

7201 SIXTH Line, Milton, Ontario L9E 0X9

Listing

Client Full

[7201 SIXTH Li Milton](#)

MLS® #: 40339607

Active / Residential

Price: \$4,000,000



Halton/2 - Milton/1039 - MI Rural Milton

Bungalow/House

	Beds	Baths	Kitch
Lower		1	
Main	4	4	1

Beds (AG+BG): **4 (4 + 0)**
 Baths (F+H): **5 (3 + 2)**
 SF Fin Total: **5,848**
 AG Fin SF Range: **5001 to 6000**
 AG Fin SF: **5,848/Plans**
 Tot Unfin SF: **5,385**

Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$6,245.00/2022**

Remarks/Directions

Public Rmks: **This is your opportunity to own 12.5 acres in East Milton, just north of Derry Rd. Beautiful custom designed & built (1989) bungalow with 5,848 sq. ft. on the main floor plus 5385 in the unfinished basement. The home features numerous walk-outs to enjoy the incredible landscaping and the natural setting of trees and a branch of the 16 Mile creek flowing through the property... Conservation Halton jurisdiction. The huge kitchen accesses the enclosed sunroom with a built-in stone BBQ and double doors to the beautiful raised deck. The house is secluded behind mature trees with a paved driveway leading into this beautiful setting with a pond and privacy. Everything is oversized including the attached 3-car garage. The home and property must be viewed to be appreciated, it truly is one-of-a-kind. This sought-after east Milton location offers quick access to Trafalgar Rd. for commuting, the Go Trains and Airport. *Virtual staging was used for some of the photos.**

Directions: **Derry Road west of Trafalgar. North on Sixth Line.**

Common Elements

Exterior

Construct. Material: Stone	Foundation: Poured Concrete	Roof: Cedar, Shake
Shingles Replaced:		Prop Attached: Detached
Year/Desc/Source: 1989//Owner		Apx Age: 31-50 Years
Other Structures:		Winterized: Fully Winterized
Garage & Parking: Attached Garage//Private Drive Single Wide//Asphalt Driveway		Garage Spaces: 3.0
Parking Spaces: 15	Driveway Spaces: 12.0	Licen Dwelling: Yes
Parking Level/Unit:	Parking Assigned:	Sewer: Septic
Water Source: Bored Well	Water Tmnt:	Acres Rent:
Lot Size Area/Units: 12.550/Acres	Acres Range: 10-24.99	Lot Shape: Irregular
Lot Front (Ft): 1,622.30	Lot Depth (Ft): 585.07	Land Lse Fee:
Location: Rural	Lot Irregularities:	Retire Com: No
Area Influences: Golf, Lake/Pond, Landscaped		Fronting On: East
View:		Exposure:
Topography:		
Restrictions: Conserv. Control		
School District: Halton Catholic District School Board, Halton District School Board		

Interior

Interior Feat: Built-In Appliances, Countertop Range	
Basement: Full Basement	Basement Fin: Unfinished
Cooling: Central Air	
Heating: Forced Air, Geothermal	
Fireplace: 2	FP Stove Op: Yes
Inclusions: Dishwasher, Dryer, Refrigerator, Stove, Washer	

Property Information

Common Elem Fee: No	Local Improvements Fee:
Legal Desc: PT LT 12, CON 6 TRAFALGAR NEW SURVEY, PT RDAL BTN CONS 6 & 7 TRAFALGAR NEW SURVEY, AS IN 577024 (PARCEL 2 DESCRIBED); MILTON/TRAFALGAR FD, Natural Heritage System	Survey: Unknown/
Zoning: FD, Natural Heritage System	Hold Over Days: 120
Assess Val/Year: \$1,016,000/2022	Occupant Type: Vacant
PIN: 249390031	Deposit: 200000
ROLL: 240909009006800	
Possession/Date: Flexible/	

Brokerage Information

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

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

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