



845 SYER DRIVE

MILTON, ON

ROACH
family
REAL ESTATE TEAM





WELCOME HOME!

Step into this amazing 4 bedroom home with 2.5 bathrooms (including a primary ensuite not often found in older homes) with large principle rooms making it feel super spacious. Lots of sunlight fills every room, making it cozy and bright. Enjoy the warmth of the gas fireplaces, relax in the sunroom that connects inside and outside and enjoy family fun in the large pool in the backyard. Plus, there's a cool basement that offers many possibilities to make it your own special space. With new carpet and fresh paint, this home is comfy, stylish, and has everything you need!

You'll love calling this home!

LIVING/DINING







KITCHEN



FAMILY ROOM





This multi-functional family room is warm and cozy with a gas fireplace and walk-out to the large 3 season sunroom.



PRIMARY SUITE



This large primary retreat comes equipped with a large walk-in closet and 4 piece ensuite



BEDROOMS



BASEMENT



FLEX SPACE

Unveil the hidden potential of your home with this partially finished basement. Embrace the cozy warmth of the gas fireplace, take a seat at the bar, let the kids run wild in the large unfinished space or customize additional finished space to perfectly fit your family's needs. There are a ton of possibilities here!



A large, two-story house with a stone and siding exterior, a swimming pool, a patio with a sunroom, and a wooden fence in the backyard. The house has multiple windows and a chimney. The pool is in the foreground, and the patio area is in the middle ground. The backyard is enclosed by a wooden fence, and there are trees and plants around the property.

BACKYARD

OUTDOOR RETREAT

Dive into the crystal-clear waters of your private pool, perfect for refreshing swims on hot summer days. Entertain friends and family with sizzling BBQ feasts under the open sky, or escape the elements in the charming sunroom, seamlessly blending the beauty of nature with the comforts of home. This backyard oasis is a haven for relaxation, recreation, and cherished gatherings.



