



1427 COSTIGAN ROAD
MILTON, ON

ROACH
family
REAL ESTATE TEAM



WELCOME HOME

A fresh modern space awaits in this 3 bedroom, 2.5 bathroom freehold townhouse. Boasting modern upgrades like hardwood flooring, pot lights, black door handles, flat ceilings, stainless steel appliances, a gas stove for the chef of the family and nicely finished basement, you have the perfect home to enjoy and entertain family and friends.

Commuters will especially appreciate this location with quick access to the 401 and 407, not to mention all of the surrounding amenities, parks and schools.



THE HEART OF THE HOME

- Sophisticated granite countertops
- Timeless subway tile backsplash
- Stainless steel appliances including gas stove
- Ample storage space





Enjoy your bright eat in kitchen that overlooks your comfortable living space. Lots of versatility with this space to configure for what works for your family! Whether it be a main floor office area, or additional dining space, your open plan offers plenty of options!



LIVING ROOM



BEDROOMS

MASTER RETREAT

- Grand double door entrance
- Sprawling bedroom space with rich hardwood floors
- His and hers walk in closets
- Bright 4 pc ensuite





- Retire to your 3 spacious bedrooms large enough for queen sized beds and larger with room to spare!
- 4 piece main bathroom and a spacious landing rounds out your second floor



BASEMENT

ULTIMATE HANGOUT

- Custom finished basement featuring accented media area, fireplace and shelving unit, exercise room, furnace room with pocket door and plush new berber carpet and under padding
- Potential for additional bathroom with existing rough in
- This space is so cozy, you'll forget you are in a basement





Enjoy the plush berber carpet beneath your feet in this space and forget you're in a basement! Maintaining the warmth, you'll be sure to spend lots of time relaxing and enjoying this space with friends or family movie nights.



