



1226 RESTIVO LANE
MILTON, ON

ROACH
family
REAL ESTATE TEAM



WELCOME HOME

Enjoy this beautiful 3 bedroom, 2.5 bath Townhome located in the new Ford Neighbourhood in Milton.

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

Easy access to major routes, walking distance to schools and parks, and minutes from numerous amenities, you will enjoy this location for your every day conveniences!





URBAN BEAUTY

With beautiful modern tile, laminate floors, fresh paint, modern bathrooms and 2 balconies, you will love calling this home!

MAIN FLOOR



The Heart of the Home - Quartz counters, Stainless Steel Appliances, Pantry





Laminate Floors, Walk-out to Balcony, Open Concept Floor Plan



MASTER BEDROOM



This **LARGE** master bedroom comes equipped with 2 closets, 3 piece ensuite and your own balcony



BEDROOMS



2 additional sun-filled bedrooms with spacious closets and large windows



PROPERTY DETAILS

YEAR BUILT	2020
SQUARE FOOTAGE	1525 sq ft - builder floor plan
LOT SIZE	21 ft x 44.29 ft
PARKING	2 parking spaces + Single car garage
INCLUSIONS	Fridge, Stove, Dishwasher, Washer, Dryer, Light Fixtures, Window Coverings
WATER	Tankless Hot Water - rented
PROPERTY TAX	\$2672 (2021)
ROOF	2020
FURNACE	2020
AIR CONDITIONER	2020
PUBLIC SCHOOLS	BOYNE PS Regular Track JK-Grade 8 ANNE J MACARTHUR French Immersion Grades 2-8 MILTON DISTRICT Regular Track Grades 9-12 CRAIG KIELBURGER French Immersion Grades 9-12
CATHOLIC SCHOOLS	ST. SCHOLASTICA Regular Track JK - 08 ; French Immersion Grades 1-3 ST. BENEDICT French Immersion Grades 4-7 ST. PETER French Immersion Grade 8 ST. FRANCIS XAVIER Regular Track Grades 9-12 BISHOP REDING French Immersion/Extended French Grades 9-12



6 THINGS WE LOVE ABOUT OUR HOME

1. Taking long walks around the neighborhood and talking with our amazing neighbours
2. Open concept floorplan
3. Walking distance to Sobey's and other great stores
4. The proximity to schools and parks
5. Easy access to all major routes
6. Family friendly street





FORD NEIGHBOURHOOD

The Ford neighbourhood is one of Milton's newest neighbourhoods, named after the Ford family who emigrated to Milton in the 1830s. They were a large family of prolific farmers and were also involved in the municipal politics of what was then Trafalgar Township.