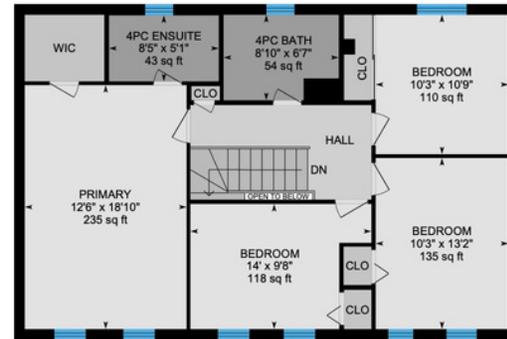
FLOOR PLAN

845 Syer Dr, Milton, ON

Main Building: Total Exterior Area Above Grade 2073.03 sq ft



Mainfloor
Exterior Area 1064.16 sq ft



2ndfloor
Exterior Area 1008.87 sq ft



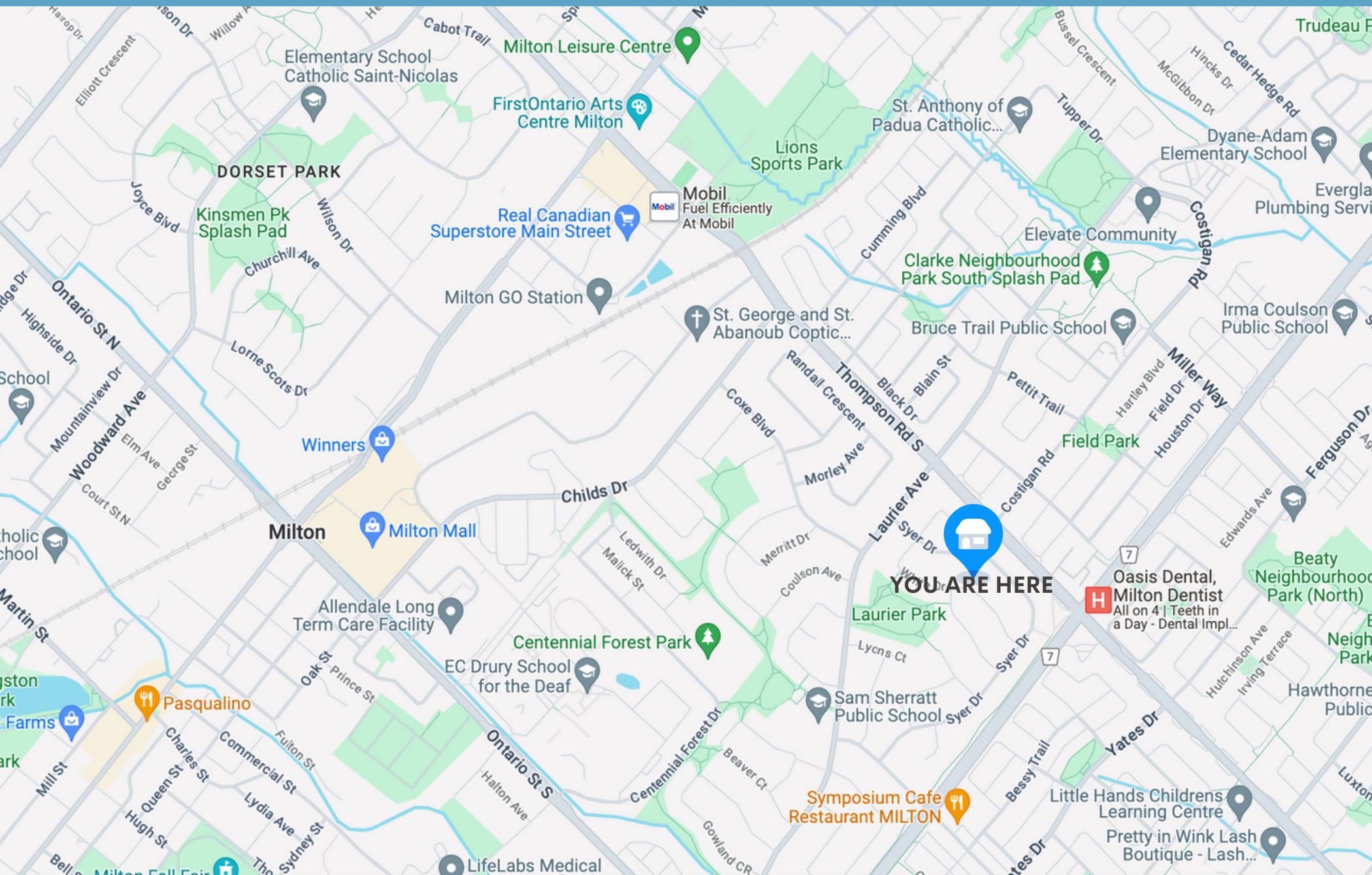
Lowerlevel (Below Grade)
Exterior Area 1056.34 sq ft



PROPERTY DETAILS

YEAR BUILT	1979
SQUARE FOOTAGE	2073 sq ft + 381 sq ft basement
GARAGE	Built in 2 car garage
DRIVEWAY	Private driveway / 4 spaces
INCLUSIONS	Fridge, Stove, Dishwasher, Washer/Dryer, Light Fixtures, Window Coverings, Pool Equipment, Garage Door Opener, Sprinkler System, Central Vac
ROOF	2014
FURNCE	1997
AC	2020
WINDOWS	2000 - except basement and sunroom
RENTAL	Hot Water Tank and Water Softener - Owned
BASEMENT	Partially Finished
PROPERTY TAX	\$4966.40 - 2023
IDEAL CLOSING	Flexible
PUBLIC SCHOOLS	E.W FOSTER Regular Track JK-Grade 5 SAM SHERRATT Regular Track Grades 6-8 E.W FOSTER French Immersion Grades 2-5 W.I DICK French Immersion Grades 6-8 MILTON DISTRICT Regular Track Grades 9-12 / French Immersion Grades 9-12
CATHOLIC SCHOOLS	OUR LADY OF VICTORY Regular Track JK-Grade 8 BISHOP REDDING Regular Track Grades 9-12

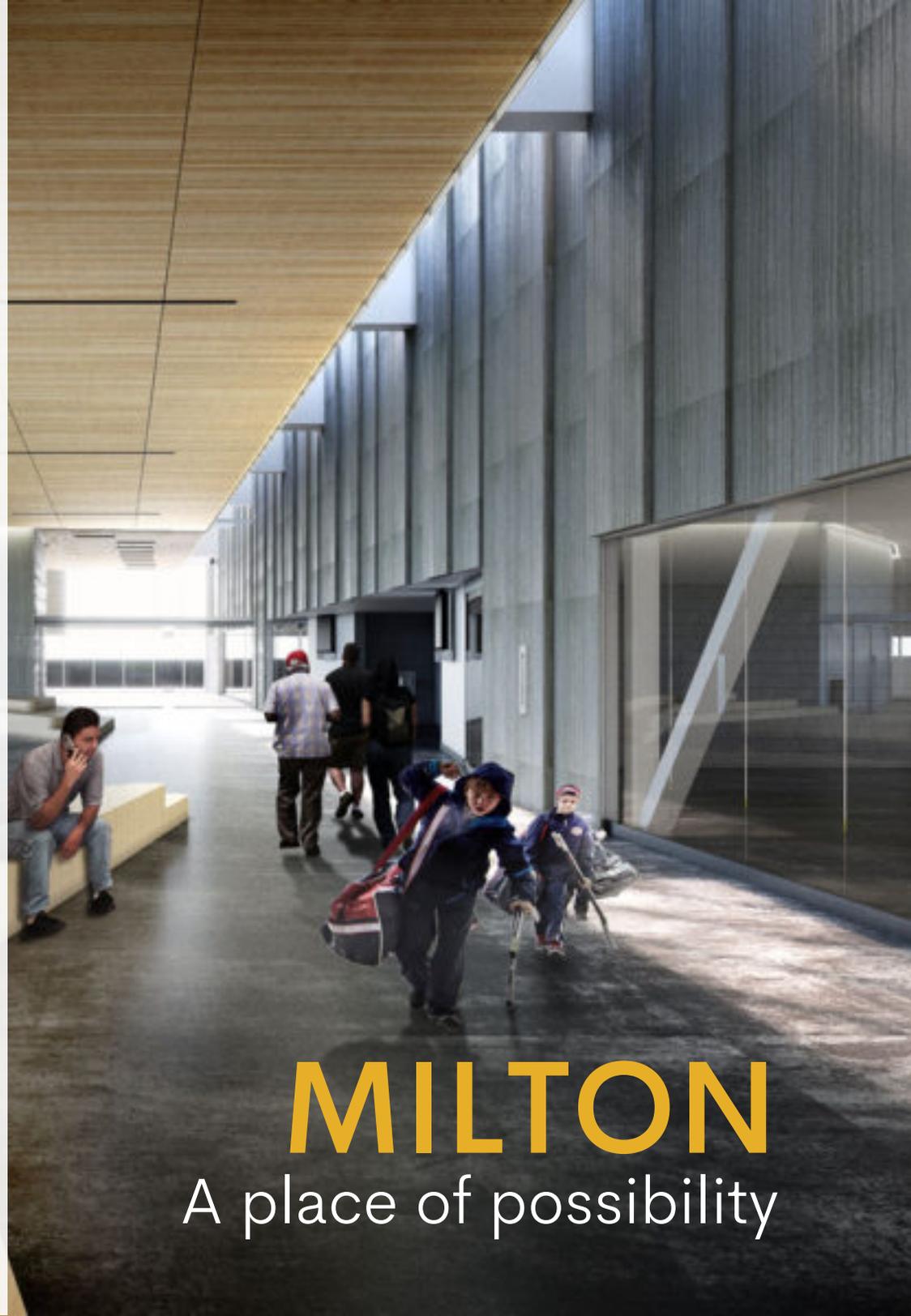
MILTON, ONTARIO





10 THINGS WE LOVE ABOUT OUR HOME

1. Our home as was the perfect place to raise our family. We have made many many happy memories here.
2. Our quiet, established neighbourhood is filled with kind and friendly people of all ages.
3. Our home is both bright and functional, providing a warm and inviting atmosphere.
4. The backyard pool enhances summer experiences, fostering quality time with family and friends.
5. Spacious rooms allow for both communal activities and individual pursuits, ensuring a versatile living space.
6. Proximity to parks, conservation areas, ski hills, golf courses, and walking trails enriches our lifestyle.
7. Our kitchen, a central hub, boasts functionality, quality cabinetry, and an open design for seamless conversations.
8. Conveniently, schools and shops are within walking distance from our home.
9. Elevated and private, our home offers a south-facing backyard with sunlit and shaded sitting areas, providing an all-day sunny disposition and stunning moonlit views.
10. The property features mature trees and well-established perennial gardens, promising a delightful outdoor experience.



MILTON
A place of possibility



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.