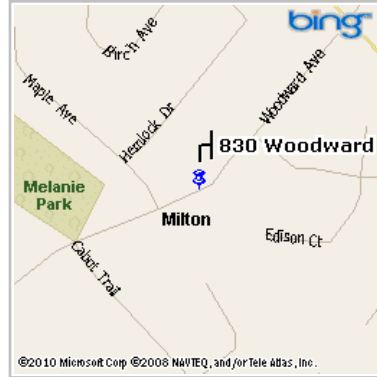


830 Woodward AV , Milton L9T3V2

List Price: **\$444,500**Prev Price: **\$454,500**MLS: **2016880**Status: **Active**District: **MI Milton**Sub-District: **DP Dorset Park**Deposit: **20000**Latitude: **44**Longitude: **80**

Directions:

Woodward Ave between Wilson and ThompsonComm Date: **05/05/2010**Expiry Dt: **09/30/2010**

Sold Dt:

Close Dt:

Possession: **30-60 days**Prvsn: **None**DOM: **24**Occupant: **Owner**Keys: **Y**Sign: **Y**LockBox: **Y**SPIS: **Y**

Tenant:

Holdover: **90**Sllers/Lssrs: **Lorne John Bruce McArthur and Glenda Ruth McArthur**Apptmnts: **Thru LBO**

General Property Information

Topography: **Level**Class: **Freehold**Age: **31-50 Years**Tax Year: **2010**Acreage: **.25 Or Less Acres**Apx SqFt: **2000 - 2500**Zoning: **Res**Tax Amnt: **\$2,995**Type: **Detached**Style: **2 Storey**Legal Des: **PCL G1, SEC M1010; BLK G, PL M101; BLK U PL M101,**Lot Size: **52 X 120 Ft.**Restrictions: **Municipal**

Rooms / Sizes

Room Code	L	Size (Meters)	Size (Feet)	Room Code	L	Size (Meters)	Size (Feet)
Great Room	G	9.03X4.65	29.6X15.3	Den-Lib-Stdy-Off	G	3.26X3.12	10.7X10.2
Bedroom Master	2	4.15X3.13	13.6X10.3	Bedroom	2	3.52X3.22	11.5X10.6
Bedroom	2	4.03X2.72	13.2X8.9	Bedroom	2	3.15X3.13	10.3X10.3
Bedroom	B	2.87X2.56	9.4X8.4	Bedroom	B	4.44X3.28	14.6X10.8
Recreation Room	B	6.88X2.80	22.6X9.2	Family Room	B	4.48X4.42	14.7X14.5
Laundry	G			Living Room	G	7.21X2.75	23.7X9.0
Beds:	4+2			Kitchens:	0		
Baths:	0+0						

Details

Bsmnt Dvl: **Fully Finished**Basement: **Full**Wtr Supply: **Municipal**Garage: **1/Attached**Sewer: **Sewer Connected**Prkg/Drive: **Private - Double (or more), Paved**Fireplace: **2/Gas, Wood**Construction: **Brick, Aluminum Siding**Fuel Type: **Gas**Outbuildings: **Shed**Heating: **Forced Air**Features: **Central A/C, Central Vac System, Eat-In Kitchen, Ensuite Bathroom, Main Floor Den, M.F. Family Room, Main Floor Laundry, Pool Inground, Sep. Dining Room**Rental Equip: **Water Heater**

Exclusions:

Inclusions: **Water Softener; Pool Eq: Heater, Solar Roller, Blanket - "as is", diving brd, ceiling fans, shutters**

Remarks

Salesperson Remarks:

Min. 24 hrs. irrev. Fabulous family home. 6 bedrooms, 4 bathrooms, finished top to bottom, Approx. 830 SF Great room/Kitchen and master bedroom addition, main floor laundry room; recroom w/fireplace, entertainment room, windows and skylights galore, huge professionally landscaped yard with extensive patios, gardens and a 16 X 36 ft inground, heated pool. A pleasure to show, professionally staged.

Financial

Commission: **2.5**Mortgage: **Treat As Clear** Cntct Exp: **N**

Contact Information

Listing SP: **PORTER, STEVEN**
Direct: **905-875-2582**
Listing Brk: **RE/MAX Aboutowne Realty Corp., Brokerage**
Appntmnts: **Thru LBO**

E-Mail: **steven@stevenporter.ca**
Fax: **905-338-3411**
Phone: **905-338-9000**



Living Room



Living Room Sitting Area



Great Room w/gas burning wood stove



Great Room



Kitchen with patio walk-out



Master suite



Master Suite



Professionally landscaped yard with pool