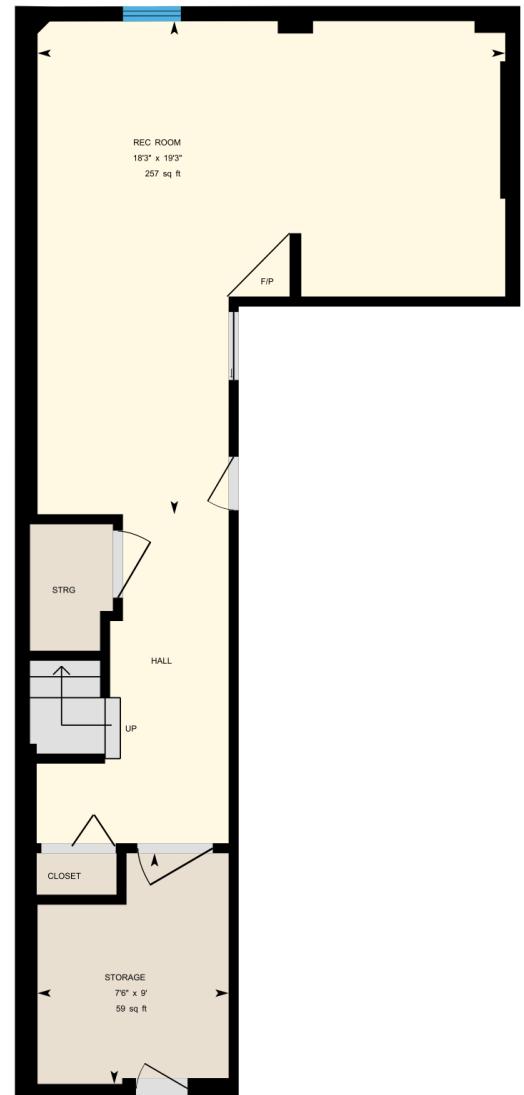
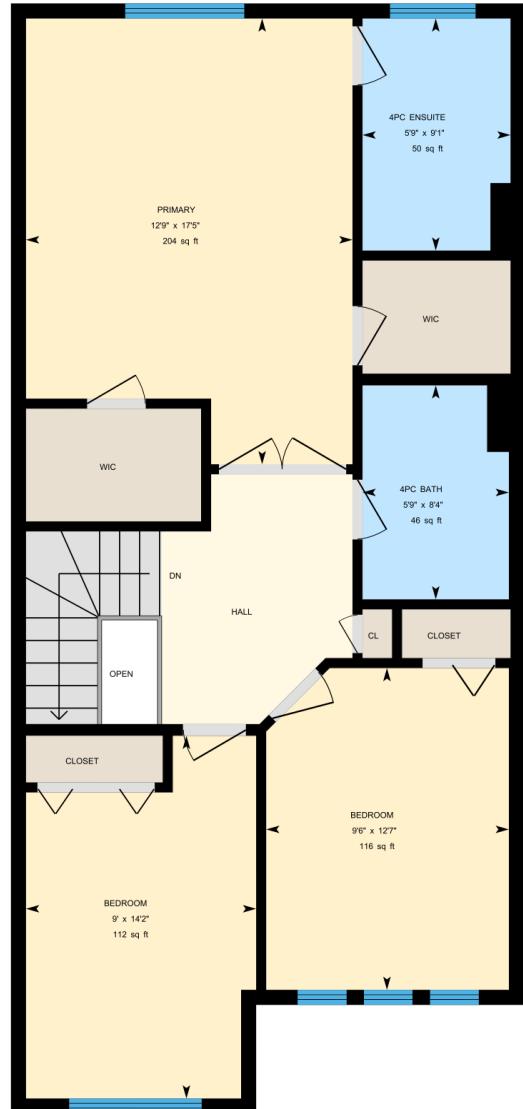
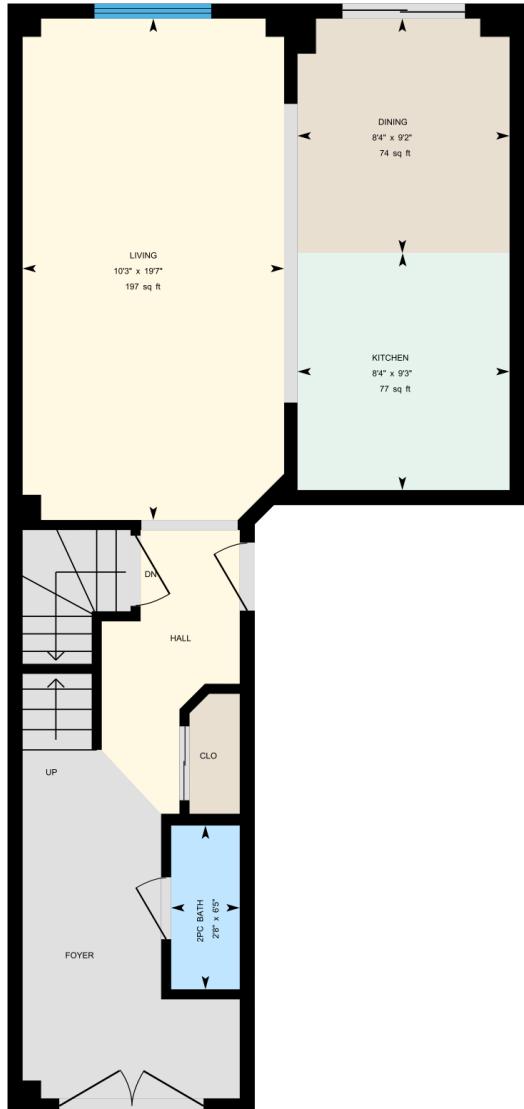
BACKYARD

OUTDOOR RETREAT

- Drenched in sunlight, enjoy the vitamin D rich beauty of your backyard space including sturdy wood deck and green space.
- Personalize the space and let the green thumb of the family go at it with lots of space to add your own touches of outdoor serenity!



