

	882 Cousens Terr Milton Ontario L9T 0E3 Milton Coates Halton SPIS: N Taxes: \$5,137.00 / 2023 DOM: 0	List: \$1,475,000 For: Sale
	Detached Front On: S Rms: 12 Link: N Acre: Bedrooms: 4 2-Storey Washrooms: 4 Lot: 45.93 x 84 Feet Irreg: Dir/Cross St: Derry/Thompson 1x2xMain, 1x5x2nd, 1x4x2nd, 1x4x2nd	

MLS#: W8336866 Contract Date: 5/14/2024 PIN#: 250790826
 Assignment: N Fractional Ownership: N
 Possession Remarks: FLEXIBLE

Kitchens: 1 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: 16-30 Apx Sqft: 2500-3000 Assessment: 699000 / 2024 POTL: N POTL Mo Fee: Elevator/Lift: Laundry Lev: Upper Phys Hdcap-Eqp:	Exterior: Brick / Stone Drive: Pvt Double Gar/Gar Spcs: Attached / 2.0 Drive Park Spcs: 2 Tot Prk Spcs: 4.0 UFFI: Pool: None Energy Cert: N Cert Level: GreenPIS: N Prop Feat: Fenced Yard, Park, School	Zoning: RESIDENTIAL Cable TV: A Hydro: A Gas: A Phone: A Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	10.92	x 11.09	Crown Moulding Hardwood Floor Window
2	Dining	Main	18.34	x 12.00	Crown Moulding Hardwood Floor Window
3	Family	Main	13.91	x 18.66	Broadloom Fireplace Large Window
4	Breakfast	Main	8.99	x 12.99	Hardwood Floor Open Concept W/O To Yard
5	Kitchen	Main	13.84	x 12.99	Granite Counter Stainless Steel Appl W/O To Yard
6	Prim Bdrm	2nd	14.24	x 14.83	5 Pc Ensuite Broadloom W/I Closet
7	2nd Br	2nd	11.41	x 14.76	Broadloom Closet Semi Ensuite
8	3rd Br	2nd	13.74	x 12.60	Broadloom Closet Semi Ensuite
9	4th Br	2nd	16.33	x 11.09	Broadloom Closet Window
10	Loft	2nd	17.38	x 18.70	Broadloom Large Window Open Concept
11	Laundry	2nd	0.00	x 0.00	Tile Floor
12	Rec	Bsmt	36.57	x 29.98	Above Grade Window Broadloom Fireplace

Client Remks: Welcome to this stunning, well-maintained home in the highly desirable Coates neighbourhood, perfectly situated backing onto a serene green space. Offering 2,888 square feet above grade, this residence is designed for both comfort and style. As you enter, you'll be greeted by a spacious foyer that flows seamlessly into a bright and inviting living room. The formal dining room boasts elegant hardwood floors, perfect for hosting family dinners or entertaining guests. The gourmet kitchen is a chefs dream, featuring granite countertops, a large island, upgraded cabinetry, high-end appliances, and an expansive pantry, making it the heart of the home. Adjacent to the kitchen, the large family room features built-in speakers and a cozy gas fireplace, creating the perfect setting for relaxation and entertainment. The second floor is designed with family living in mind, offering four generously sized bedrooms and a versatile den. The primary bedroom is a true retreat with a 5-piece ensuite and a walk-in closet. The second and third bedrooms share a convenient 4-piece Jack and Jill bathroom, while the fourth bedroom has access to a separate 4-piece bathroom. For added convenience, the laundry room is also located on the second floor. The finished basement is an entertainers paradise, complete with a wet bar and gas fireplace perfect for hosting gatherings or enjoying a quiet evening at home. Living in the Coates neighbourhood means you're part of a family-friendly, tight-knit community. With a park at the end of the street, the Milton Sports Centre nearby, and an array of restaurants and shopping centres in close proximity, there is always something to do. The area also boasts great schools, including French immersion programs, making it an ideal location for families. Don't miss the opportunity to make this exceptional house your new home. Contact us today to schedule a private viewing!

Extras:
Listing Contracted With: KELLER WILLIAMS REAL ESTATE ASSOCIATES **Ph:** 905-812-8123