



781 JOHNSON HEIGHTS
MILTON, ON

ROACH
family
REAL ESTATE TEAM



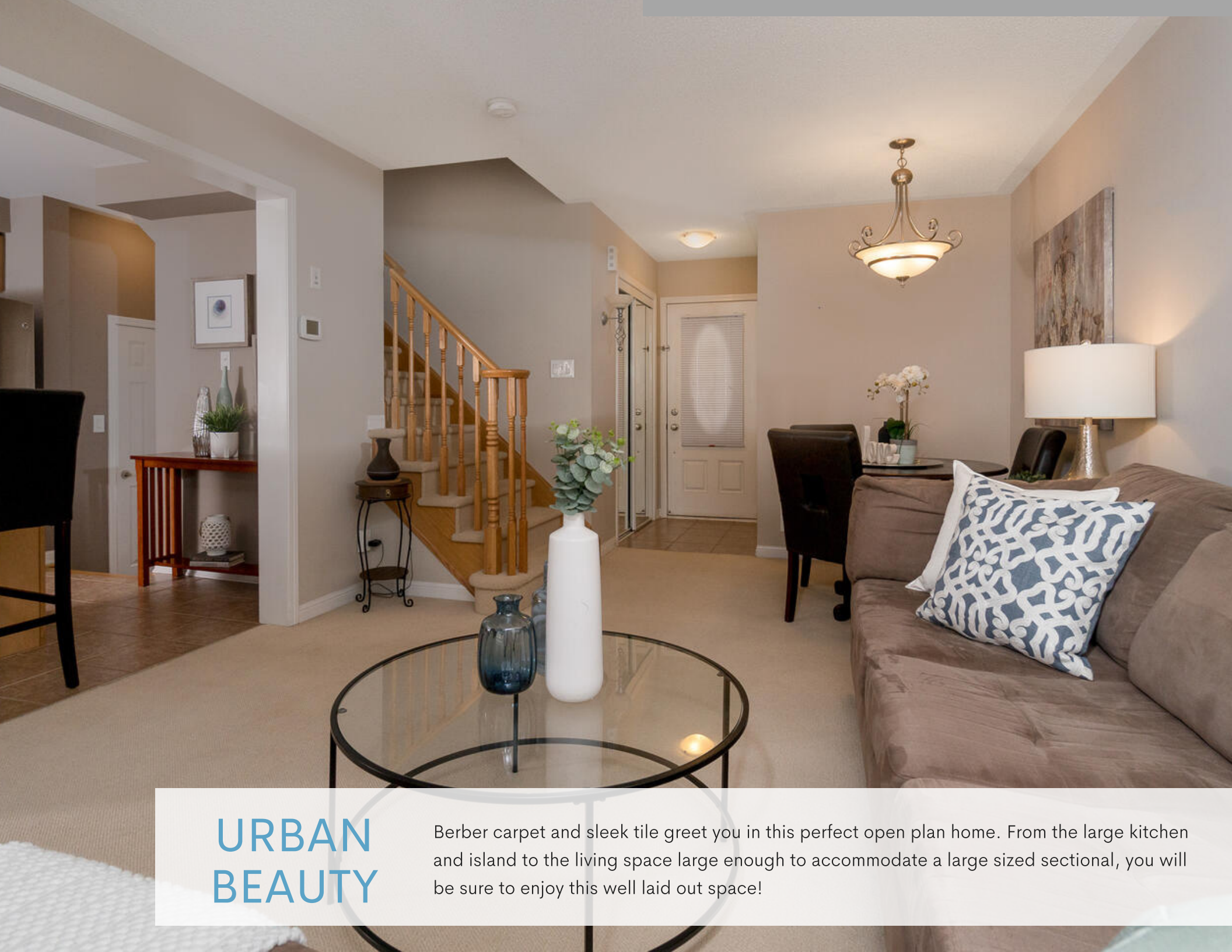
WELCOME HOME

Enjoy this beautiful open concept 3 bedroom, 1.5 bathroom freehold townhouse, located in popular Coates Neighbourhood – centrally located within Milton.

Boasting a spacious kitchen and open design, this home is perfect for entertaining and transitioning through each space with ease!