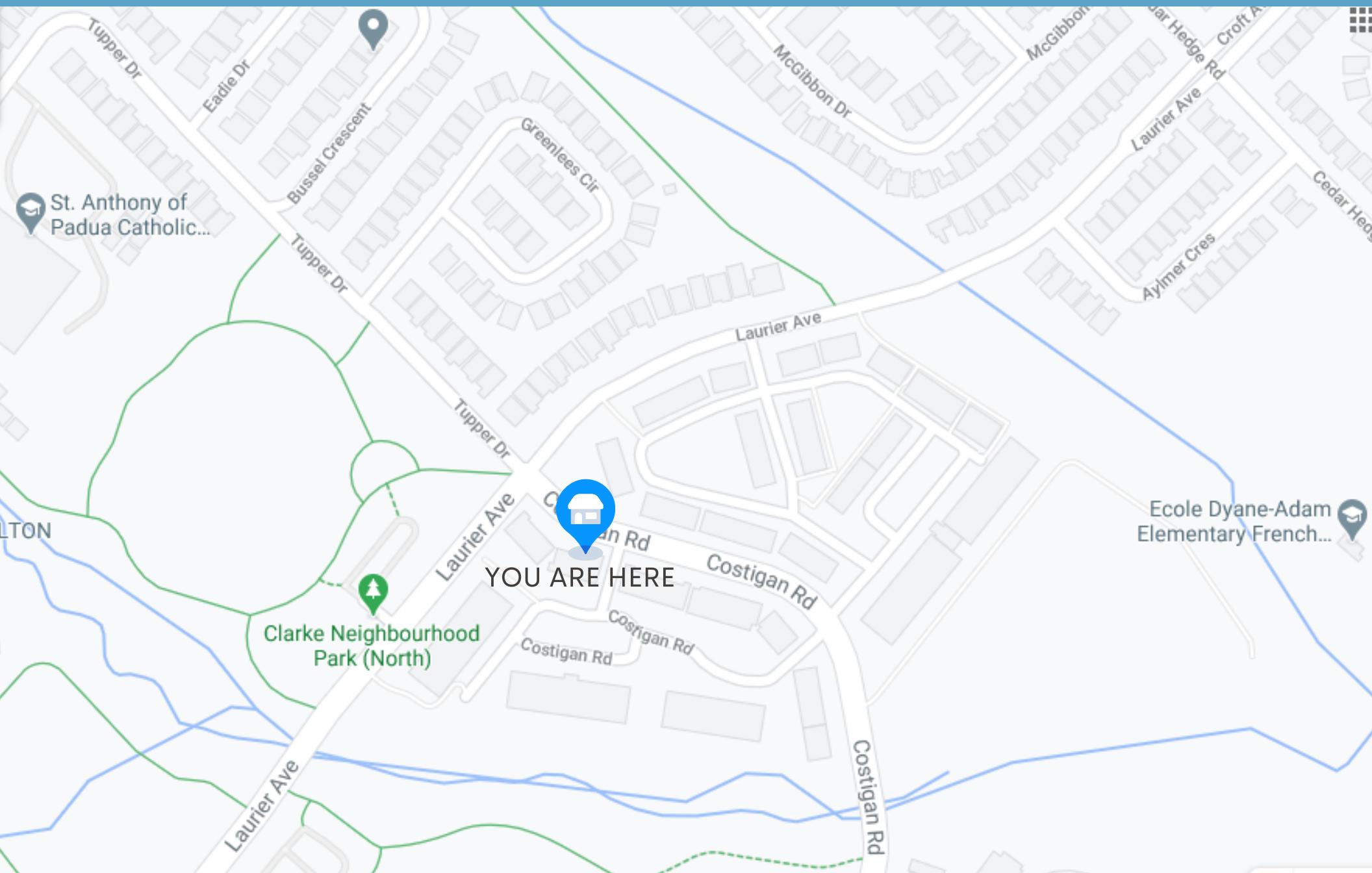
FLOOR PLAN:



