

A Place to Call Home

STEVEN PORTER—RE/MAX ABOUTOWNE REALTY CORP.,

Helping People on the Move.

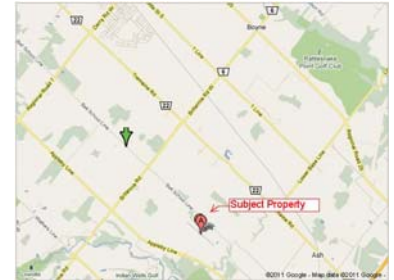


The perfect home for aviation enthusiasts and commuters. A country, ranch bungalow backing onto Burlington Executive Airport centrally located to Milton, Burlington, Oakville and Mississauga. This home features brick and concrete, core slab construction; 6 generous bedrooms; a fully finished basement; main floor den; main floor family room and laundry; separate dining room; two fireplaces; ceramic tile, marble and hardwood flooring. Outside there's a 40 ft inground pool, a large cabana/maintenance shed & gazebo with hydro; a Koi pond with fountain; extensive gardens; 3 car garage with inside entry; patterned concrete front porch and patio and a large, paved, semi-circular driveway. Enjoy the quite rural, setting within the Green Belt area, beautiful east/west exposure and majestic views of Mount Nemo & Rattle Snake Point.

5460 Bell School Line. | Burlington | ON | L9T 2Y1



List Price: 619,000.



- 3+ 3 Bedrooms (6)
- 2 Bathrooms
- Eat-in kitchen
- Separate dining room
- Main floor den
- Hardwood, marble & ceramic floors
- Main floor laundry
- 2 Fireplaces
- Finished basement
- Triple garage
- Inground pool
- Koi pond
- Cabana & gazebo



STEVEN PORTER—RE/MAX ABOUTOWNE REALTY CORP., BROKERAGE

Serving Milton, Oakville, Burlington and Halton Hills

See this home on the Internet at:
www.HomesResource.com/bellschool.pdf

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Steven Porter ABR, SRES
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Room	Size (Meters)	Size (Feet)	Level	Extras
Living Room	6.60 X 4.12	21.7 X 13.5	G	Wood burning fireplace; marble floor
Dining Room	3.89 X 3.01	12.8 X 9.9	G	Patio doors; ceramic tile floor
Kitchen			G	Out door entry; ceramic tile floor, skylight, BI dishwasher
Bedroom Master	4.35 X 4.25	14.3 X 13.9	G	Hardwood floor
Bedroom	3.69 X 3.18	12.1 X 10.4	G	Hardwood floor
Bedroom	3.68 X 3.20	12.1 X 10.5	G	Hardwood floor
Den-Study-Office	3.89 X 3.01	12.8 X 9.9	G	Ensuite bathroom; ceramic floor
Family Room	5.85 X 3.38	19.2 X 11.1	G	Ceramic tile floor
Games Room	4.81 X 3.34	15.8 X 11.0	B	Ceramic tile floor
Recreation Room	7.47 X 3.86	24.5 X 12.7	B	Gas fireplace; ceramic tile floor
Bedroom	4.21 X 3.00	13.8 X 9.8	B	Ceramic tile floor
Bedroom	3.96 X 3.05	13.0 X 10.0	B	Ceramic tile floor
Bedroom	5.53 X 2.86	18.1 X 9.4	B	Ceramic tile floor
Laundry	4.08 X 3.25	13.4 X 10.7	G	Garage entry; outside entry; ceramic tile floor
Bathroom	5 Piece		G	Double sinks; spa tub
Bathroom	4 Piece		G	

PROPERTY DETAILS

Dwelling Square Footage: 2500-3000
Lot: Size: 160(W) X 275(D) ft.
Water: Well Sewer: Septic System

Age: Approx. 29 years
Features: Level, backs onto wood lot, pond (shared)

Heating: Electric Baseboard Heaters

Electrical Service: 200 AMP

Property Tax: \$5,087.00 for 2010

Electric Cost: 2010 Approx \$3,000.

FEATURES

- Separate dining room
- Skylight
- Triple garage
- In-ground swimming pool with wrought iron fence enclosure
- KOI pond (shared) with fountain
- Extensive gardens and landscaping
- Cabana/maintenance shed and gazebo with hydro
- Battery backup, sump pump
- Concrete core slab main floor construction
- Airport and airport facilities access near by

Inclusions: Pool equipment; pond fountain; 2 garage door openers; built-in dishwasher

LINKS

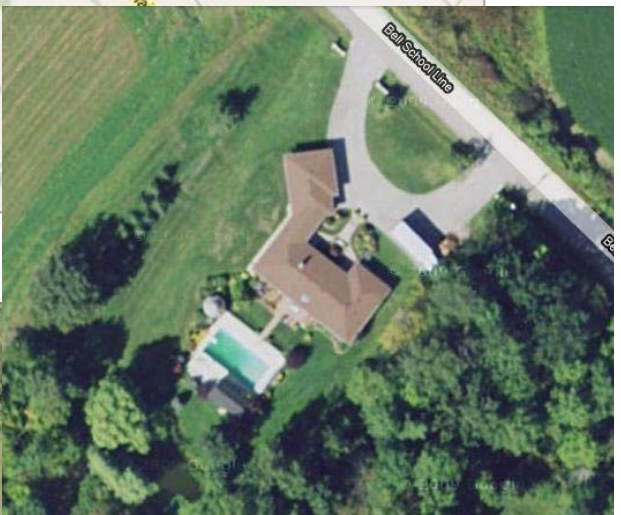
Arial map: <http://maps.google.ca/?ie=UTF8&ll=43.447459,-79.852484&spn=0.00356,0.009602&t=h&z=17>

Burlington Airport: <http://www.burlingtonairpark.com/>

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“Step saver” kitchen with cedar T&G ceiling and skylight



Family sized kitchen eating area.



Separate dining room with patio doors



Formal living room with marble floor and fireplace.



Cozy main floor family/TV room



Separate den/study with hardwood floor and ensuite bathroom

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Bright master bedroom with hardwood floor.



Large main floor laundry with outside and garage entries.



Huge finished basement—games room area



Spacious recroom with gas fireplace.



Back yard oasis



Enclosed in-ground swimming pool.

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