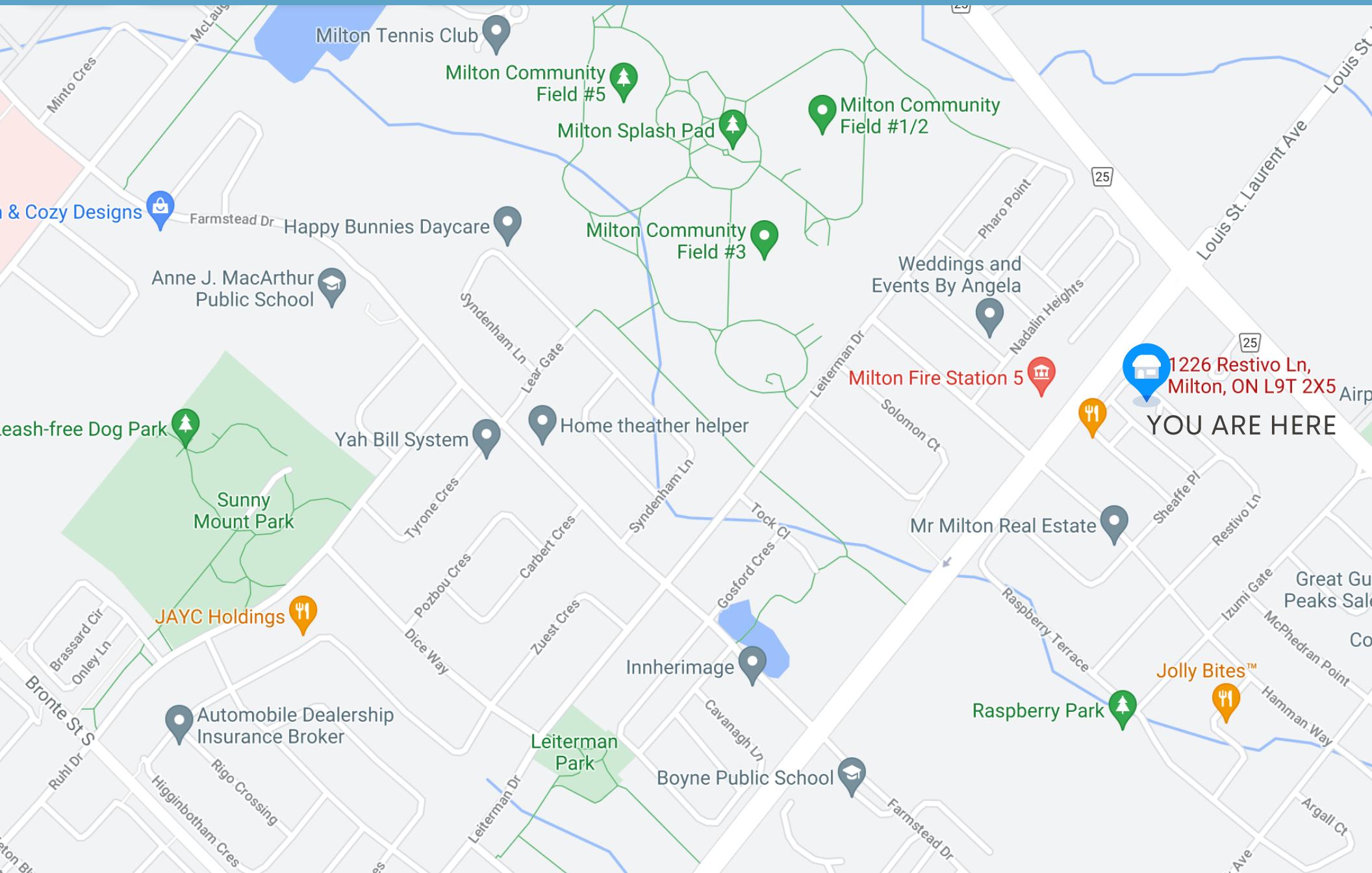
This area features distinctive wide lots, attractive architecture, sidewalks, greenspace, trails and bicycle lanes. Traffic calming roundabouts have also been put in place to encourage slower driving.



Boundaries:

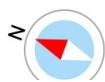
- Louis St. Laurent
- Ontario Street
- Britannia Road
- Bronte Road

