

	1301 Derry Rd W		List: \$2,835,000 For: Sale
	Milton Ontario L0P 1B0		
	Milton Clarke Halton		
	Taxes: \$15,625.17 / 2014	SPIS: N	Last Status: Pc
	Pt.Lt.11,Con.1Nns, Pt.1,Pl. 20R4303**		
	Detached	Fronting On: N	Rms: 8 + 4
	Bungalow	Acre: 10-24.99	Bedrooms: 5
	Lot: 0 x 0 Feet		Washrooms: 6
	Irreg:		2x2xGround, 2x5xGround, 1x2xBsmt, 1x3xGround
	Dir/Cross St: Derry Road/Mcniven Road		

MLS#: W3283011 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 Hdp-Eqp:				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Great Rm	Ground	19.98	x 33.98	Fireplace		
2	Kitchen	Ground	25.49	x 12.99	Eat-In Kitchen	Centre Island	
3	Office	Ground	12.99	x 11.48			
4	Master	Ground	20.99	x 22.30	5 Pc Ensuite	Fireplace	W/I Closet
5	2nd Br	Ground	16.30	x 12.99	3 Pc Ensuite	W/I Closet	
6	3rd Br	Ground	14.66	x 10.99	W/I Closet		
7	4th Br	Ground	16.30	x 11.97	Semi Ensuite	W/I Closet	
8	5th Br	Ground	19.81	x 14.56	Semi Ensuite	W/I Closet	
9	Media/Ent	Bsmt	25.49	x 21.98			
10	Rec	Bsmt	27.98	x 57.30			
11	Games	Bsmt	57.30	x 14.30			
12	Living	Bsmt	20.99	x 27.98			

Client Remks: Custom Built Estate On Over 13 Acres. Great Living Space With Finished Walk-Out Basement. 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.Lot Cont.*Except Pt.1,20R4818, Milton/Neilson

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

RE/MAX HALLMARK CORBO & KELOS GROUP REALTY LTD., BROKERAGE **Ph:** 416-462-4787 **Fax:** 416-462-4790