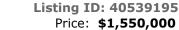
6 BELMONT Boulevard, Georgetown, Ontario L7G 6C3

Client Full

6 BELMONT Bv Georgetown

Pending / Residential



Halton/3 - Halton Hills/1046 - GE Georgetown

2 Storey/House

	Beds	Baths	Kitch
Main	1	1	1
Second	5	2	

Beds (AG+BG): 6(6+0)3(2+1)Baths (F+H): SF Fin Total: 3,092 AG Fin SF Range: 3001 to 4000 AG Fin SF: 3,092/Plans

DOM:

Garage Spaces:

Common Interest: Freehold/None Tax Amt/Yr: \$5,977.00/2023

Sewer (Municipal)

Remarks/Directions

Public Rmks: Presenting 6 Belmont - pure perfection in South Georgetown. This wonderful family home has been completely renovated from top to bottom - including all-new wide-plank flooring, a deluxe kitchen with built-in wall ovens, induction cooktop, and a huge centre island, a mud room side entrance perfect for keeping a busy family organized, 5 bedrooms upstairs plus a 6th bedroom/office on the main floor. All new bathrooms, plus the laundry has been moved upstairs. No detail has been overlooked. Additionally, the basement is fully framed with a bathroom rough-in and ready to be finished. Newer roof, furnace, and A/C. Don't delay, come and have a look today.

Trafalgar/15 Sideroad/Belmont Directions:

Exterior

Construct. Material: **Solid Brick** Roof: **Asphalt Shingle Detached** 2017 Shingles Replaced: Foundation: Poured Concrete Prop Attached: Year/Desc/Source: 16-30 Years Apx Age:

Garage & Parking: Attached Garage//Private Drive Double Wide

41

Parking Spaces: Driveway Spaces: 2.0

Water Tmnt: Water Source: Municipal Sewer: Acres Range: < 0.5

Lot Size Area/Units: Acres Rent: 45.08 Lot Front (Ft): Lot Depth (Ft): 99.51 Lot Shape:

Urban Lot Irregularities: Land Lse Fee: Location:

Area Influences: Park, Schools, Trails

Fronting On: Topography: West

Interior

Interior Feat: **Water Heater**

Basement: **Full Basement** Basement Fin: Unfinished

Cooling: **Central Air** Heating: Forced Air, Gas Fireplace: 1/Natural Gas

FP Stove Op: Under Contract: Hot Water Heater Contract Cost/Mo:

Dishwasher, Dryer, Refrigerator, Washer Inclusions:

Add Inclusions: Existing Fridge, Cooktop, Double Wall Oven, Dishwasher, Washer, Dryer

Children's Play set in back yard Exclusions:

Property Information

Common Elem Fee: No Local Improvements Fee:

LOT 163, PLAN 20M749, HALTON HILLS. S/T RIGHT HR174348 Legal Desc:

LDR1-6 Survey: Zoning: Unknown/ \$701,000/2016 Assess Val/Year: Hold Over Days:

PIN: 250310309 Occupant Type: Owner

241507000450294 ROII:

Possession/Date: 60 - 89 Days/ Deposit: 75000 **Brokerage Information**

List Date: 02/09/2024 05/06/2024 Close Date:

Royal LePage Meadowtowne Realty Inc., Brokerage List Brokerage:

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

Prepared By: Colleen Sorensen, Salesperson *Information deemed reliable but not guaranteed.* CoreLogic Matrix Date Prepared: 02/23/2024 POWERED by itsorealestate.ca. All rights reserved.

Listing ID: 40539195

Level Dimensions (Metric) Room Features Room **Dimensions**

Living Room Main 11' 0" X 13' 3" 3.35 X 4.04 **Dining Room** Main 11' 11" X 11' 9" 3.63 X 3.58

Family Room	Main	15' 9" X 11' 9"	4.80 X 3.58	Fireplace
Kitchen	Main	20' 8" X 11' 6"	6.30 X 3.51	-
Bedroom	Main	11' 1" X 14' 3"	3.38 X 4.34	
Mud Room	Main	7' 7" X 8' 1"	2.31 X 2.46	
Bathroom	Main			2-Piece
Bedroom Primary	Second	23' 4" X 15' 7"	7.11 X 4.75	
Bedroom	Second	14' 3" X 12' 8"	4.34 X 3.86	
Bedroom	Second	13' 8" X 14' 4"	4.17 X 4.37	
Bedroom	Second	16' 7" X 10' 0"	5.05 X 3.05	
Bedroom	Second	13' 3" X 11' 9"	4.04 X 3.58	
Primary Ensuite Bathroom	Second			5+ Piece
Bathroom	Second			5+ Piece, Laundry

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