

1801 THOMPSON Road S, Milton, Ontario L9E 0L5

Client Full
Active / Residential

1801 THOMPSON Rd S Milton

MLS® #: 40365780

Halton/2 - Milton/1039 - MI Rural Milton

Bungalow/House



	Beds	Baths	Kitch
Lower	1	1	1
Main	3	3	1

Beds (AG+BG): **4 (3 + 1)**
 Baths (F+H): **4 (4 + 0)**
 SF Fin Total: **5,600**
 AG Fin SF Range: **2001 to 3000**
 AG Fin SF: **2,800/Plans**
 BG Fin SF: **2,800/Plans**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$4,676.00/2022**

Remarks/Directions

Public Rmks: **Amazing Investment Opportunity! This magnificent 2 ACRE property is just waiting for a new owner to call it home! Located on Thompson Rd (in Milton's "Official Plan" for future development), this 3 bed, 3 bath, bungalow (2016) features an enormous kitchen/breakfast area with walk-out access to the over-sized composite deck - perfect for entertaining family and friends or taking in the breathtaking views of the rolling farmlands. On the main floor you'll find a bright laundry room and a convenient garage entrance. The fully finished basement offers a 2nd Kitchen and an additional 4th bedroom, 3 piece bath, as well as a spacious recreation/family room with a cozy fireplace and patio doors leading to the lawns/yard which offer plenty of space for outdoor activities. With its tranquil cul-de-sac setting and great potential as Milton continues to expand, this property truly has it all! Don't let this opportunity pass you by - book your showing today!**

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

Common Elements

Locker:

Balcony:

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**
 School District: **Halton Catholic District School Board, Halton District School Board**

Foundation: **Poured Concrete**
 Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **6-15 Years**
 Driveway Spaces: **12.0**
 Garage Spaces: **2.0**
 Water Tmnt: **UV System, Water Softener**
 Sewer: **Septic**
 Well Testing: **2-4.99**
 Well Depth Ft: **45**
 Acres Range: **2-4.99**
 Acres Rent: **Square**
 Lot Depth (Ft): **300.00**
 Lot Shape: **Square**
 Lot Irregularities: **Land Lse Fee:**
 Retire Com: **East**
 Fronting On: **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**
 Local Improvements Fee:
 Survey: **Available/ 1990**

Assess Val/Year: **\$666,000/2023**
PIN: **249330046**
ROLL: **240909006008910**
Possession/Date: **30 - 59 Days/**
Possession Rmks: **Flexible**

Hold Over Days: **60**
Occupant Type: **Owner**
Deposit: **125000**

Brokerage Information

List Brokerage: [Royal LePage Meadowtowne Realty Inc., Brokerage](#) 

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Source Board: The Oakville, Milton and District Real Estate Board
Prepared By: Joseph A. Brazeau, Salesperson

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