

395 DYMOTT AVENUE

MILTON



MACKEY &
MCCORMICK
BLAIRANDPETER.CA







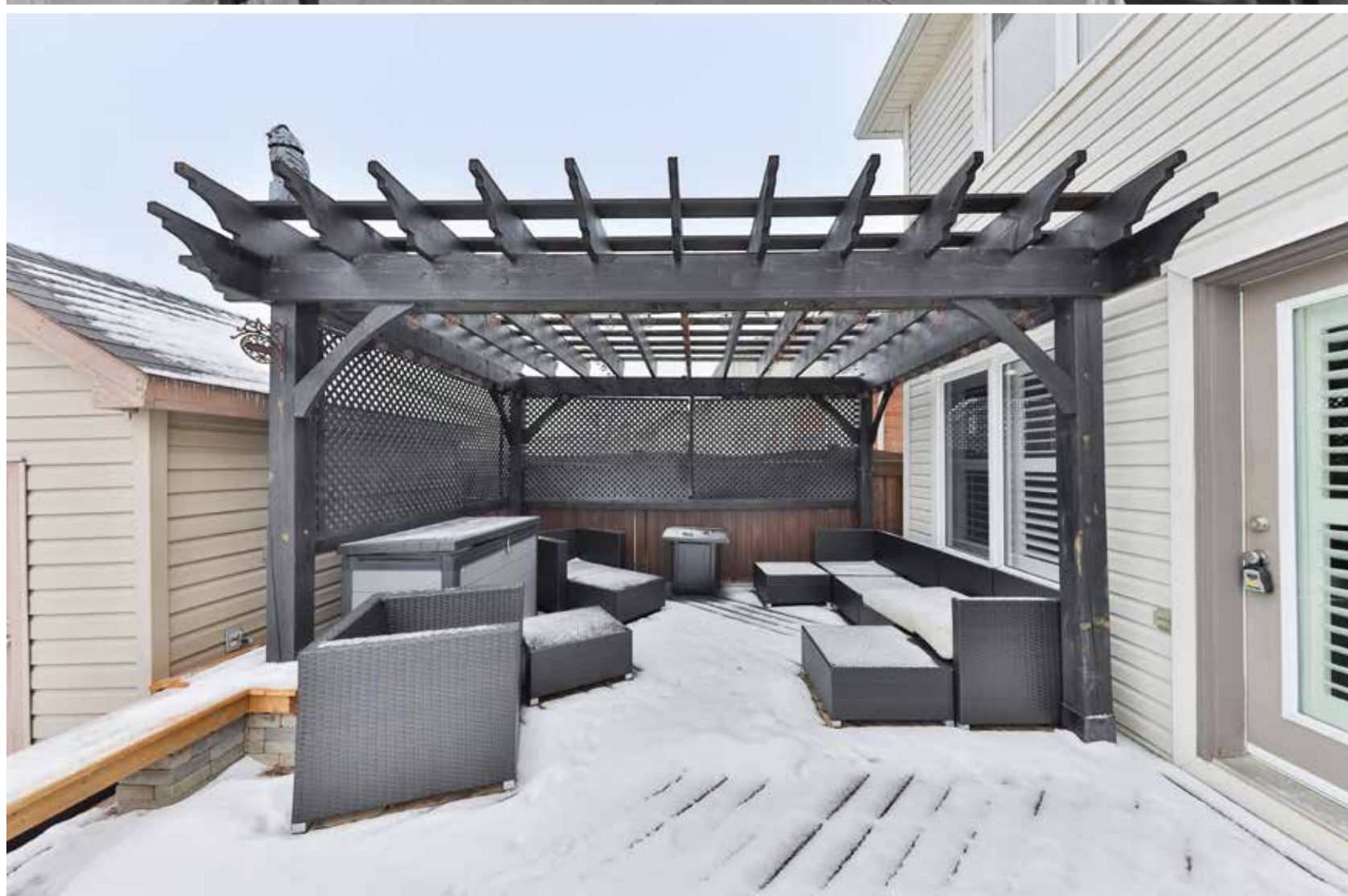














WELCOME HOME

Beautiful open concept 2-storey family home in desirable neighbourhood with stunning eat-in kitchen with breakfast bar & stainless steel appliances, beautiful hardwood floors, upgraded millwork, baseboards and casements. Spacious and bright living room with cozy fireplace. Lower level finished as an incredible gym but could be a recreation room and 4th bedroom. Gorgeous upper level family room with vaulted ceiling. Primary bedroom complete with walk-in closet and ensuite. Beautiful curb appeal with covered porch, upgraded stonework and double garage. Located in a family-friendly neighborhood close to top rated schools, shops and restaurants.

