

6 BELMONT Boulevard, Georgetown, Ontario L7G 6C3

Client Full
Pending / Residential

6 BELMONT Bv Georgetown

Listing ID: 40539195

Price: **\$1,550,000**



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)**
 Baths (F+H): **3 (2 + 1)**
 SF Fin Total: **3,092**
 AG Fin SF Range: **3001 to 4000**
 AG Fin SF: **3,092/Plans**
 DOM: **7**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$5,977.00/2023**

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.**

Directions: **Trafalgar/15 Sideroad/Belmont**

Exterior

Construct. Material: Solid Brick	Foundation: Poured Concrete	Roof: Asphalt Shingle
Shingles Replaced: 2017		Prop Attached: Detached
Year/Desc/Source: //		Apx Age: 16-30 Years
Garage & Parking: Attached Garage//Private Drive Double Wide		
Parking Spaces: 4	Driveway Spaces: 2.0	Garage Spaces: 2.0
Water Source: Municipal	Water Tmnt: 2.0	Sewer: Sewer (Municipal)
Lot Size Area/Units: /	Acres Range: < 0.5	Acres Rent:
Lot Front (Ft): 45.08	Lot Depth (Ft): 99.51	Lot Shape:
Location: Urban	Lot Irregularities: 	Land Lse Fee:
Area Influences: Park, Schools, Trails		Fronting On: West
Topography: 		

Interior

Interior Feat: Water Heater	Basement Fin: Unfinished
Basement: Full Basement	
Cooling: Central Air	
Heating: Forced Air, Gas	
Fireplace: 1/Natural Gas	FP Stove Op:
Under Contract: Hot Water Heater	Contract Cost/Mo:
Inclusions: Dishwasher, Dryer, Refrigerator, Washer	
Add Inclusions: Existing Fridge, Cooktop, Double Wall Oven, Dishwasher, Washer, Dryer	
Exclusions: Children's Play set in back yard	

Property Information

Common Elem Fee: No	Local Improvements Fee:
Legal Desc: LOT 163, PLAN 20M749, HALTON HILLS. S/T RIGHT HR174348	
Zoning: LDR1-6	Survey: Unknown/
Assess Val/Year: \$701,000/2016	Hold Over Days:
PIN: 250310309	Occupant Type: Owner
ROLL: 241507000450294	
Possession/Date: 60 - 89 Days/	Deposit: 75000

Brokerage Information

List Date: **02/09/2024**
 Close Date: **05/06/2024**
 List Brokerage: **Royal LePage Meadowtowne Realty Inc., Brokerage**

Source Board: The Oakville, Milton and District Real Estate Board
 Prepared By: Colleen Sorensen, Salesperson
 Date Prepared: 02/23/2024

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
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	Second			5+ Piece
Bathroom				
Bathroom	Second			5+ Piece, Laundry

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