



534 MOORELANDS CRES.  
MILTON, ON

**ROACH**  
*family*  
REAL ESTATE TEAM



## WELCOME HOME

Welcome to this beautiful 3+1 bedroom, 4 level detached home, located in the highly sought after Timberlea Neighbourhood in Milton.

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

The lower level adds extra living space including a bedroom, powder room and plenty of space for an office.

With easy access to major routes, walking distance to parks, and close to numerous amenities, you will enjoy this location for your every day conveniences!



# PROPERTY DETAILS

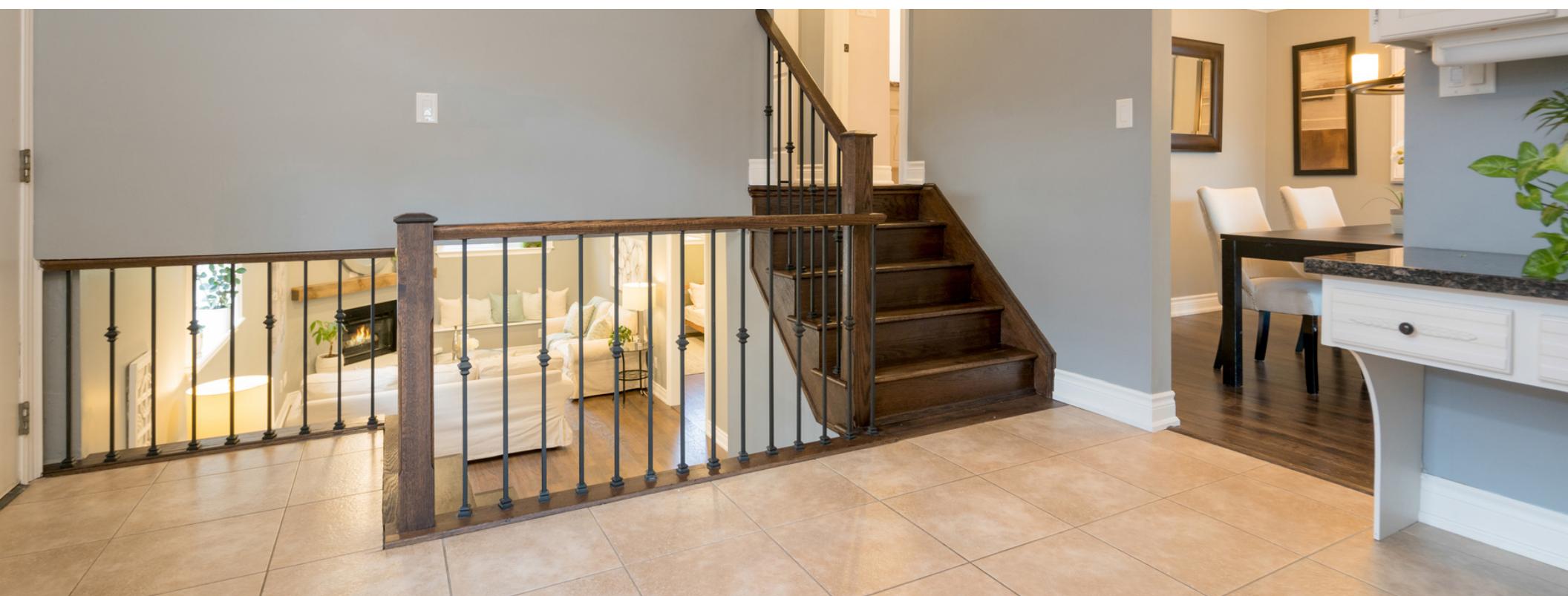
YEAR BUILT	1979
SQUARE FOOTAGE	1768 sq ft (Floor Plans)
LOT SIZE	50 ft x 120 ft
PARKING	4 parking spaces
INCLUSIONS	Fridge, Stove, Dishwasher, Washer, Dryer, Light Fixtures, Window Coverings
WATER	Hot Water Tank - rental approx. \$50 every 3 months
PROPERTY TAX	\$4647 (2021)
ROOF	Approx. 10yrs
FURNACE	Approx. 17yrs
AIR CONDITIONER	2020
SPRINKLER SYSTEM	2016
PUBLIC SCHOOLS	SAM SHERRATT Regular Track JK-Grade 8 E.W. FOSTER French Immersion Grades 2-5 W.I. DICK MIDDLE French Immersion Grades 6-8 MILTON DISTRICT Regular Track/French Immersion Grades 9-12
CATHOLIC SCHOOLS	OUR LADY OF VICTORY Regular Track ST. SCHOLASTICA French Immersion BISHOP P.F. REDING Regular Track/French Immersion Grades 9-12

KITCHEN



## THE HEART OF THE HOME

- Granite Counters
- Glass Tile Backsplash
- Stainless Steel Appliances
- Ample Cupboard Space
- Walk-out to your backyard



# LIVING ROOM



The big window allows natural light to shine into this beautiful and spacious home.