PROPERTY DETAILS

YEAR BUILT	2008
SQUARE FOOTAGE	1480 SQ FT + Basement 427 SQ FT
LOT SIZE	20.11 FT x 83.67 FT
GARAGE	Built in / 1 car garage
DRIVEWAY	Mutual driveway (2 total)
INCLUSIONS	Gas Stove, Fridge, Built in Dishwasher, Range Hood, Washer and Dryer. Window Coverings, Electric Light Fixtures, TV Bracket in Basement, Garage Door Opener(s) and Remotes and Gas Hot Water Tank (2019).
CENTRAL VACUUM	Rough in
BASEMENT	Finished with pot lights, plush berber carpet and padding (2020), furnace room pocket door
PROPERTY TAX	\$2,962 (2020)
IDEAL CLOSING	June 4, 2021
PUBLIC SCHOOLS	BRUCE TRAIL REGULAR TRACK GRADES 1 - 8 E.W. FOSTER FRENCH IMMERSION GRADES 1 - 5 W.I. DICK FRENCH IMMERSION GRADES 6-8 CRAIG KEILBURGER REGULAR TRACK GRADES 9-12 / FRENCH IMMERSION GRADES 9-12
CATHOLIC SCHOOLS	ST.ANTHONY OF PADUA REGULAR TRACK JK-GRADE 8 ST.PETER'S FRENCH IMMERSION GRADE 1 BISHOP P. F. REDING REGULAR TRACK GRADES 9-12

MILTON, ONTARIO





CLARKE NEIGHBOURHOOD

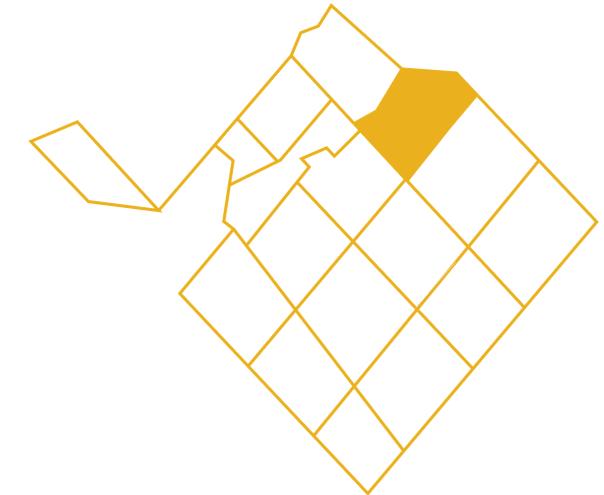
Clarke is one of the original 'New Milton' neighbourhoods – located at the southeast corner of town. Developed between 2000 and 2014, homebuilders include Beaver Hall, Falcon Crest, Mattamy, Mill Wood, Crystal Homes and Tiffany.

Well known for its family-friendly surroundings, the Clarke neighbourhood features large parks and green spaces including several parks built near ponds where you can feed the ducks or relax on a bench while enjoying the beauty of the escarpment.

Abundant with school choices, Clarke's picturesque views often lead to numerous walking paths, a splash pad and even an off-leash dog park.

Its close proximity to GO Transit and highways 401 and 407 makes Clarke a commuter's dream.

There are numerous leisure and recreation centres located just a few minutes away to keep the entire family fit and entertained, including Lions Sports Park, Milton Centre of the Arts, Milton Leisure Centre, Milton Memorial Arena and Milton Sports Centre.