TAXES: \$4,847 / 2024
LOT SIZE: 36.09 x 88.58 Feet
POSSESSION: Flexible

ADDITIONAL FEATURES

EXTERIOR FEATURES

FRONT GARDEN

- Double Car Garage with Built-In Cabinets, Steel Counters & Pegged Walls
- Double Car Driveway
- Covered Porch with Precast Walkway

BACK GARDEN

- Wooden Deck with Gazebo
- Shed
- Fully Fenced
- Decorative Garden Pillars

OTHER FEATURES

- New Upgraded Trim
- New Door Casements
- Neutral Décor
- Central Vacuum & Attachments
- New Modulating Furnace
- New Air Conditioner
- New Broadloom in Bedrooms

ROOM DETAILS

MAIN LEVEL

FOYER

- Ceramic Tile Flooring
- Double Door Entry
- Double Closet with New Sliding Doors
- Custom Millwork

POWDER ROOM

- 2-Piece
- Ceramic Tile Flooring
- California Shutters
- Pedestal Sink
- Upgraded Lighting

LIVING ROOM

- Hardwood Flooring
- Gas Burning Fireplace with Upgraded Wood Mantle
- California Shutters
- Upgraded Electric Light Fixtures

DINING ROOM

- Hardwood Flooring
- California Shutters & Window Coverings

KITCHEN

- Neutral Cabinetry & Countertop
- Upgraded Tile Backsplash
- Island with Double Sink & Upgraded Faucet
- Breakfast Bar Seating
- Cabinet Faced Built-In Exhaust Hood
- Samsung Stainless Steel Fridge
- Jenn-Air 6 Burner Gas Range
- Stainless Steel LG Built-In Dishwasher
- Large Built-In Pantry
- Upgraded Light Fixture
- Pot Lighting

EAT-IN AREA

- Upgraded Ceramic Tile
- Upgraded Light Fixture
- Pot Lighting
- California Shutters
- Walkout to Deck

UPPER LEVEL

UPPER FOYER

- Hardwood Staircase
- Custom Millwork
- Double Linen Closet

FAMILY ROOM

- Neutral Broadloom
- Mini Vaulted Ceiling
- California Shutters
- Custom Millwork

PRIMARY BEDROOM

- Neutral Broadloom
- Ceiling Fan
- California Shutters
- Walk-In Closet with Built-In Closet Organizers
- Double Closet with Sliding Doors

ENSUITE

- 4-Piece
- Ceramic Tile Flooring
- Corner Soaker Tub
- Walk-In Shower
- Neutral Cabinetry & Countertop
- California Shutters
- Upgraded Light Fixture

BEDROOM

- New Neutral Broadloom
- Ceiling Fan
- Built-In Desk & Cabinetry

BEDROOM

- New Neutral Broadloom
- 2 Double Closets
- Coffered Ceiling
- Ceiling Fan
- California Shutters

BATHROOM

- 4-Piece
- Ceramic Tile Flooring

- Neutral Cabinetry & Countertop
- Decorative Planked Wall
- California Shutters
- Upgraded Light Fixtures

