

8773 MILBROUGH Line, Campbellville, Ontario L0P 1B0

Listing

Client Full

8773 MILBROUGH Li Campbellville

MLS®#: 40408378

Active / Residential

Price: **\$1,275,000**



Halton/2 - Milton/1060 - Rural Milton West

Sidesplit/House

| | Beds | Baths | Kitch |
|--------|------|-------|-------|
| Lower | 1 | 1 | |
| Main | | | 1 |
| Second | 3 | 1 | |

Beds (AG+BG): **4 (3 + 1)**
Baths (F+H): **2 (1 + 1)**
SF Fin Total: **2,440**
AG Fin SF Range: **1501 to 2000**
AG Fin SF: **1,826/Plans**
BG Fin SF: **614/Plans**
Tot Unfin SF: **614**

Common Interest: **Freehold/None**
Tax Amt/Yr: **\$5,186.00/2023**

Remarks/Directions

Public Rmks: **6 acre beautiful tree-lined lot at the corner of Campbellville Road and Milbrough Line in west Milton. This 3+1 bedroom, 2 bathroom side-split home offers 2,440 total sq. footage plus an attached 2 car garage. The forced-air propane furnace is new this year. Renovate the existing home, or build a new one on this beautiful property with a small picturesque creek running through the back. Only minutes to the Village of Campbellville and the 401 Hwy for quick commuting. This just might be the opportunity you are waiting for at this affordable price.**

Directions: **Campbellville Road, south onto Milbrough Line**
Cross St: **Cambellville Road**

Common Elements

Exterior

Construct. Material: **Brick, Vinyl Siding** Foundation: **Block** Roof: **Asphalt Shingle**
Shingles Replaced: Year/Desc/Source: **1968//Other** Prop Attached: **Detached**
Other Structures: **Shed** Apx Age: **51-99 Years**
Garage & Parking: **Attached Garage//Private Drive Double Wide//Circular Driveway, Gravel Driveway**
Parking Spaces: **10** Driveway Spaces: **8.0** Garage Spaces: **2.0**
Services: **Electricity, Garbage/Sanitary Collection, Telephone**
Water Source: **Drilled Well** Water Tmnt: Sewer: **Septic**
Lot Size Area/Units: **6.193/Acres** Acres Rent: Acres Rent: **Septic**
Lot Front (Ft): **601.00** Lot Depth (Ft): **450.75** Lot Shape: **Rectangular**
Location: **Rural** Lot Irregularities: Land Lse Fee:
Area Influences: **Airport, Golf, Hospital, Major Highway, School Bus Route, Schools, Skiing, Visual Exposure**
View: **Meadow, Trees/Woods** Retire Com:
Topography: **Level, Sloping** Fronting On: **East**
School District: **Halton Catholic District School Board, Halton District School Board**
High School: **HDSB, HCDSB**
Elementary School: **HDSB, HCDSB**

Interior

Interior Feat: **Sump Pump, Water Heater Owned**
Security Feat: **Alarm System**
Basement: **Full Basement** Basement Fin: **Unfinished**
Basement Feat: **Development Potential**
Laundry Feat: **In Basement**
Cooling: **Central Air**
Heating: **Forced Air-Propane**
Fireplace: **1**
Under Contract: **Propane Tank** FP Stove Op:
Inclusions: **Dryer, Freezer, Hot Water Tank Owned, Washer** Contract Cost/Mo:

Property Information

Common Elem Fee: **No** Local Improvements Fee:
Legal Desc: **PT LT 5, CON 1 NAS, PART 1, 20R1943; MILTON/NASSAGAWEYA**
Zoning: **A2 - Rural** Survey: **Unknown/**
Assess Val/Year: **\$707,000/2023** Hold Over Days: **120**
PIN: **249700001** Occupant Type: **Owner**
ROLL: **240903000242000**
Possession/Date: **Flexible/** Deposit: **75000**

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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