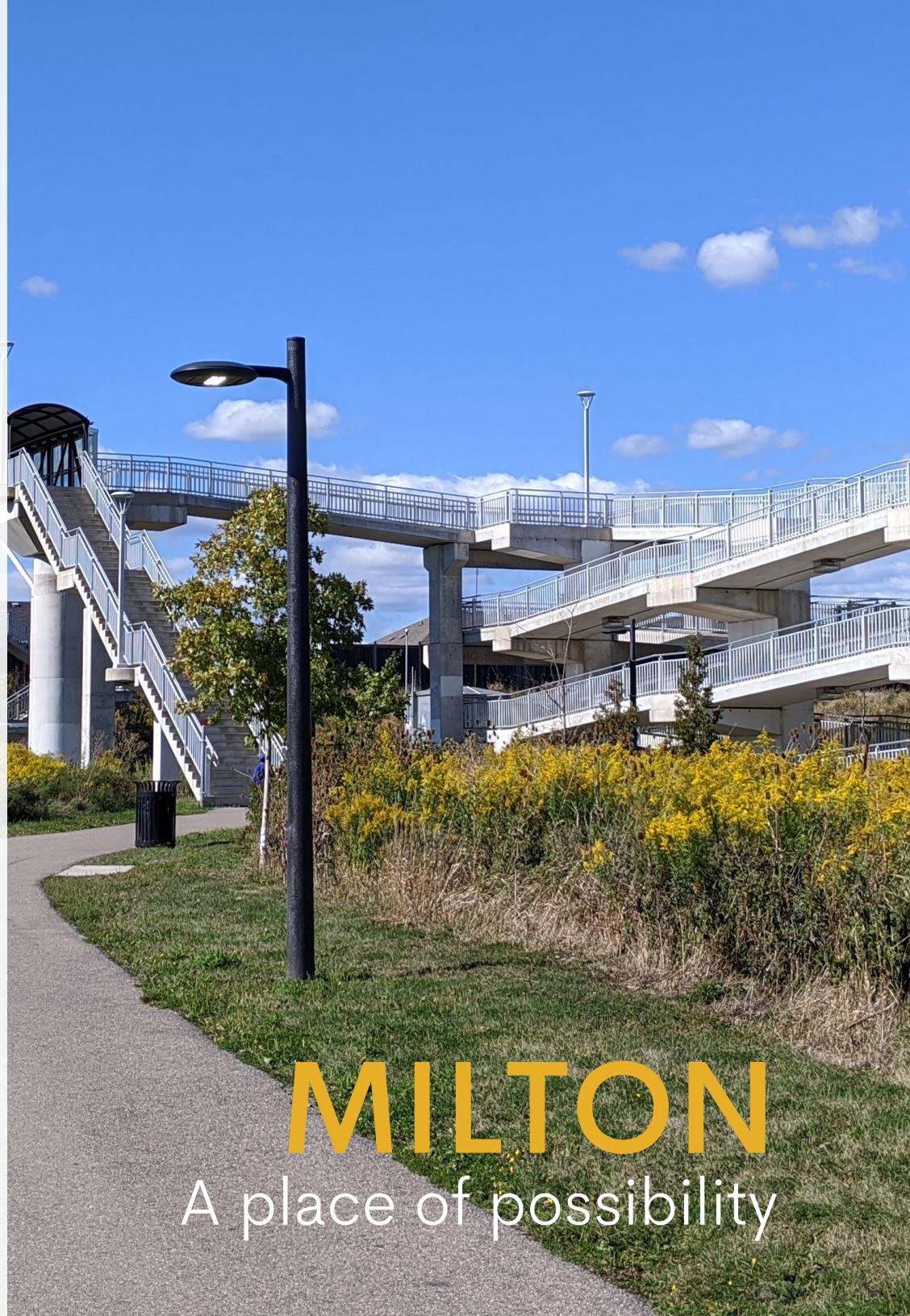
Boundaries:

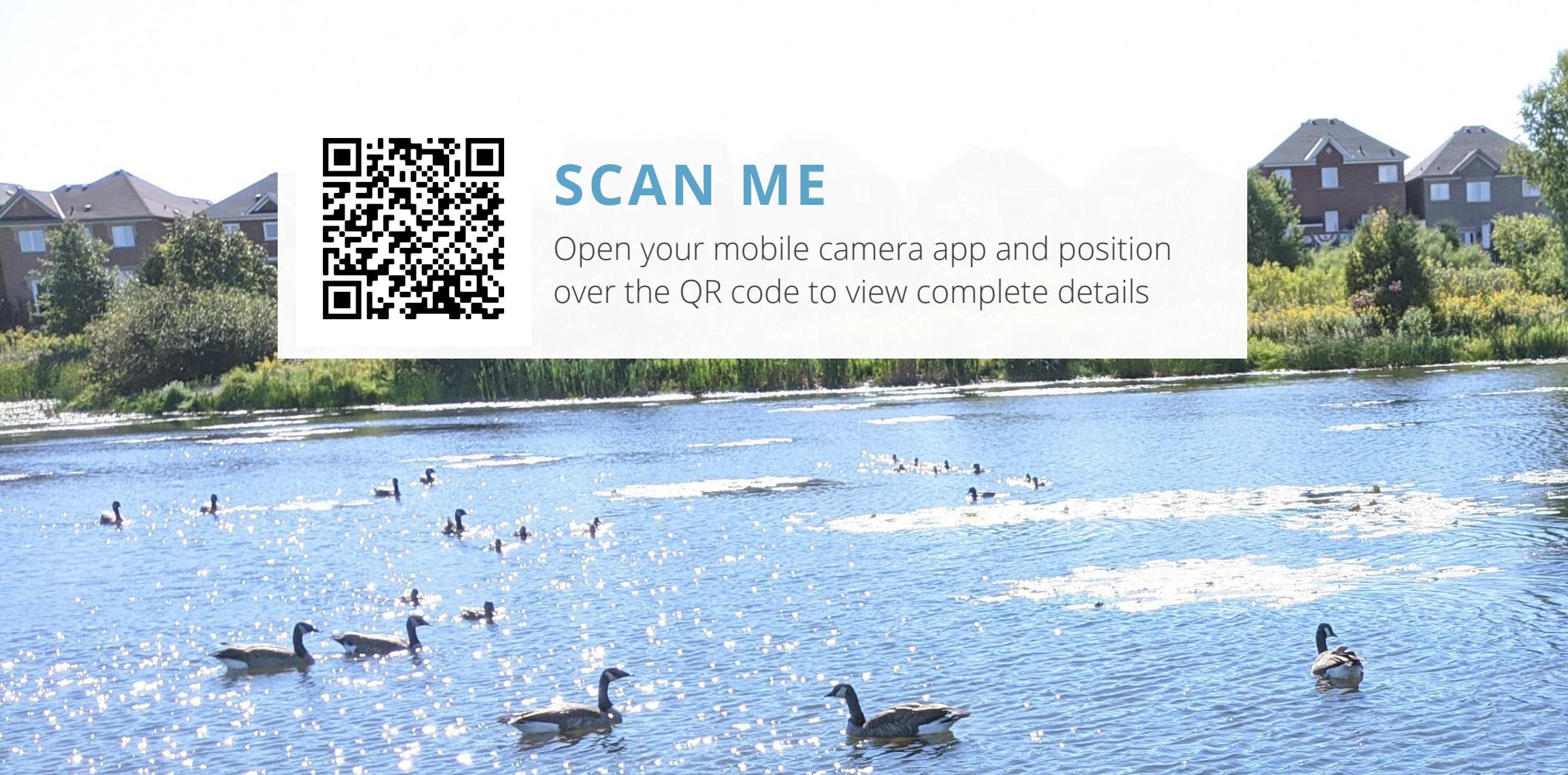
- Derry Road
- James Snow Parkway
- CP Rail Line
- Thompson Road



10 THINGS WE LOVE ABOUT OUR HOME

1. Open feel when you walk in the front door
2. French doors on the front of the house
3. Large master with his and hers closets & ensuite
4. Lots of parks, walking trails and schools within a couple minute walk
5. Finished basement for extra living space
6. Hardwood upstairs
7. Half bath on the main floor
8. Has a back yard/deck
9. 2 parking spots on the driveway
10. Lots of closets and storage space





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PROPERTY LISTED BY:

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Purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. Although all details are believed to be accurate, we assume no responsibility for the information contained herein.

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