Opened up to the dining room, this is the perfect entertaining space.



# DINING ROOM



Large or small, formal or casual. Gatherings are a breeze in this Dining Room.

With beautiful features like crown molding and California Shutters, you'll be proud to show off this room.

# FAMILY ROOM



The coziest room in the house. Enjoy the comforts of a fire in the cold winter nights. With big bright windows and tons of space, this room provides a little bit of something for everyone!



The Lower Level has a large cozy family room complete with extra space for an office and a gas fireplace as well as a 4th bedroom and newly renovated 2 pc powder room.



# MASTER BEDROOM



This **LARGE** master bedroom comes equipped with hardwood floors and a newly renovated 3pc ensuite.



# BEDROOMS



2 additional sun-filled bedrooms complete the upper level.

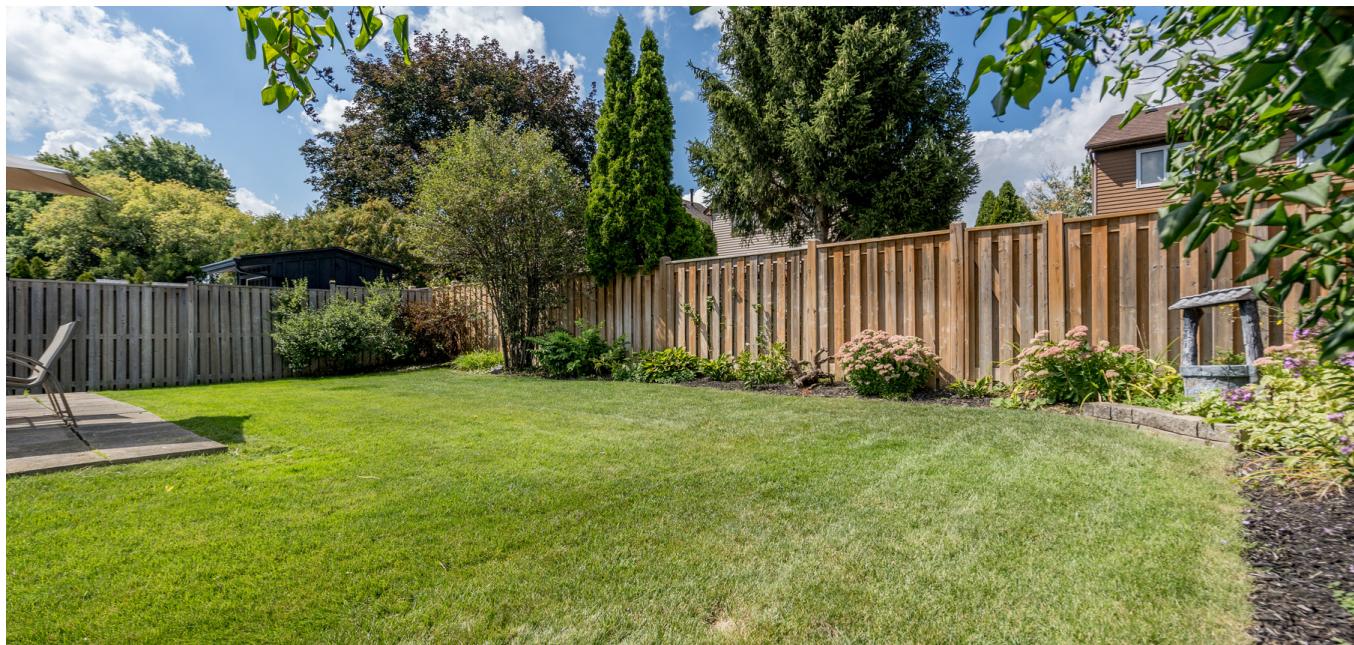


# BACKYARD





- Large pool size lot with access to the garage on one side and a side entrance to the kitchen on the other.



