

# 7201 SIXTH Line, Milton, Ontario L9E 0X9

Listing

Client Full

**7201 SIXTH Li Milton**

MLS® #: 40339607

**Active / Residential**



## 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. 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

Locker:

Balcony:

### Exterior

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

### Interior

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

### Property Information

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

### Brokerage Information

List Brokerage: **Royal LePage Meadowtowne Realty Inc., Brokerage**   
 Source Board: **The Oakville, Milton and District Real Estate Board**

**Prepared By: Joseph Brazeau**

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**\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix**