



1-501 BUCKEYE COURT
MILTON, ON

ROACH
family
REAL ESTATE TEAM



WELCOME HOME

Enjoy this rare find in the new Cobban neighbourhood. Boasting extra corner lot windows, sleek laminate flooring, plush carpet, modern finishes and double car garage, this end unit town home is sure to fly off the market!

In this brand new neighbourhood, these 3 storeys offer you 2141 sq ft with 4 bedrooms, 3.5 bathrooms, modern kitchen, striking dining room with panoramic views, upper floor laundry room, spacious upper balcony with pergola and 2 side by side garage parking spaces with interior garage access.

It will be hard not to fall in love with this space!





MOVE IN READY BEAUTY

Fresh contemporary finishes adorn this immaculate 3 storey home. From neutral tiles to luxury laminate, this space easily complements your personal taste.



GROUND FLOOR

Sleek tile covers the ground floor foyer which leads to an upgraded Architect Option with in-law suite, walk in closet and personal ensuite selection. With this upgrade, you have lots of options to use the space to suit your lifestyle and make it a 4 bedroom home.



GROUND FLOOR UPGRADED ARCHITECT OPTION





MAIN FLOOR

- Tons of living space on the main floor including kitchen, living and dining rooms
- Sun-filled living room space offers an intimate seating area with elevated view of the neighbourhood
- Bright and stylish kitchen is central and features added counter space within the breakfast bar island
- Main floor laundry room offers ultimate convenience for both upper and lower floor bedrooms



THE HEART OF THE HOME

- Timeless ceramic tile backsplash
- Stainless steel appliances
- Large centre island with breakfast bar
- Bright window overlooking gorgeous deck space

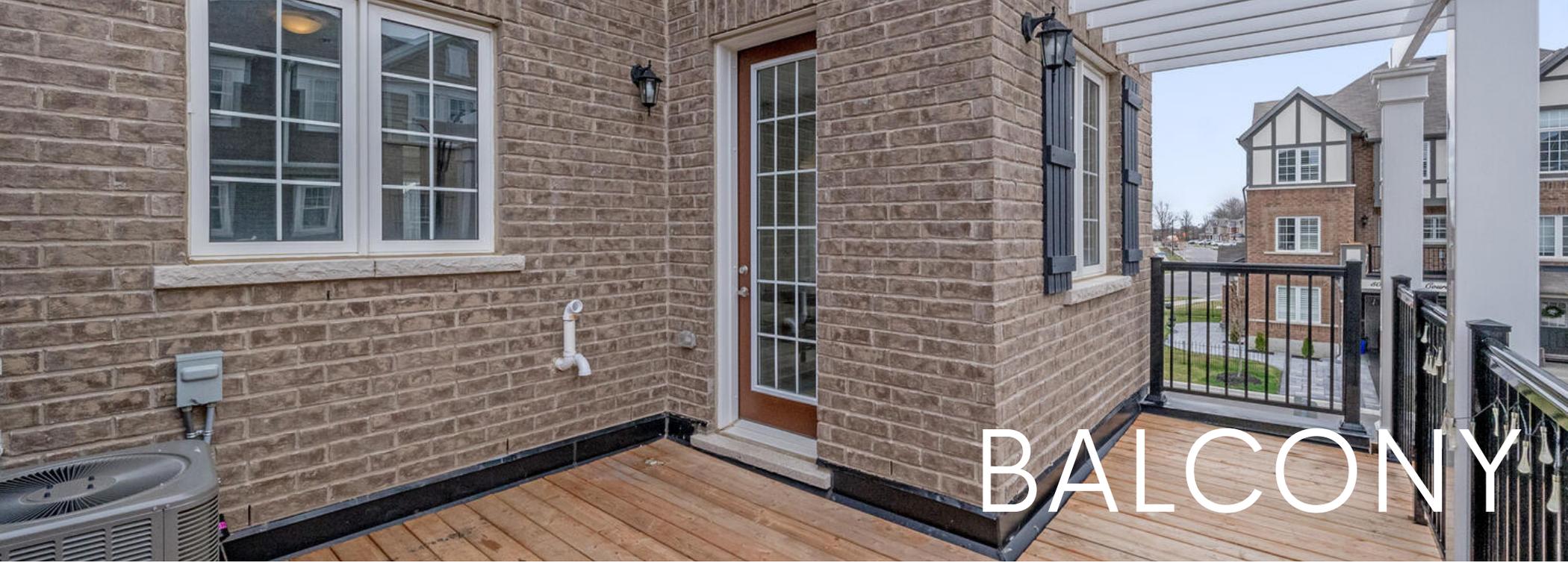
KITCHEN





DINING WITH A VIEW

Surrounded by beautiful bright windows, enjoy a sun-filled or star lit meal in this beautiful space. You have both privacy during your intimate meal, as well as convenience to the open kitchen.



Atop your spacious balcony, enjoy your maintenance free outdoor haven complete with built in pergola, room for your bbq and dining or lounge seating areas. The elevated view and privacy screen offer you a retreat from traffic below as well as your adjoining neighbour.



BEDROOMS

MASTER RETREAT

- Panoramic window views offer lots of morning vitamin D
- Large walk in closet, linen room and master ensuite complete your personal refuge





TOP FLOOR

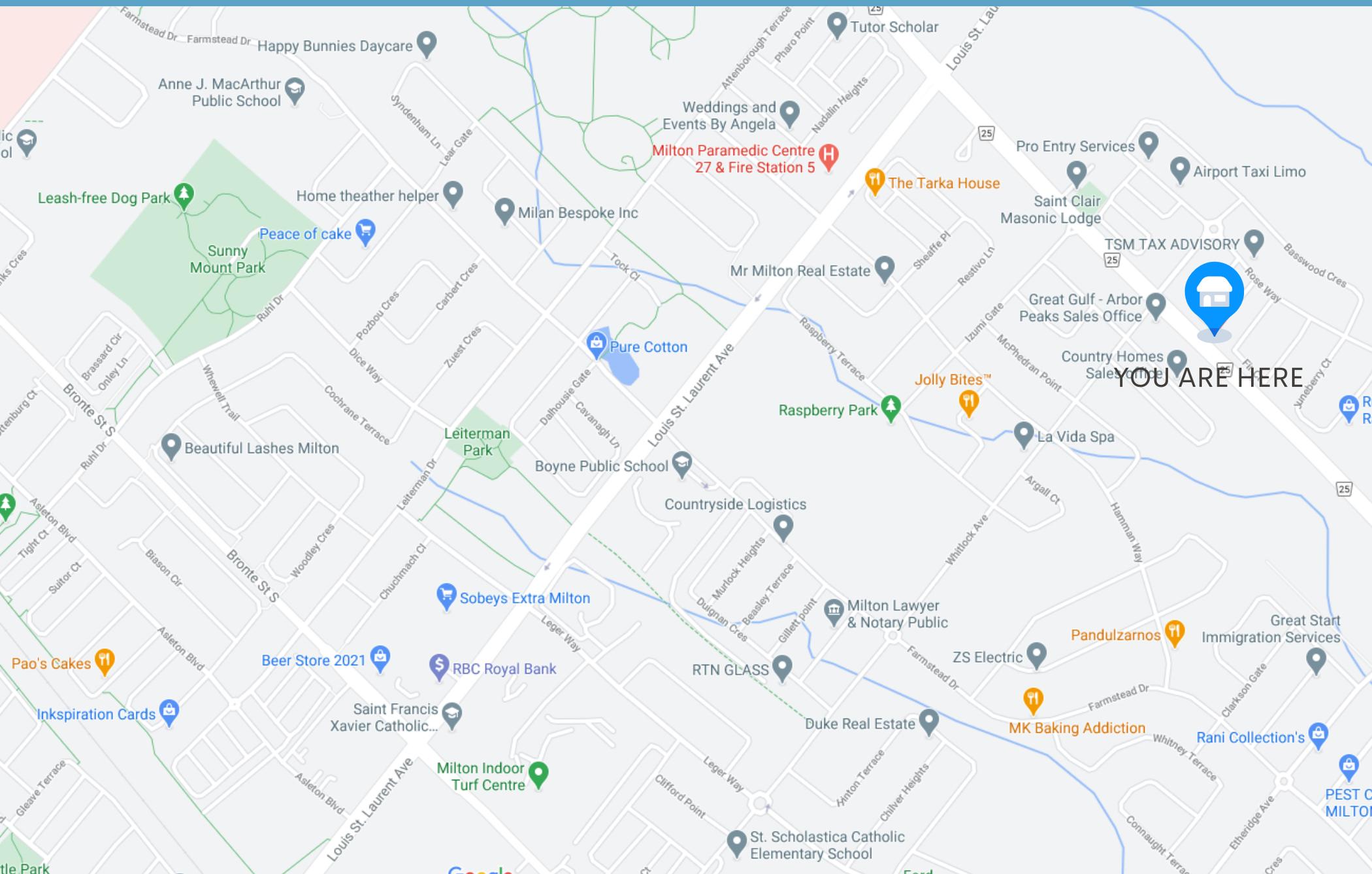
Upgraded windows add both exterior interest as well as lots of natural sunlight to your front bedroom. With the warmth of the sun greeting you every morning, you're sure to feel well rested and energized!



PROPERTY DETAILS

YEAR BUILT	2019
SQUARE FOOTAGE	2141 sq ft
GARAGE	Double car garage
INCLUSIONS	Dishwasher, Dryer, Refrigerator, Stove, Washer, Light fixtures
EXCLUSIONS	Window coverings
PROPERTY TAX	\$2872 (2021)
CONDO FEES	\$85/month for snow removal and exterior maintenance
WATER	Tankless hot water heater rental \$46/month
IDEAL CLOSING	Flexible
PUBLIC SCHOOLS	CHRIS HADFIELD REGULAR TRACK JK-GRADE 8 IRMA COULSON REGULAR TRACK GRADES 1-8 / FRENCH IMMERSION GRADES 1-8 CRAIG KIELBURGER REGULAR TRACK GRADES 9-12 / FRENCH IMMERSION GRADES 9-12
CATHOLIC SCHOOLS	ST SCHOLASTICA REGULAR TRACK JK-GRADE 8 / FRENCH IMMERSION GRADE 1 ST FRANCIS XAVIER REGULAR TRACK GRADES 9-12

MILTON, ONTARIO



COBBAN

NEIGHBOURHOOD

Cobban is a new neighbourhood located in South Milton. It has a master plan that includes an additional 6000 new homes and approximately 25,000 new residences.

Home builders include Mattamy Homes, Primont Homes.

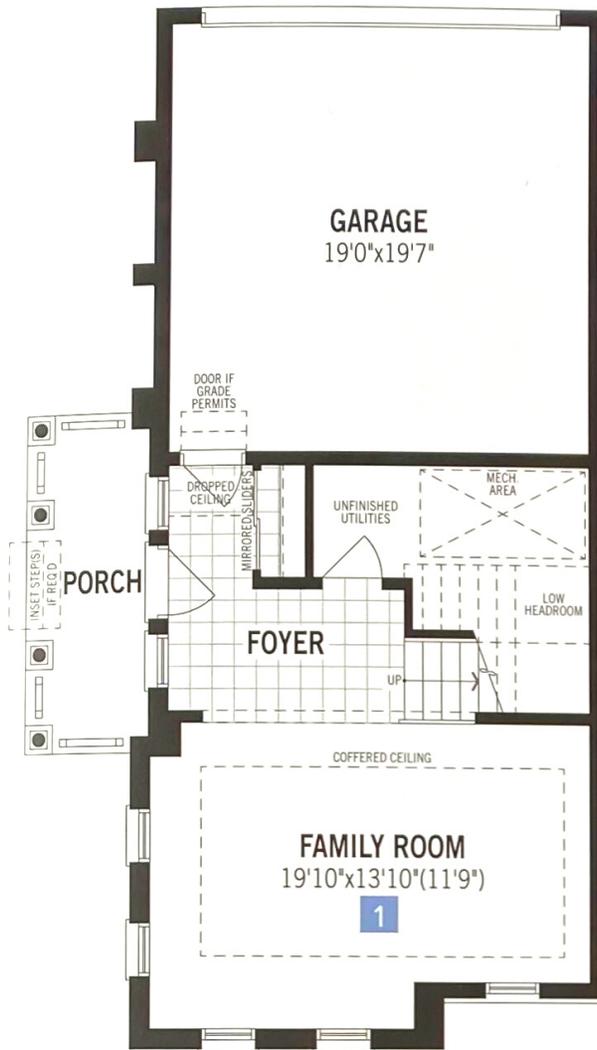
A higher order transit corridor is planned to the South end of Cobban. This transit corridor is intended to provide improved access to transit, as well as accommodate the planned community, travel route from neighbouring innovation district, and growing businesses.