# TIMBERLEA NEIGHBOURHOOD

Timberlea is a neighbourhood located within the older part of Milton. Homes here were built in the late seventies and early eighties and are known for large lots and mature trees.

When you drive through this neighbourhood the big beautiful trees will definitely catch your eye. There are many side splits and back splits in this neighbourhood as well as some two-story homes. Since the lots are quite large it's not uncommon to find homes with pools. Many homes also have long driveways with parking for up to 6 cars.

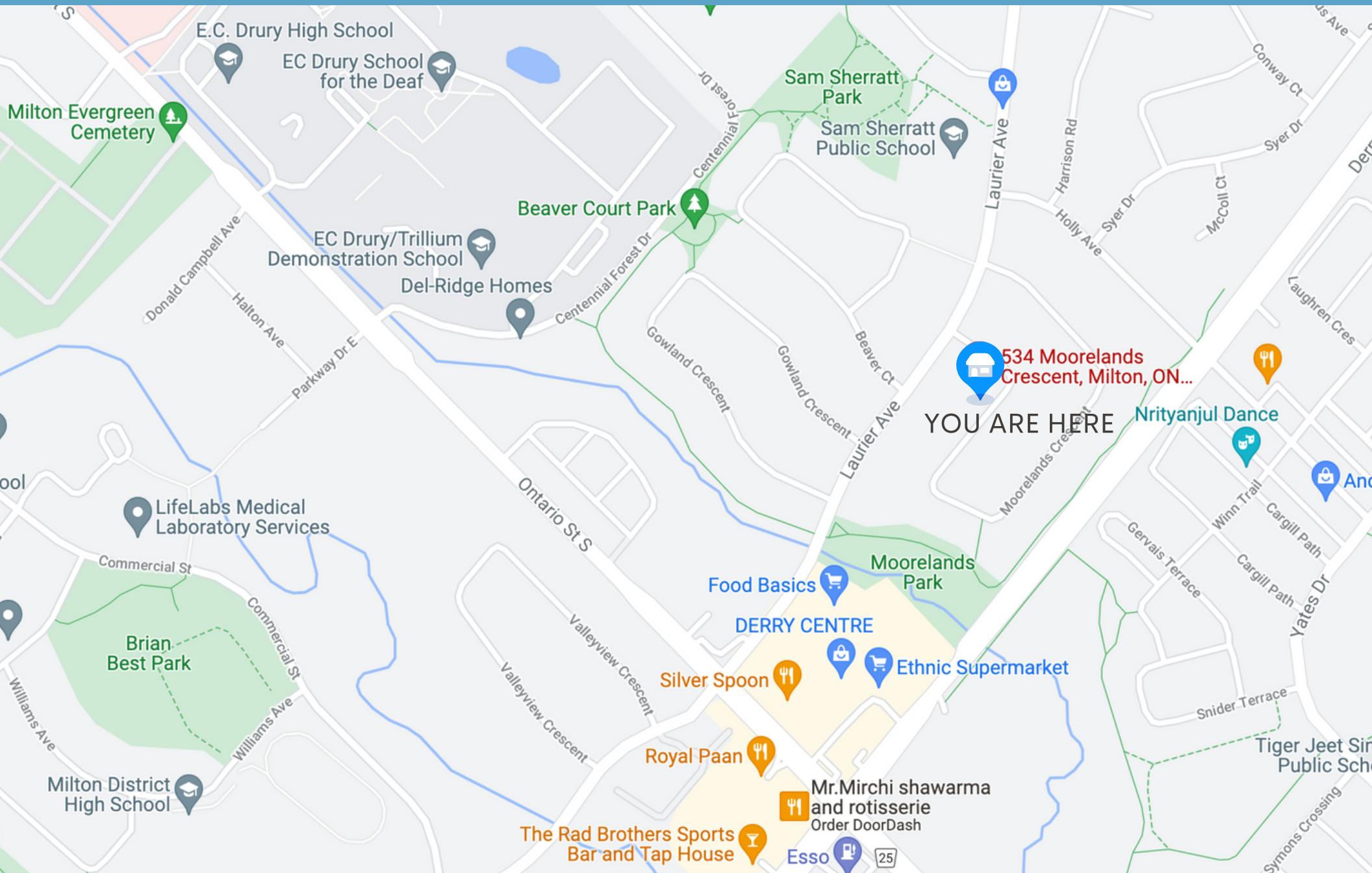
The Milton GO station is located in the Northwest corner of the neighbourhood offering commuters daily train service to Toronto. Other amenities close by include two large shopping plazas on each end of the neighbourhood. There you'll find large grocery stores like Superstore and Food Basics, dry cleaners, medical clinic, dentist and many restaurants like Ned Divines, East Side Marios, Shoeless Joes, and more. The Milton Mall is located in this neighbourhood as well as the local police station.



