

234 WILSON Drive, Milton, Ontario L9T 3K2

Client Full
Closed / Residential

234 WILSON Dr Milton

Listing ID: 40490964

Price: **\$579,900**



Halton/2 - Milton/1031 - DP Dorset Park

2 Storey/Row/Townhouse

| | Beds | Baths | Kitch |
|--------|------|-------|-------|
| Main | | | 1 |
| Second | 3 | 1 | |

Beds (AG+BG): **3 (3 + 0)**
Baths (F+H): **1 (1 + 0)**
SF Fin Total: **1,162**
AG Fin SF Range: **1001 to 1500**
AG Fin SF: **1,162/Other**
DOM: **39**
Common Interest: **Condominium**
Tax Amt/Yr: **\$1,984.15/2023**
Condo Fee/Freq: **\$411.79/Monthly**

Remarks/Directions

Public Rmks: **Superb opportunity for a first-time buyer to get into the market or for an investor. This townhouse is \$70,000.00 lower than the next lowest priced townhouse currently on the market in Milton. It's located in popular Dorset Park very close to schools, parks, convenience store etc. Also within walking distance of "GO" transit and a short drive to James Snow Pkwy and the 401 hwy. Windows (2015) roof (2018) brand new front door and the back yard is going to have new fencing installed this fall. The fully fenced yard is safe for children and pets. Clothes washer is 2 yrs old and the stove has hardly been used. Needs only paint and flooring to make it a very attractive home. It's an opportunity not to be missed.**

Directions: **Woodward/Wilson**

Common Elements

Common Element/Condo Amenities: **BBQs Permitted, Visitor Parking**

Condo Fees: **\$411.79/Monthly**

Condo Fees Incl: **Building Insurance, Common Elements, Parking, Property Management Fees, Water**

Locker: **None**

Pets Allowed: **Yes**

Prop Mgmt Co: **Wilson Blanchard**

Balcony: **None**

Condo Corp #: **HCC31**

Condo Corp Yr End:

Exterior

Construct. Material: **Solid Brick, Vinyl Siding**

Shingles Replaced: **2018**

Year/Desc/Source: **1974//Other**

Garage & Parking: **Outside/Surface/Open**

Parking Spaces: **1**

Water Source: **Municipal**

Location: **Urban**

Area Influences: **Arts Centre, Hospital, Library, Park, Public Transit, Schools**

Topography:

School District: **Halton Catholic District School Board, Halton District School Board**

Foundation:

Driveway Spaces: **1.0**

Water Trmnt:

Lot Irregularities:

Roof:

Prop Attached:

Apx Age:

Garage Spaces:

Sewer:

Land Lse Fee:

Fronting On:

Asphalt Shingle

Attached

31-50 Years

Sewer (Municipal)

West

Interior

Interior Feat: **Water Heater**

Basement: **Full Basement**

Cooling: **None**

Heating: **Baseboard, Electric**

Under Contract: **Hot Water Heater**

Inclusions: **Dryer, Range Hood, Refrigerator, Stove, Washer**

Add Inclusions: **Fridge, Stove, washer (only 2 yrs old) and dryer, as is The water heater is a rental.**

Basement Fin: **Unfinished**

Contract Cost/Mo:

Property Information

Common Elem Fee: **No**

Legal Desc: **UNIT 48, LEVEL 1, HALTON CONDOMINIUM PLAN NO. 31 ; BLK B PL M98, AS IN SCHEDULE 'A' OF DECLARATION H55932 ; MILTON**

Zoning: **RMD2**

Assess Val/Year: **\$270,000/2023**

PIN: **079300048**

ROLL: **240901000397002**

Possession/Date: **30 - 59 Days/**

Local Improvements Fee:

Survey: **None/**

Hold Over Days: **60**

Occupant Type: **Owner**

Deposit: **30000**

Brokerage Information

List Date: **09/25/2023**

Close Date: **11/23/2023**

List Brokerage: **Royal LePage Meadowtowne Realty Inc., Brokerage** 

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Source Board: The Oakville, Milton and District Real Estate Board

Prepared By: Colleen Sorensen, Salesperson

Date Prepared: 02/23/2024

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| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Dimensions (Metric)</u> | <u>Room Features</u> |
|------------------------|---------------|------------------------|----------------------------|----------------------|
| Kitchen | Main | 10' 6" X 10' 0" | 3.20 X 3.05 | |
| Living Room | Main | 18' 5" X 16' 8" | 5.61 X 5.08 | |
| Bedroom Primary | Second | 13' 2" X 12' 0" | 4.01 X 3.66 | |
| Bedroom | Second | 11' 8" X 8' 7" | 3.56 X 2.62 | |
| Bedroom | Second | 11' 8" X 7' 11" | 3.56 X 2.41 | |
| Bathroom | Second | | | 4-Piece |

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