Boundaries:

- Thompson Road
- Louis St. Laurent Avenue
- Hwy 25
- Britannia Road

FLOOR PLAN:



GROUND FLOOR



SECOND FLOOR

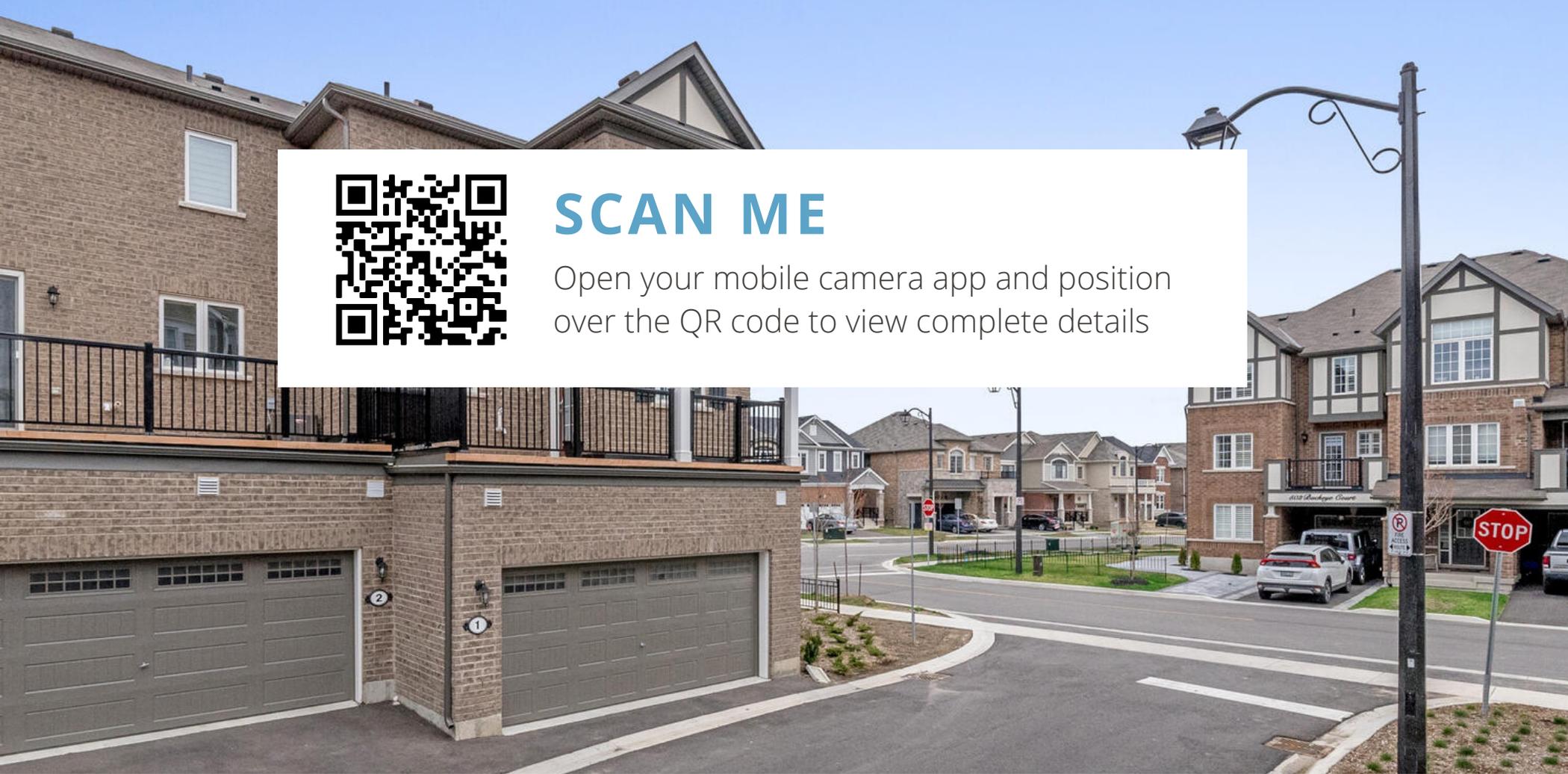


THIRD FLOOR



SCAN ME

Open your mobile camera app and position over the QR code to view complete details



PROPERTY LISTED BY:

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Lisa Roach, Sales Representative

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Purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. Although all details are believed to be accurate, we assume no responsibility for the information contained herein.