

**Property Client Full**

**1801 Thompson Road S, Milton, Ontario L9E 0L5**

Listing

**1801 Thompson Rd S Milton**

**MLS®#: W5879843**

**Active / Residential Freehold / Detached**

**Halton/Milton/Trafalgar**



Tax Amt/Yr: **\$4,676.00/2022**      Transaction: **Sale**  
 SPIS: **No**  
 Legal Desc: **Pt Lt 4, Con 4 Trafalgar New Survey...(Cont Below)**

Style:	<b>Bungalow</b>	Rooms Rooms+:	<b>8+3</b>
Fractional Ownership:		BR BR+:	<b>4(3+1)</b>
Assignment:		Baths (F+H):	<b>4(4+0)</b>
Link:	<b>No</b>	SF Range:	<b>2500-3000</b>
Stories:	<b>1.0</b>	SF Source:	
Lot Irreg:		Lot Acres:	<b>2 - 4.99</b>
Lot Front:	<b>310.00</b>	Fronting On:	<b>E</b>
Lot Depth:	<b>300.00</b>		
Lot Size Code:	<b>Feet</b>		

Dir/Cross St: **Britannia Rd South On Thompson**

PIN #:	<b>249330046</b>	ARN #:	<b>240909006008910</b>	Contact After Exp:	<b>No</b>
Holdover:	<b>60</b>	Possession Date:			
Possession:	<b>Flexible</b>				

Kitch Kitch +	<b>2 (1+1)</b>	Exterior:	<b>Brick, Stone</b>	Utilities:	<b>No Gas, Hydro, No Sewers, Telephone</b>
Fam Rm:	<b>Yes</b>	Drive:	<b>Pvt Double</b>	Water:	<b>Well</b>
Basement:	<b>Yes/Finished, Finished W/O</b>	Gar/Gar Spcs:	<b>Attached Garage/2.0</b>	Water Inc:	<b>Bored Well</b>
Fireplace/Stv:	<b>Yes</b>	Drive Pk Spcs:	<b>12.00</b>	Sewers:	<b>Septics</b>
Heat:	<b>Forced Air, Propane</b>	Tot Pk Spcs:	<b>14.00</b>	Special Desig:	<b>Unknown</b>
A/C:	<b>Yes/Central Air</b>	UFFI:	<b>No</b>		
Central Vac:	<b>Yes</b>	Pool:	<b>None</b>		
Apx Age:	<b>6-15</b>				
Elevator:	<b>No/None</b>				
Retirement:	<b>No</b>				
Property Feat:	<b>Clear View, Cul De Sac, Golf, Hospital, Skiing</b>				

**Remarks/Directions**

Client 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!**

Extras: **Microwave, Central Vac, Dishwasher, Washer, Dryer, Fridge, Stove. Chesterfield In L.L. Family Room In Front Of Fireplace.**

Listing Contracted With: **ROYAL LEPAGE MEADOWTOWNE REALTY, BROKERAGE 905-878-8101**

Prepared By: **JOSEPH A. BRAZEAU, REALTOR Salesperson**