Also a straight drive down Hwy 25 to Oakville, close access to Hwy 401, 407 and minutes from numerous amenities, you will enjoy this location for your every day conveniences!





URBAN BEAUTY

Berber carpet and sleek tile greet you in this perfect open plan home. From the large kitchen and island to the living space large enough to accommodate a large sized sectional, you will be sure to enjoy this well laid out space!

KITCHEN

THE HEART OF THE HOME

- Large open kitchen with maple cabinets, island and breakfast bar and walk-out patio doors to backyard retreat
- Stainless steel stove, fridge and dishwasher
- Tons of storage including full size pantry
- Interior access to your garage, perfect for unloading your groceries



There's no shortage of kitchen countertops for the chef of the family in this large sun-filled kitchen. Also just steps away from the living room, entertaining your guests and family members will be a breeze!



LIVING ROOM



INTIMATE DINING EXPERIENCE

- The perfect space for an intimate dining area, this combined living/dining room offers you lots of options and room for creativity!
- Steps to your living room and kitchen, you have the perfect space for your family!



DINING ROOM

MASTER BEDROOM

MASTER RETREAT

- Bright bedroom space
- Spacious walk in closet with shelving
- Access to 4 pc Semi Ensuite with tub/shower combo and linen closet



2 additional sun-filled bedrooms with lush carpet and single door closets round out your second floor. Plenty of space for your family to enjoy!



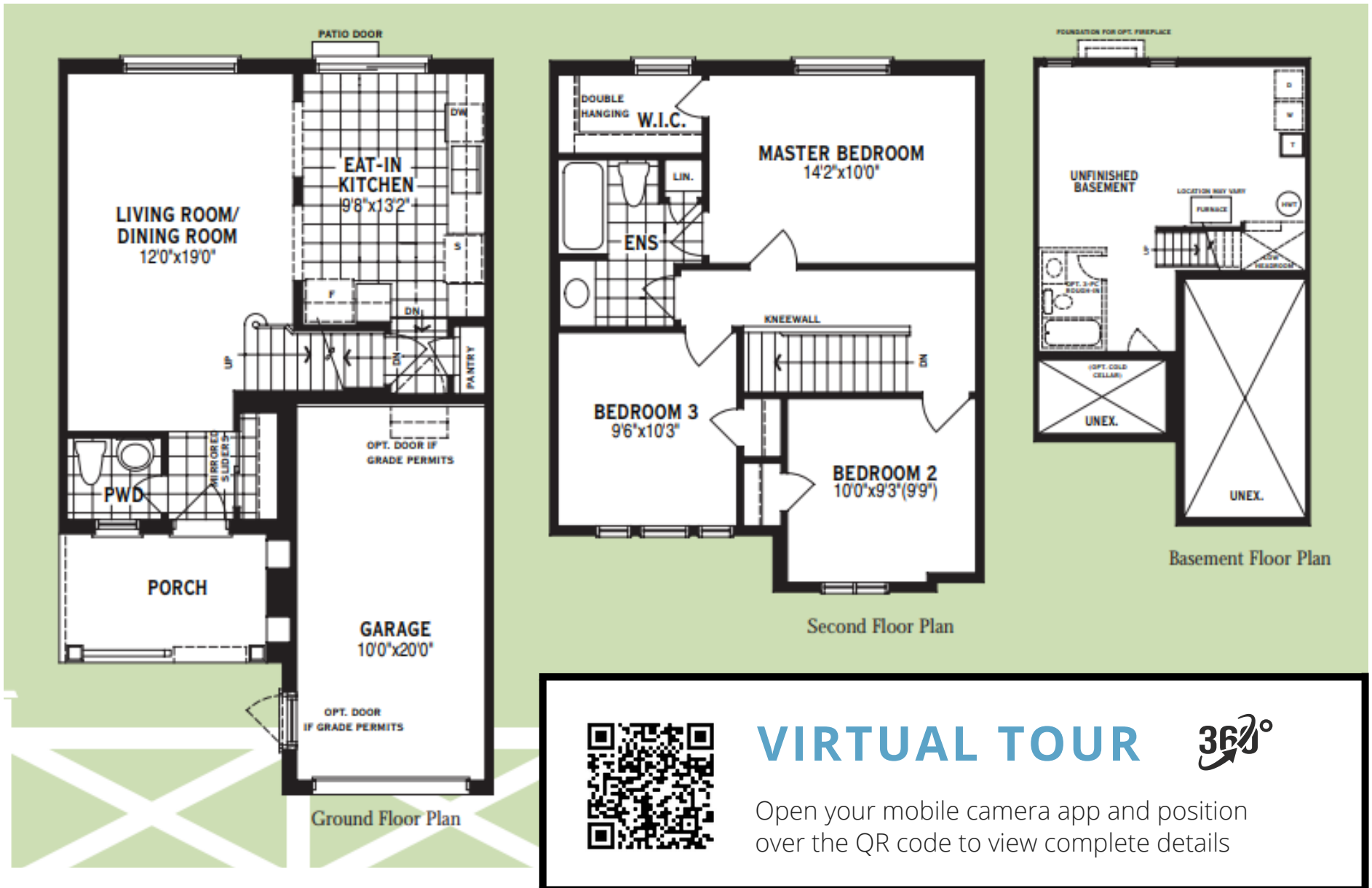
A photograph of a residential backyard. The background is a two-story brick house with several windows. A large sliding glass door is visible. In the middle ground, there is a stainless steel gas grill on a stone pad, a set of concrete steps leading to the door, and various outdoor items like a hose reel, a lawnmower, and an air conditioning unit. To the right, there is a shaded seating area with a large brown umbrella, two chairs with green cushions and orange-striped pillows, and a wooden coffee table on a gravel base. The foreground is a green lawn. A wooden fence is on the left side.

