exterior

Exterior Feat: **Balcony, Patio(s), Porch**  
 Construct. Material: **Vinyl Siding**  
 Shingles Replaced: Foundation: **Poured Concrete**  
 Year/Desc/Source: // Roof: **Asphalt Shingle**  
 Garage & Parking: **Attached Garage//Lane/Alley Parking, Private Drive Single Wide** Prop Attached: **Detached**  
 Parking Spaces: **4** Apx Age: **16-30 Years**  
 Water Source: **Municipal** Driveway Spaces: **2.0** Garage Spaces: **2.0**  
 Lot Size Area/Units: / Water Tmnt: Sewer: **Sewer (Municipal)**  
 Lot Front (Ft): **33.02** Acres Range: **< 0.5** Acres Rent:  
 Location: **Urban** Lot Depth (Ft): **91.19** Lot Shape:  
 Area Influences: **Hospital, Schools** Lot Irregularities: Land Lse Fee:  
 Topography: Fronting On: **South**  
 School District: **Halton Catholic District School Board, Halton District School Board**

### Interior

Interior Feat: **Central Vacuum Roughed-in**  
 Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**  
 Basement: **Full Basement** Basement Fin: **Unfinished**  
 Cooling: **Central Air**  
 Heating: **Forced Air, Gas**  
 Fireplace: **1** FP Stove Op: **Yes**  
 Under Contract: **HWT-Gas** Contract Cost/Mo:  
 Inclusions: **Built-in Microwave, Carbon Monoxide Detector, Dishwasher, Dryer, Refrigerator, Smoke Detector, Stove, Washer**  
 Add Inclusions: **Window blinds, TV wall mount, chandelier in dining room.**  
 Exclusions: **Plants at the side of the house, drapes/curtains, bakers rack in kitchen, freezer and bar fridge in garage.**

### Property Information

Common Elem Fee: **No** Local Improvements Fee:  
 Legal Desc: **LT 55, PL 20M960; MILTON. S/T EASE FOR ENTRY HR561723. T/W 274763 OVERPTS 6 & 8, 20R16224.**  
 Zoning: **RMD1\*59** Survey: **Unknown/**  
 Assess Val/Year: **\$661,000/2016** Hold Over Days: **60**  
 PIN: **250790485** Occupant Type: **Owner**  
 ROLL: **240909010018110**  
 Possession/Date: **60 - 89 Days/** Deposit: **65,000**

### Brokerage Information

List Date: **07/28/2022**  
 List Brokerage: **Royal LePage Meadowtowne Realty Inc., Brokerage**  
 Source Board: **Oakville**

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