Boundaries:

- Main Street
- Thompson Road
- Ontario Street
- Derry Road

# MILTON, ONTARIO



# FLOOR PLAN

**Main Floor** Total Exterior Area 625.31 sq ft

Total Interior Area 564.23 sq ft

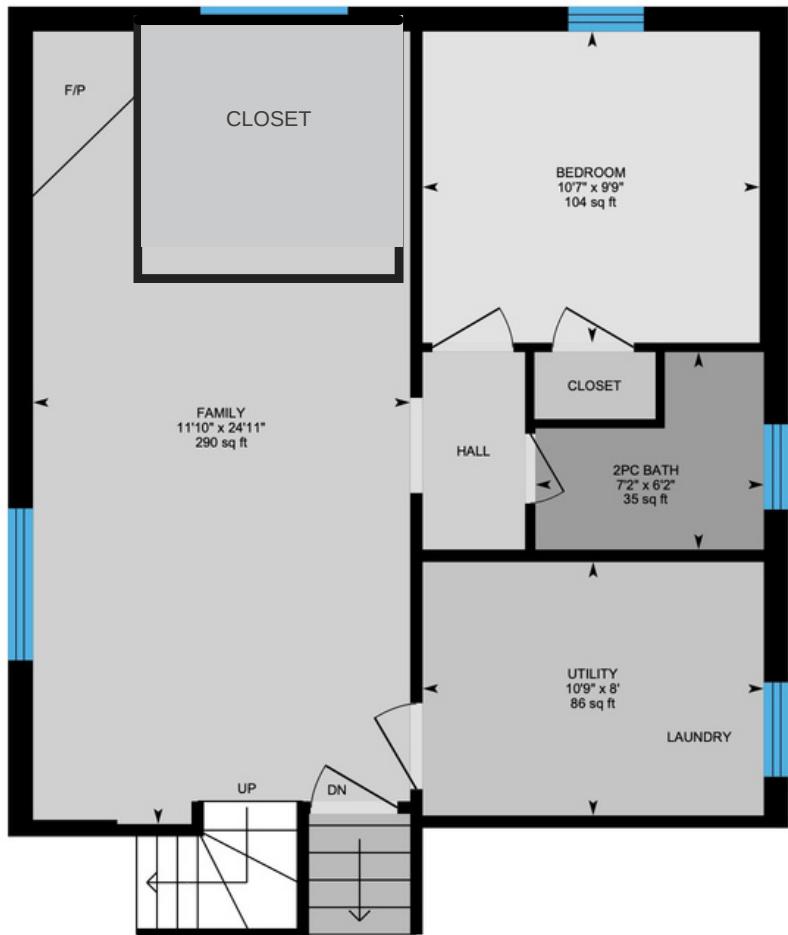


# FLOOR PLAN

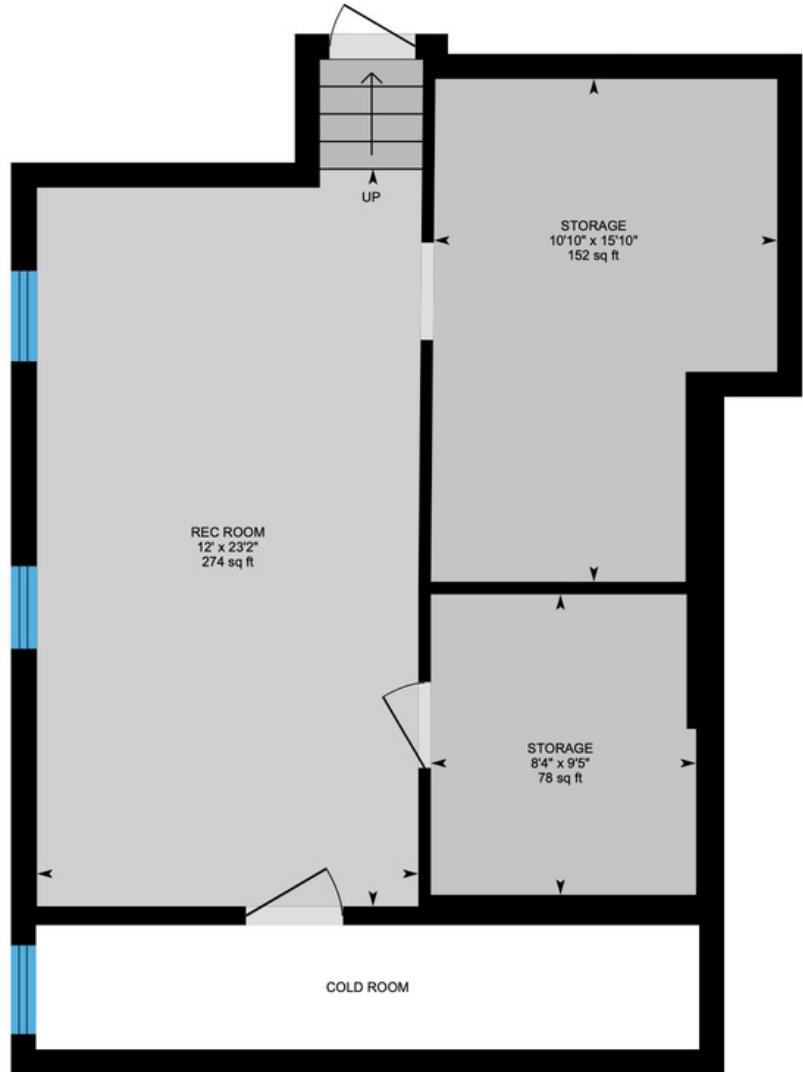
**Bedroom level** Total Exterior Area 711.07 sq ft  
Total Interior Area 624.74 sq ft



# FLOOR PLAN



**Family level**  
Exterior Area 647.57 sq ft



**Basement level (Below Grade)**  
Exterior Area 631.23 sq ft

# FLOOR PLAN

**534 Moorelands Crescent, Milton, ON**

## 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

#### MAIN FLOOR

Breakfast: 12'2" x 10' | 93 sq ft  
Dining: 11' x 10' | 110 sq ft  
Kitchen: 8'8" x 11' | 95 sq ft  
Living: 12'1" x 16'1" | 193 sq ft

#### BEDROOM LEVEL

3pc Ensuite: 6'10" x 5' | 34 sq ft  
4pc Bath: 11'5" x 5'8" | 60 sq ft  
Bedroom: 12'5" x 10'6" | 131 sq ft  
Bedroom: 8'11" x 12' | 107 sq ft  
Primary: 11'5" x 13'11" | 160 sq ft

#### FAMILY LEVEL

2pc Bath: 7'2" x 6'2" | 35 sq ft  
Bedroom: 10'7" x 9'9" | 104 sq ft  