BACKYARD

OUTDOOR RETREAT

Large, bright patio doors lead you to your backyard oasis, complete with shaded seating area, gas bbq hook up and plenty of space to personalize your very own outdoor retreat.

FLOOR PLAN



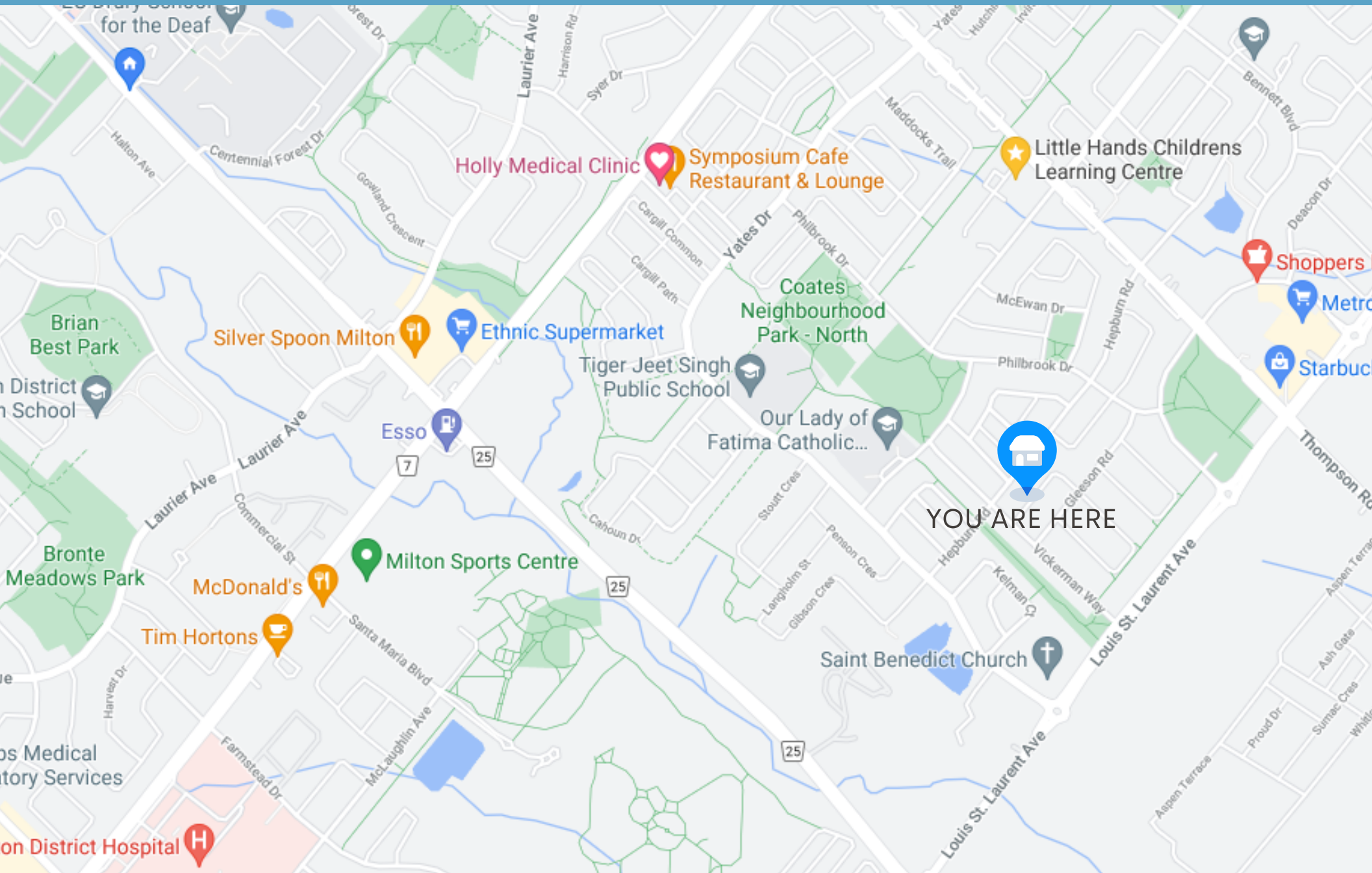
VIRTUAL TOUR 

Open your mobile camera app and position over the QR code to view complete details

PROPERTY DETAILS

YEAR BUILT	2007
SQUARE FOOTAGE	1130 sq ft
LOT SIZE	23 ft x 80.38 ft
PARKING	2 parking spaces (1 garage, 1 driveway)
INCLUSIONS	Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Gas BBQ, Light Fixtures, Window Coverings, Garage Door Opener and Remote(s)
WATER	Hot water tank rental \$33.33 per month (replaced February 2020)
BASEMENT	Unfinished
ROUGH IN	Central vacuum, basement bathroom
PROPERTY TAX	\$2889 (2020)
IDEAL CLOSING	Flexible
PUBLIC SCHOOLS	TIGER JEET SINGH Regular Track JK-Grade 8 / French Immersion JK-Grade 8 CRAIG KIELBURGER Regular Track Grades 9-12 / French Immersion 9-12
CATHOLIC SCHOOLS	OUR LADY OF FATIMA Regular Track JK - 08 ST. SCHOLASTICA French Immersion Grade 1 ST. FRANCIS XAVIER Regular Track Grades 9-12 BISHOP P.F. REDING French Immersion Grades 9-12

MILTON, ONTARIO



COATES

NEIGHBOURHOOD

Coates Neighbourhood is centrally located in Milton and close to lots of amenities giving residents lots of options for dining, shopping and leisure activities.

One of the best reasons to live in Coates is that everything is close by! There are four large plazas conveniently located in (or on the border of) the neighbourhood with shops like Metro, Food Basics, Shoppers Drug Mart, Dollar Blitz. There's a veterinarian, optical, banks, dry cleaner and even a small 24 hour gym. Nearby restaurants include Symposium, Pizza Hut, Subway, Pizza Ville, Empire Wok, Pizza Pizza, Ned Divines and more. For those people that need their morning (and afternoon) caffeine fix there's a Starbucks and two Tim Hortons locations as well.

The homes in this area were built between 2005 and 2014. Homebuilders include Mattamy, Sundial and Conservatory Group. You'll find all styles of homes in this neighbourhood including two-storey townhomes, three-storey towns and detached.