LAUNDRY

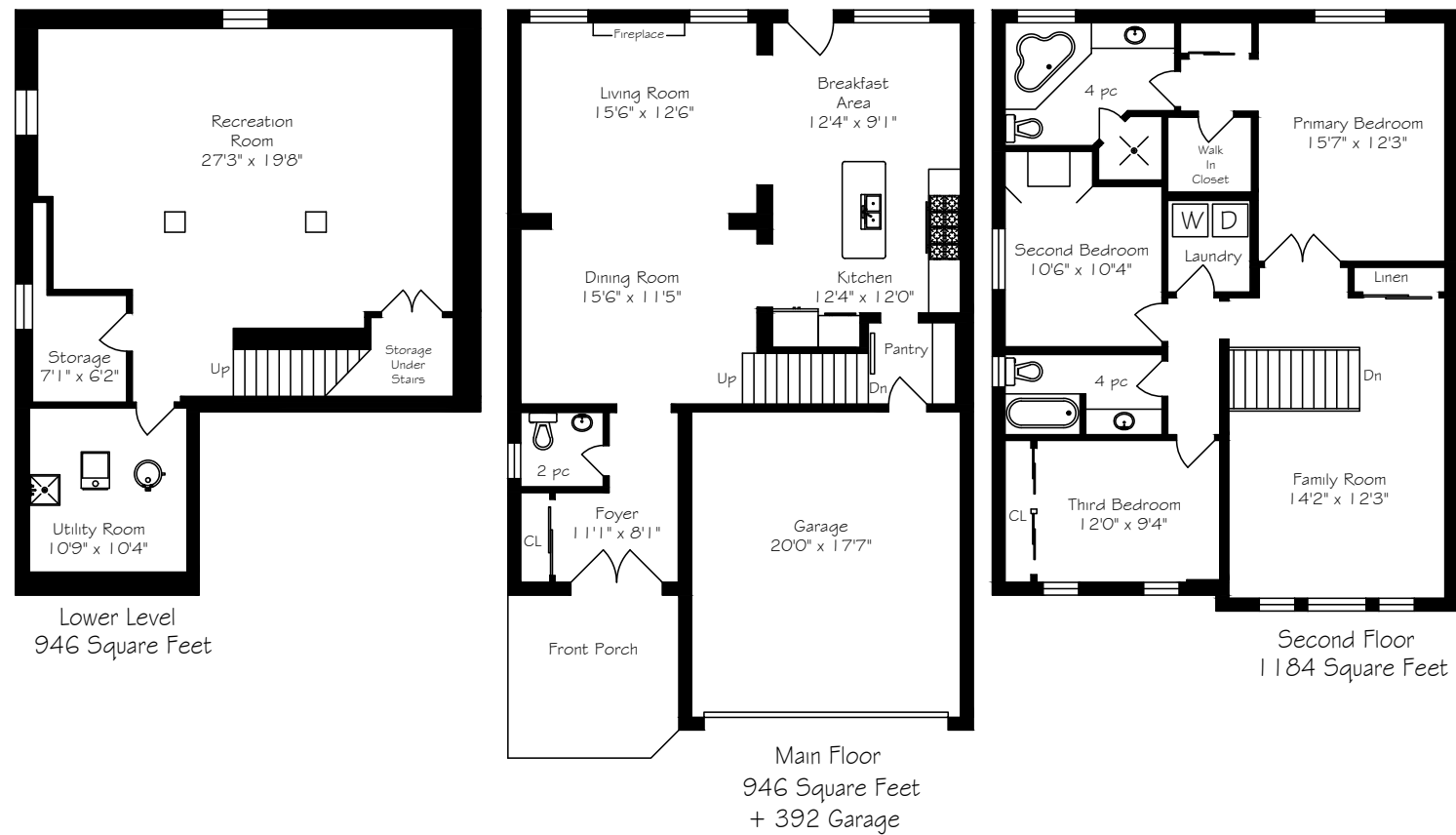
- Ceramic Tile Flooring
- Kenmore Elite Front Load Washer & Dryer

LOWER LEVEL

RECREATION ROOM

- Sliding Door Entry
- Neutral Broadloom Stairs with Stair Lighting
- Rough-In Plumbing for Bathroom
- Pot Lighting

FLOOR PLAN



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



THE TOWN OF MILTON

Nestled at the base of the Niagara Escarpment, Milton is a preferred tourist destination, attracting more than 1.5 million visitors to the area each year. Also known as Escarpment Country™, Milton provides easy access for day tripping and weekend excursions in a scenic setting -- all within an hour's drive from Toronto.

For conservation enthusiasts, there is an abundance of parkland offering hiking on the Bruce Trail and the Niagara Escarpment. In town, take a leisurely stroll along the nature trails surrounding our century-old Mill Pond in the heart of our historic downtown area.

For sports enthusiasts, we are a "perfect fit" for those who seek a healthy and active way of life. Seasonal outdoor recreation such as swimming, kayaking, sail boarding and skiing is just minutes away off Highway 401 at the Kelso Conservation Area. Milton is also a golfer's paradise.

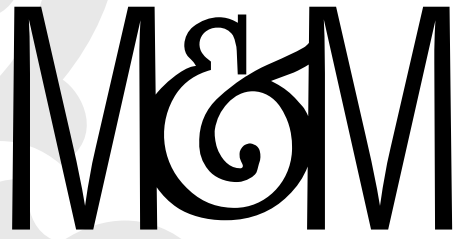
Visit our fairs and festivals, explore an ostrich farm, gather fresh fruits and vegetables at a pick-your-own farm or plan a visit to the weekly Saturday morning downtown Farmers' Market. Explore an authentic Iroquoian Village at Crawford Lake. Try your luck at Mohawk Slots and Racetrack. Whether you are a visitor to our town or looking to relocate as a result of our new residential and industrial growth, consider our unique town and country atmosphere as the place to live, work and play.

The cornerstones of this success are well understood and highly valued:

- ✓ a business-like approach to government
- ✓ a history of sound financial management
- ✓ an ability to attract and manage quality investment and growth
- ✓ a passion for balancing small town ambiance with the convenience of an urban centre
- ✓ a master plan for carefully-conceived and balanced residential and industrial/commercial growth

The Town of Milton offers many amenities and opportunities for residents that help make Milton, Ontario a safe, healthy and livable community. As Canada's fastest-growing community, Milton is a blend of urban and rural, modern and historic, all set in the backdrop of the Niagara Escarpment.

Information captured from: www.milton.ca



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905.845.4267
326 LAKESHORE ROAD EAST
OAKVILLE ONTARIO L6J 1J6

BLAIR@BLAIRANDPETER.CA
PETER@BLAIRANDPETER.CA
WWW.BLAIRANDPETER.CA