

	1301 Derry Rd W Milton Ontario L0P 1B0 Milton Clarke Halton SPIS: N Taxes: \$15,625.17 / 2015 DOM: 70			List: \$2,674,800 For: Sale	
	Detached Bungalow	Front On: N Acre: 10-24.99	Rms: 8 + 4 Bedrooms: 5 Washrooms: 6 2x2xGround, 2x5xGround, 1x2xBsmt, 1x3xGround	Lot: 0 x 0 Feet Irreg: Dir/Cross St: Derry Road/Mcniven Road	

MLS#: W3360542		Contract Date: 11/09/2015		Possession: 30-60 Days		PIN#:	
Kitchens:	1	Exterior:	Stucco/Plaster	Zoning:	Residential		
Fam Rm:	Y	Drive:	Private	Cable TV:			
Basement:	Fin W/O / Full	Garage:	Attached / 4.0	Hydro:			
Fireplace/Stv:	Y	Park Spaces:	40	Gas:			
Heat:	Forced Air / Gas	UFFI:		Phone:			
A/C:	Central Air	Pool:	Inground	Water:	Well		
Central Vac:		Energy Cert:		Water Supply:			
Apx Age:		Cert Level:		Sewer:	Septic		
Apx Sqft:		GreenPIS:		Spec Desig:	Unknown		
Assessment:		Prop Feat:		Farm/Agr:			
Addl Mo Fee:				Waterfront:			
Elevator/Lift:				Retirement:			
Laundry Lev:	Main			Oth Struct:			
Phys Hdcap-Eqp:							

#	Room	Level			Description		
1	Great Rm	Ground	6.09	x 10.36	Fireplace		
2	Kitchen	Ground	7.77	x 3.96	Eat-In Kitchen	Centre Island	
3	Office	Ground	3.96	x 3.50			
4	Master	Ground	6.40	x 6.80	5 Pc Ensuite	Fireplace	W/I Closet
5	2nd Br	Ground	4.97	x 3.96	3 Pc Ensuite	W/I Closet	
6	3rd Br	Ground	4.47	x 3.35	W/I Closet		
7	4th Br	Ground	4.97	x 3.65	Semi Ensuite	W/I Closet	
8	5th Br	Ground	6.04	x 4.44	Semi Ensuite	W/I Closet	
9	Media/Ent	Bsmt	7.77	x 6.70			
10	Rec	Bsmt	8.53	x 17.47			
11	Games	Bsmt	17.47	x 4.36			
12	Living	Bsmt	6.40	x 8.53			

Client Remks: Custom Built Estate On Over 13 Acres.Great Living Space W/Finished Walk-Out Bsmt. Gated Gorgeous Grounds Featuring Pool With Hot Tub,Sand Beach,Volleyball,2 Basketball Courts Indoor/Outdoor & Par 3 Golf Hole.One Of A Kind Luxury Living See Virtual Tour.

Extras: Buyer To Confirm All Measurements,Lot Size & Realty Taxes."As Is"Condition.Use Vendor's Schedules & Offer Deletions As Attached.No Extras.No Reps.Or Warranties Are Made Of Any Kind By Vendor Or Agent In Regards To This Property.

Listing Contracted With: RE/MAX HALLMARK CORBO & KELOS GROUP REALTY LTD., BROKERAGE **Ph: 416-462-4787**