Family: 11'10" x 24'11" | 290 sq ft  
Utility: 10'9" x 8' | 86 sq ft

#### BASEMENT LEVEL

Rec Room: 12' x 23'2" | 274 sq ft  
Storage: 10'10" x 15'10" | 152 sq ft  
Storage: 8'4" x 9'5" | 78 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

#### MAIN FLOOR

Interior Area: 564.23 sq ft  
Perimeter Wall Length: 78 ft  
Perimeter Wall Thickness: 9.4 in  
Exterior Area: 625.31 sq ft

#### BEDROOM LEVEL

Interior Area: 624.74 sq ft  
Perimeter Wall Length: 110 ft  
Perimeter Wall Thickness: 9.4 in  
Exterior Area: 711.07 sq ft

#### FAMILY LEVEL

Interior Area: 580.98 sq ft  
Perimeter Wall Length: 85 ft  
Perimeter Wall Thickness: 9.4 in  
Exterior Area: 647.57 sq ft

#### BASEMENT LEVEL (Below Grade)

Interior Area: 543.01 sq ft  
Excluded Area: 81.45 sq ft  
Perimeter Wall Length: 112 ft  
Perimeter Wall Thickness: 9.4 in  
Exterior Area: 631.23 sq ft



## PROPERTY LISTED BY:

Andrew Roach, Broker  
Lisa Roach, Sales Representative

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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.