

1801 THOMPSON Road S, Milton, Ontario L9E 0L5

Client Full
Active / Residential

1801 THOMPSON Rd S Milton

MLS® #: 40289663
Price: **\$3,300,000**



Halton/2 - Milton/1039 - MI Rural Milton

Bungalow/House

	Beds	Baths	Kitch
Lower	1	1	1
Main	3	3	1

Beds: **4 (3 + 1)**
 Baths: **4 (4 + 0)**
 SF Fin Total: **5,600/Plans**
 SF Fin Range: **2001 to 3000**
 AG Fin SF: **2,800.00/Plans**
 BG Fin SF: **2,800.00/Plans**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$4,445/2021**

Remarks/Directions

Public Rmks: **2 Acres in Milton's future Official Plan. Beautiful well-built bungalow (2016) with 5600 total sq. footage. Quality construction, open concept, center-hall plan. Main floor features huge kitchen/breakfast area with walk-out to over-sized composite deck with farm-land views, 3 bedrooms, 3 bath, main fl. laundry and garage inside access. Finished lower level features a 2nd Kitchen, 4th bedroom, 3 pc. bath, fireplace in massive recreation/family room with patio doors to lawns/yard which may allow for extended family living. Thompson Rd is currently a cul-de-sac with little traffic. Come and enjoy rural living while watching your investment grow as Milton expands into this area in the future. What an opportunity! Call to view this property before it is sold.**

Directions: **Britannia Road, south onto Thompson Road.**
 Cross St: **Britannia Road**

Common Elements

Exterior

Exterior Feat: **Deck(s), Landscaped**
 Construct. Material: **Brick, Stone**
 Shingles Replaced: **2016**
 Year/Desc/Source: **2016/Owner/Owner**
 Garage & Parking: **Attached Garage//Private Drive Double Wide**
 Parking Spaces: **14**
 Water Source: **Bored Well, Cistern**
 Well Cap Gall/Min: **4**
 Lot Size Area/Units: **2.120/Acres**
 Lot Front (Ft): **310.00**
 Location: **Rural**
 Area Influences: **Golf, Highway Access, Hospital, Library, School Bus Route, Schools, Shopping Nearby, Skiing**
 View: **Meadow**
 Topography: **Flat, Level**
 Restrictions:
 School District: **Halton Catholic District School Board, Halton District School Board**

Foundation: **Poured Concrete**
 Driveway Spaces: **12.0**
 Water Tmnt: **UV System, Water Softener**
 Well Testing: **Acres Range: 2-4.99**
 Acres Range: **2-4.99**
 Lot Depth (Ft): **300.00**
 Lot Irregularities:
 Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **6-15 Years**
 Garage Spaces: **2.0**
 Sewer: **Septic**
 Well Depth Ft: **45**
 Acres Rent:
 Lot Shape: **Square**
 Land Lse Fee:
 Retire Com:
 Fronting On: **East**
 Exposure: **East**

Interior

Interior Feat: **Auto Garage Door Remote(s), Built-In Appliances, Central Vacuum, In-Law Suite, Oven Built-in, Propane Tank, Sewage Pump, Sump Pump, Water Heater Owned, Water Softener**
 Security Feat: **Alarm System, Carbon Monoxide Detector(s), Smoke Detector(s)**
 Access Feat: **32" Min Doors, Kitchen, Open Floor Plan, Shower Stall**
 Basement: **Full Basement**
 Basement Feat: **Separate Entrance, Walk-Out**
 Laundry Feat: **Laundry Room, Main Level, Sink**
 Cooling: **Central Air, Radiant Floor**
 Heating: **Forced Air, Propane**
 Fireplace: **2/Living Room, Rec Room**
 Under Contract: **Alarm System, Propane Tank**
 Inclusions: **Built-in Microwave, Carbon Monoxide Detector, Central Vac, Dishwasher, Dryer, Garage Door Opener, Hot Water Tank Owned, Microwave, Range Hood, Refrigerator, Smoke Detector, Stove, Washer**
 Add Inclusions: **Chesterfield in lower level family room in front of fireplace.**
 Exclusions: **Barn door in lower level bedroom. Island in lower level kitchen. Wine cooler in basement. TV in front of lower level chesterfield.**
 Electric Age: **2016**
 Furnace Age: **2016**
 Plumbing Age: **2016**
 Tank Age:
 Furnished:
 UFFI: **No**

Property Information

Common Elem Fee: **No**
 Legal Desc: **PT LT 4, CON 4 TRAFALGAR NEW SURVEY, PART 1, 2, & 3, 20R9821 ; S/T 383603 MILTON/TRAFALGAR**
 Zoning: **A1**
 Assess Val/Year: **\$666,000/2016**
 Local Improvements Fee:
 Survey: **Available/ 1990**
 Hold Over Days: **60**

PIN: **249330046**
ROLL: **240909006008910**
Possession/Date: **30 - 59 Days/**
Possession Rmks: **Flexible**

Occupant Type: **Owner**
Deposit: **125000**

Brokerage Information

List Date: **07/12/2022**
List Brokerage: **[Royal LePage Meadowtowne Realty Inc., Brokerage](#)**
Source Board: **Oakville**

Prepared By: Joseph Brazeau, Salesperson

Date Prepared: 07/12/2022

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