Boundaries:

- Derry Road
- Thompson Road
- Louis St. Laurent Avenue
- Ontario Street



10 THINGS WE LOVE ABOUT OUR HOME

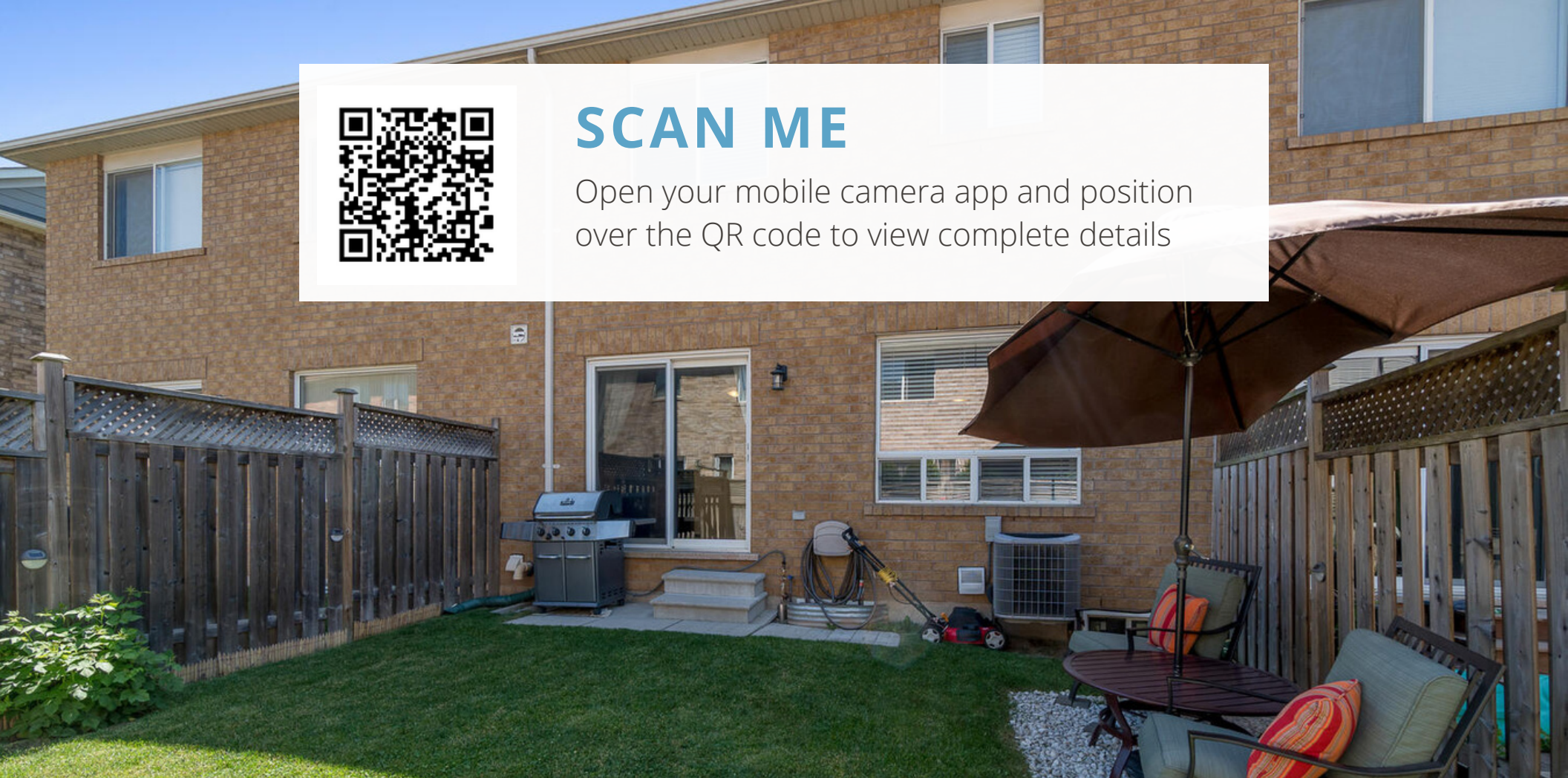
1. Open concept main living area
2. Energy efficient home
3. Quiet family oriented street
4. Amazing neighbours
5. Lots of walking trails and ponds
6. Convenient shopping close by
7. Easy access to main roads
8. Lots of options for schools
9. Several parks with splash pads for the kids within walking distance
10. Afternoon sun keeps the house bright and warm





SCAN ME

Open your mobile camera app and position over the QR code to view complete details



PROPERTY LISTED BY:

Andrew Roach, Broker
Lisa Roach, Sales Representative

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(289) 270-1719



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.

www.itsfamily.ca