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|  | <b>489 Cedar Hedge Rd</b><br><b>Milton Ontario L9T5K2</b><br>Milton Clarke Halton<br>SPIS: N      Taxes: \$3,047.26 / 2015      DOM: 1 |                      | List: <b>\$639,000</b> For: <b>Sale</b> <b>1</b>      |
|  | Detached<br>2-Storey<br><br>Lot: 36.09 x 80.38 Feet<br>Irreg:<br>Dir/Cross St: Derry/Fourth Line                                       | Front On: E<br>Acre: | Rms: 8 + 2<br>Bedrooms: 3<br>Washrooms: 3<br>2x4, 1x2 |

MLS#: W3544906      Contract Date: 7/06/2016      Possession: 60 Days/Tba      PIN#:

|   |   |  |
|---|---|--|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Finished<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> Y<br><b>Apx Age:</b><br><b>Apx Sqft:</b><br><b>Assessment:</b><br><b>Addl Mo Fee:</b><br><b>Elevator/Lift:</b><br><b>Laundry Lev:</b> Lower<br><b>Phys Hdcap-Eqp:</b> | <b>Exterior:</b> Brick<br><b>Drive:</b> Private<br><b>Garage:</b> Built-In / 1.0<br><b>Park Spaces:</b> 2<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Energy Cert:</b><br><b>Cert Level:</b><br><b>GreenPIS:</b><br><b>Prop Feat:</b> Park, Public Transit | <b>Zoning:</b><br><b>Cable TV:</b> Y<br><b>Hydro:</b> Y<br><b>Gas:</b> Y<br><b>Phone:</b> Y<br><b>Water:</b> Municipal<br><b>Water Supply:</b><br><b>Sewer:</b> Sewers<br><b>Spec Desig:</b> Unknown<br><b>Farm/Agr:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>Oth Struct:</b> |
|---|---|--|

| #  | Room      | Level | Length (m) | Width (m) | Description    |                   |              |
|----|-----------|-------|------------|-----------|----------------|-------------------|--------------|
| 1  | Dining    | Main  | 6.40       | x 3.23    | Hardwood Floor | Combined W/Living | Broadloom    |
| 2  | Living    | Main  | 6.40       | x 3.23    | Hardwood Floor | Combined W/Dining |              |
| 3  | Family    | Main  | 4.57       | x 3.96    | Hardwood Floor | Fireplace         | Bow Window   |
| 4  | Kitchen   | Main  | 4.29       | x 3.96    | Ceramic Floor  | Breakfast Bar     | Open Concept |
| 5  | Breakfast | Main  | 3.90       | x 2.74    | Ceramic Floor  | Bay Window        | Open Concept |
| 6  | Master    | 2nd   | 4.60       | x 3.74    | Hardwood Floor | 4 Pc Ensuite      | Closet       |
| 7  | 2nd Br    | 2nd   | 3.23       | x 3.04    | Hardwood Floor | Closet            |              |
| 8  | 3rd Br    | 2nd   | 3.10       | x 3.04    | Hardwood Floor | Closet            |              |
| 9  | Rec       | Bsmt  | 8.30       | x 4.00    | Laminate       | Window            |              |
| 10 | Play      | Bsmt  | 6.00       | x 3.00    | Laminate       | Window            |              |

**Client Remks:** Welcome To 489 Cedar Hedge Road! Located In Clark This 3 Br Det Home Will Not Fail 2 Impress. Modern Colours, Ceramic Flring 2 Modern Kitch W/Ceramic B/Splash, Dble Sink & Breakfast Area. Hardwd Flring In Din Rm W/Arch Entrances, Hardwd Flring In Liv Rm W/Electric Fireplace; Perfect 4 Entertaining. 2nd Flr Features Hardwd Flring T/Out & 3 Br's. Master Br W/3 Piece Ensuite. Bsmt Is Spacious & Bright Rec Rm W/Pot Lights & Lam Flring; Perfect 4 A Man Cave Or Ladies Boudoir.

**Extras:** All Electrical Light Fixtures, All Window Coverings, Fridge, Stove, Microwave, Dishwasher, Central Vacuum, Garage Door Opener And Remote, Backyard Shed, Water Softener Garden Shed. Exclude Washer And Dryer, Basement Freezer.

**Listing Contracted With:** RE/MAX WEST REALTY INC., BROKERAGE Ph: 416-769-1616