

Property Client Full

7201 Sixth Line, Milton, Ontario L9E 0X9

Listing

7201 Sixth Line Milton

Active / Residential Freehold / Detached

MLS® #: **W5808735**

List Price: **\$4,000,000**



Halton/Milton/Trafalgar

Tax Amt/Yr: **\$6,245.00/2022** Transaction: **Sale**
SPIS: **No**
Legal Desc: **Pt Lt 12, Con 6 Trafalgar New Survey , Pt Rdal Btn**

Style: **Bungalow** Rooms Rooms+: **12+0**
Fractional Ownership: BR BR+: **4(4+0)**
Assignment: Baths (F+H): **5(3+2)**
Link: **No** SF Range: **5000+**
Stories: **1.0** SF Source:
Lot Irreg: **Triangular Shaped Lot** Lot Acres: **10 - 24.99**
Lot Front: **1,622.30** Fronting On: **E**
Lot Depth: **585.07**
Lot Size Code: **Feet**

Zoning: **FD, Natural Heritage System**
Dir/Cross St: **Sixth Line North Of Derry**

PIN #: **249390031** ARN #: **240909009006800** Contact After Exp: **No**
Holdover: **120**
Possession: **Flexible** Possession Date:

Kitch Kitch + **1 (1+0)** Exterior: **Stone** Utilities: **Hydro, No Cable**
Fam Rm: **Yes** Drive: **Private** Water: **Well**
Basement: **Yes/Full, Unfinished** Gar/Gar Spcs: **Attached Garage/3.0** Water Inc: **Bored Well**
Fireplace/Stv: **Yes** Drive Pk Spcs: **12.00** Sewers: **Septics**
Heat: **Forced Air, Grnd Srce** Tot Pk Spcs: **15.00** Special Desig: **Other**
A/C: **Yes/Central Air** UFFI: **No**
Apx Age: **31-50** Pool: **None**
Waterfront: **None**
Retirement: **No**
Property Feat: **Golf, Lake/Pond, Wooded/Treed**

Remarks/Directions

Client Rmks: **12.5 Acres In East Milton, N Of Derry. Beautiful Custom '89 Bungalow With 5,848 Sq. Ft. Main Floor + 5385 In Unfinished Lower Level. Numerous Walk-Outs To Enjoy Incredible Landscaping And The Natural Setting Of Trees And A Branch Of The 16 Mile Creek Flowing Through The Property... Conservation Halton Jurisdiction. Huge Kitchen, Sunroom W/Built-In Stone Bbq & Double Doors To Raised Deck. The House Is Secluded Behind Mature Trees With A Paved Drive Leading Into This Beautiful Setting With A Pond And Privacy. Oversized Att. 3-Car Gar. Must Be Viewed. Quick Access To Trafalgar Rd. For Commuting, Go Trains & Airport. *Virtual Staging Was Used For Some Of The Photos.**

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

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