



Dist/Neigh: 918- Mississippi Mills (Pakenham)

Roll #: 0931946020213030000

PIN: 050690107

Neigh Name: Rural Pakenham, Ontario

Lot Size/Acres: 296' x 210' / 1+

Zoning Desc: Residential

Possession: Flexible

Legal Desc: PT LT 23 CON 8 PAKENHAM PT 3 & 4, 26R438 TOWN OF MISSISSIPPI MILLS

DIRECTIONS/PUBLIC REMARKS

Directions: Take Hwy 417 West exit Kinburn Side Road, go left towards Pakenham, over the stone bridge, left on Highway 29 and right on Waba Road

Remarks: Pretty 3+1 bedroom bungalow on a private 1+ acre lot with 2 car garage, sheds, back deck and lovely flower gardens also featuring open concept living room, kitchen and dining room with beautiful wood-burning fireplace, updated kitchen with large island and soft closing feature & stainless steel appliances, updated bathroom, roomy bedrooms, finished lower level with large rec room with gas fireplace, 4th bedroom, laundry and storage room. Propane fireplace 2017, oil tank installed new in 2016, shingles 2014, bathroom 2015, kitchen 2011, septic bed 2010, fireplace insert 2010 & windows 2009.

PROPERTY INFORMATION

Style/Type:	Detached / Bungalow	Total Beds:	3+1	Total Baths:	1
Year Built:	1977 / Approx	Fronting:	North		
Heat Type/Fuel:	Forced Air / Oil & Propane Gas Fireplace	Total Parking:	10		
Air Conditioning:	None	Parking Desc:	2 Garage Attached		
Water/Sewer:	Drilled Well / Septic Installed	Exterior Finish:	Brick, Siding		
Basement Desc/Dev:	Full / Fully Finished	Foundation:	Block		
# Fireplaces/Fuel:	2 / Gas, Wood	Fire Retrofit:			
Floor Coverings:	Carpet Wall To Wall, Hardwood, Laminate	Roof Type:	Asphalt Shingle		
Rental Equipment:	Propane tank				
Appliances Incl:	Dishwasher, Dryer, Hood Fan, Refrigerator, Stove, Washer				
Feat/Equip Incl:	Auto Garage Door Opener, Hot Water Tank				
Site Influences:	Deck, Flat Site, Landscaped, Private				
Neigh Influences:	Golf Nearby, Paved Road, Water Nearby	Taxes/Year:	\$2,900.00/2017		

ROOM INFORMATION

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	18'3" x 11'	DINRM	Main	11'9" x 9'9"	KITCH	Main	12'2" x 9'6"	MBED	Main	13'1" x 10'4"
BEDRM	Main	11'9" x 9'5"	BEDRM	Main	10'4" x 9'3"	BEDRM	Bsmt	11'9" x 8'7"	BATH4	Main	9'3" x 7'1"
LAUND	Bsmt	13'2" x 8'7"	FOYER	Main	9'9" x 5'	RECRM	Bsmt	29'7" x 15'1"	STORE	Bsmt	6'10" x 5'1"
UTIL	Bsmt	13'2" x 12'7"									

OFFICE INFORMATION

List Office 1: [RE/MAX HALLMARK REALTY GROUP](#)
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