

17 MILTON STREET

Old City



JAHELKA REAL ESTATE GROUP

Real Estate Redefined



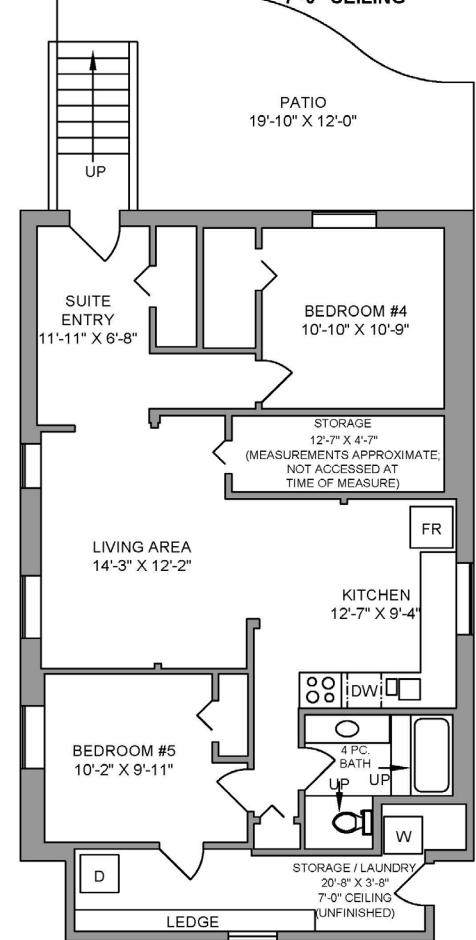


LOWER FLOOR

1018 SQ. FT.

+132 SQ. FT. UNFINISHED

7'-0" CEILING



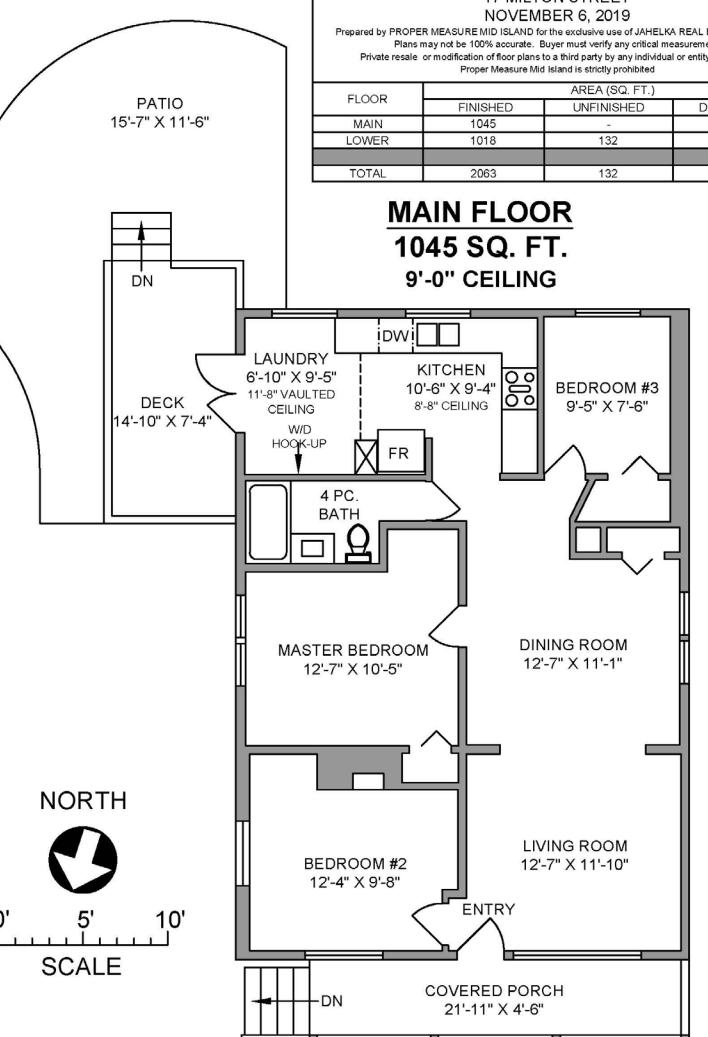
17 MILTON STREET
NOVEMBER 6, 2019

Prepared by PROPER MEASURE MID ISLAND for the exclusive use of JAHELKA REAL ESTATE GROUP Plans may not be 100% accurate. Buyer must verify any critical measurement. Private resale or modification of floor plans to a third party by any individual or entity other than Proper Measure Mid Island is strictly prohibited.		
FLOOR	AREA (SQ. FT.)	
	FINISHED	UNFINISHED
MAIN	1045	-
LOWER	1018	132
TOTAL	2063	132
		441

MAIN FLOOR

1045 SQ. FT.

9'-0" CEILING



WELCOME HOME...

Updated character home situated on a flat 0.18-acre lot with alley access on a no through road in a desirable Old City neighbourhood, just a short distance from all amenities offered in the vibrant and eclectic downtown.

This home exudes a charm accentuated by features reminiscent of the era in which it was built such as wainscoting, trim, moldings, and large windows but with the benefit of upgrades over recent years including updated flooring, bathrooms, plumbing, upper level windows, and a completely refinished subfloor now providing superior separation and soundproofing between the two living spaces. The spacious, fully fenced lot provides ample off-road parking, a large patio area in the rear featuring a firepit, the perfect place to gather on a cooler evening, an abundance of space for children and pets to play or a blank canvas for anyone with a green thumb, while alley access completes this private outdoor area.

Offering 2,063 sqft of living space with 5 bedrooms and 2 bathrooms, you will be struck by how spacious the home feels with a functional layout comprising an open concept living/dining area adjoined by the perfect kitchen for the chef in the family with ample cabinet and counter space, heated floors, laundry hookups and access to the outdoor area. The master and 2 additional bedrooms are located on the main level with a tastefully renovated 4-piece bathroom complete with heated floors and rain showerhead rounding off the floor.

The lower level suite has its own entrance, a cozy living area, a spacious full kitchen, 2 bedrooms, an updated and replumbed 4-piece bathroom with soaker tub, and laundry facilities that can be accessed by both floors if desired.

If you are seeking a charming, updated character home with income potential in a desirable Old City location, don't miss this opportunity as it surely won't last long!

Data and measurements are approximate and should be verified if important.

FEATURES

Style:	Main Level Entry plus Basement Suite
Bedrooms:	5
Bathrooms:	2
Living Area:	2,063 sqft
Lot Size:	0.18 acres
Parking:	Open
Taxes:	\$3,045 (2019)
Zoning:	R1b



GIVING REDEFINED: By working with the Jahelka Real Estate Group you will become a catalyst to change the world at no cost to you, as we will donate \$1,000 of our commission cheque from EACH residential sale to the **Community Builders International Fund**, which supports the building of self-sustaining, thriving communities in developing nations.



FEATURED LISTING

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