



Together, For Better !

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Features & Updates - 9416 5 Side Road, Milton

Highlights:

- Amazing Opportunity Abounds with This 2.7 Acre Piece of Paradise Conveniently Located on the Outskirts of Milton Allowing for Rural Privacy with the Conveniences of Being Just Minutes from the Many Amenities in the Rapidly Growing Town of Milton!
- 2.7 Acres of Paradise with Ample Privacy, Surrounded by Trees with the Creek Running Through the Edge of the Property - Beautiful in All Seasons!
- Stunning Tree-Lined Driveway Leads to Existing 3+1 Bedroom & 3 Bath Bungalow with Walk-out Basement & Attached 2 Car Garage.
- Plenty of Space for a Growing Family with 2,100 Sq.Ft. of Living Space on Main Level Boasting Eat-in Kitchen, Separate Dining & Living Room, Family Room, Den/Office, 3 Bedrooms, 2 Full Baths & Convenient Main Level Laundry.
- Primary Bedroom Boasts His & Hers Closets & Marvellous Walk-out to Large Balcony Overlooking the Sixteen Mile Creek!
- Multiple Walk-outs to Deck and/or Yard from Family Room, Dining Room & Primary Bedroom!
- Additional 1,565 Sq.Ft. of Partially Finished (Fully Framed, with Ceiling) Living Space in the Walk-out Basement with Rec Room, Games Room, 4th Bedroom, 3pc Bath, Play Room (or 5th Bedroom) & More!
- Beautiful Backyard Oasis with In-Ground Pool... Great Place for Entertaining & Recreation!
- So Much Potential & Opportunity Here... Renovate the Existing Home to Your Desired Tastes OR Build Your Dream Home in This Little Piece of Paradise!
- Small Town Setting with Big City Access... 6 Minutes to Highways 401 & 407, 9 Minutes to Milton GO Station for Travel to Toronto & GTA! Just Minutes to Kelso, Hilton Falls & Esquesing Conservation Areas, Glen Eden Ski Resort, Several Golf Clubs, Plus Shopping, Restaurants & Many More Amenities in the Growing Town of Milton!

Inclusions:

All Light Fixtures, All Window Coverings, Refrigerator, Built-in Stove Top, Built-in Oven, Built-in Microwave/Hood Fan, Built-in Dishwasher, Washer & Dryer, 2nd Refrigerator in Laundry Room, Hot Water Heater (Owned)

Updates:

2024: New Oil Tank

2020: New Furnace

2017: Basement Waterproofing (with Lifetime Warranty)

2015: New Deck

**** PLEASE NOTE: This Home/Property is Sold "As Is, Where Is" ****
Seller Makes No Representations and/or Warranties