MILTON, ONTARIO



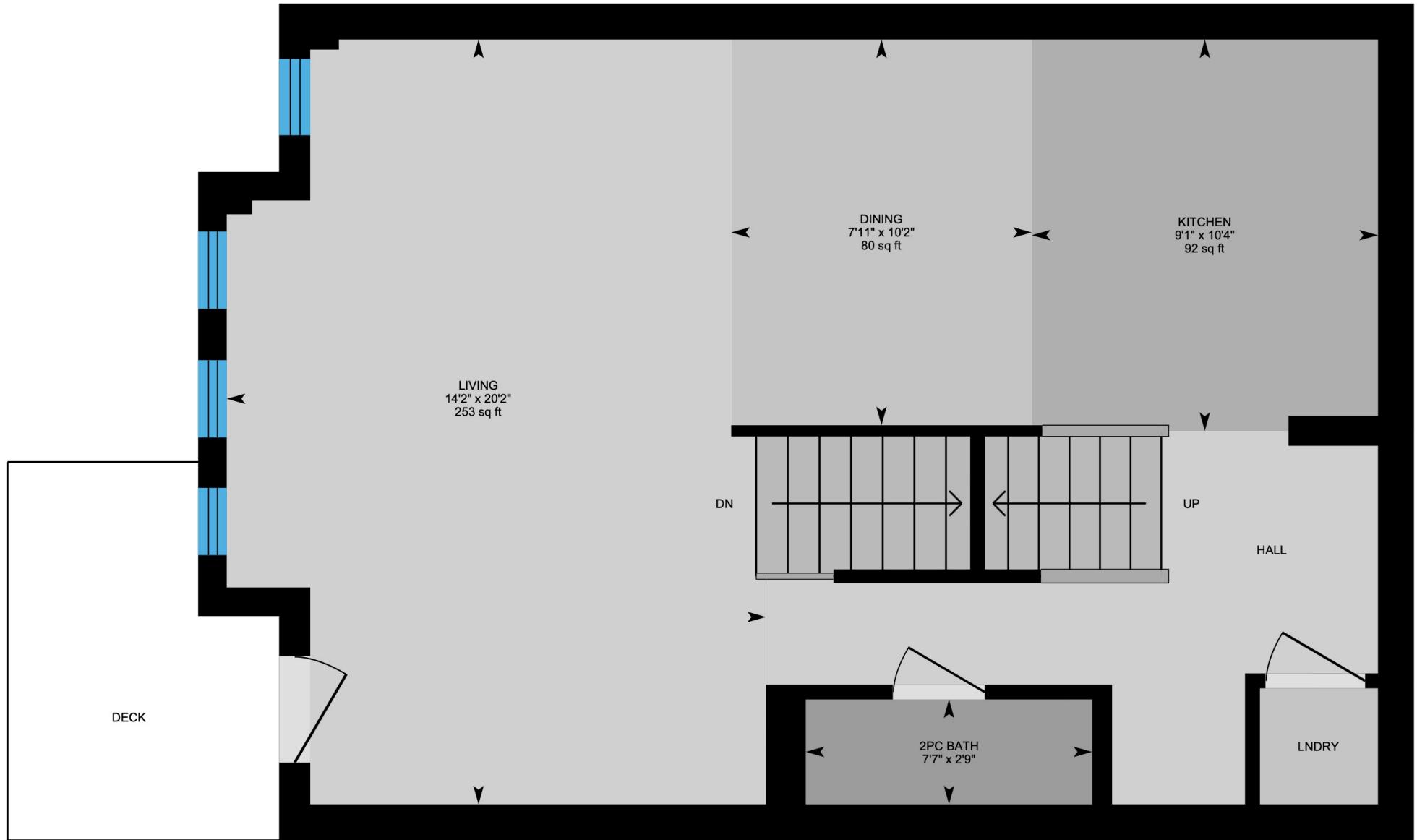
FLOOR PLAN

Entry level Total Exterior Area 292.54 sq ft
Total Interior Area 225.63 sq ft



FLOOR PLAN

Main Floor Total Exterior Area 687.62 sq ft
Total Interior Area 588.18 sq ft



0 3 6 ft

PREPARED: Aug 2021



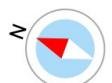
FLOOR PLAN

Upper level Total Exterior Area 666.97 sq ft
Total Interior Area 567.55 sq ft



0 3 6 ft

PREPARED: Aug 2021



FLOOR PLAN

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

ENTRY LEVEL

Garage: 10' x 24'1" | 242 sq ft
Storage: 2'6" x 9'4" | 22 sq ft
Utility: 2'6" x 8'1"

MAIN FLOOR

2pc Bath: 2'9" x 7'7" | 21 sq ft
Dining: 10'2" x 7'11" | 80 sq ft
Kitchen: 10'4" x 9'1" | 92 sq ft
Living: 20'2" x 14'2" | 253 sq ft

UPPER LEVEL

3pc Ensuite: 5'11" x 7'3" | 41 sq ft
4pc Bath: 5'6" x 7'8" | 40 sq ft
Bedroom: 8'9" x 9'8" | 72 sq ft
Bedroom: 7'4" x 9'8" | 69 sq ft
Primary: 14' x 25'2" | 197 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

ENTRY LEVEL

Interior Area: 225.63 sq ft
Excluded Area: 241.52 sq ft
Perimeter Wall Length: 70 ft
Perimeter Wall Thickness: 11.4 in
Exterior Area: 292.54 sq ft

MAIN FLOOR

Interior Area: 588.18 sq ft
Perimeter Wall Length: 105 ft
Perimeter Wall Thickness: 11.4 in
Exterior Area: 687.62 sq ft

UPPER LEVEL

Interior Area: 567.55 sq ft
Perimeter Wall Length: 104 ft
Perimeter Wall Thickness: 11.4 in
Exterior Area: 666.97 sq ft

Total Above Grade Floor Area

Main Building Interior: 1381.36 sq ft
Main Building Excluded: 241.52 sq ft
Main Building Exterior: 1647.13 sq ft



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REAL ESTATE TEAM

PROPERTY LISTED BY:

Andrew Roach, Broker
Lisa Roach, Sales Representative

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ROYAL LEPAGE
Meadowtowne Realty, Brokerage
Independently Owned and Operated

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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