



1256 ROPER DRIVE

MILTON, ON

ROACH
family
REAL ESTATE TEAM



1256





WELCOME HOME!

This 4+1 bed, 3.5-bath detached beauty sits in a family friendly neighborhood. With a double car garage and a fully finished basement, it offers ample space for the whole family. The open-concept layout is accentuated by beautiful Maple hardwood floors. The chef's kitchen has quartz counters, plenty of cabinets including a pantry, and access to the backyard. Upstairs, the bedrooms and laundry room offers comfort and ease with plenty of natural light and the backyard is ideal for outdoor fun and summer barbecues.

You'll love calling this home!

KITCHEN







FAMILY ROOM



LIVING/DINING







PRIMARY SUITE





BASEMENT



FLEX SPACE

The fully finished basement is a treasure trove of possibilities. Movie nights and sleepovers or exercise and work, it's a space that evolves with your family's interests, creating memories that last for generations. The 5th bedroom boasts a large walk-in closet of it's own!





BACKYARD

OUTDOOR RETREAT

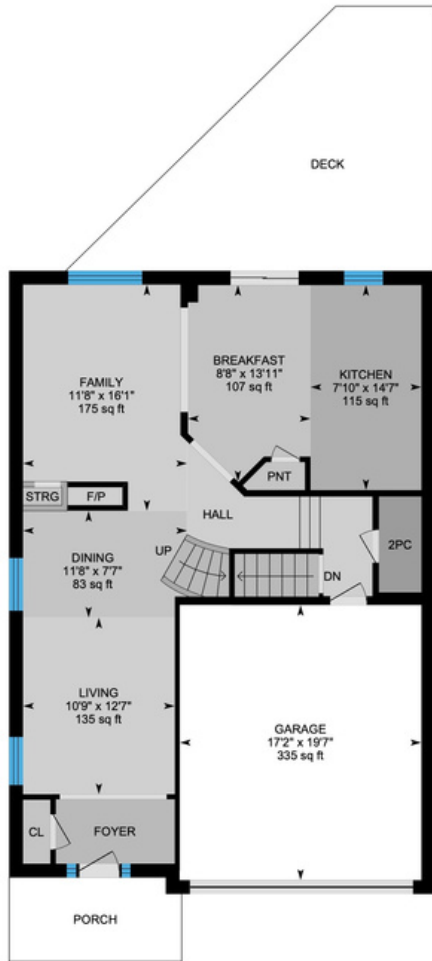
Let's not forget about the fun to be had outside! The spacious backyard is ready for everything from summer water balloon fights to family BBQs. It's also the perfect canvas for that dream pool or a garden bursting with home-grown veggies and flowers.



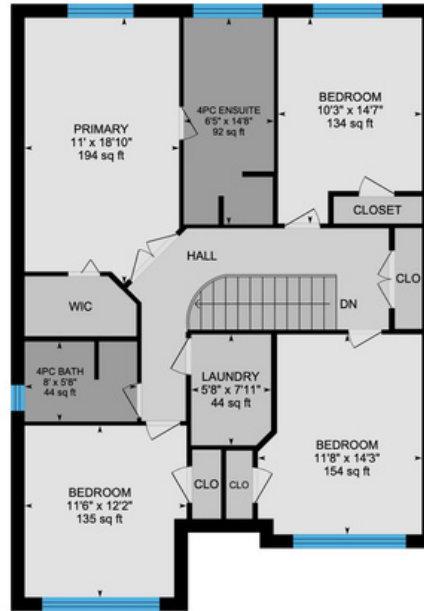
FLOOR PLAN

1256 Roper Dr, Milton, ON

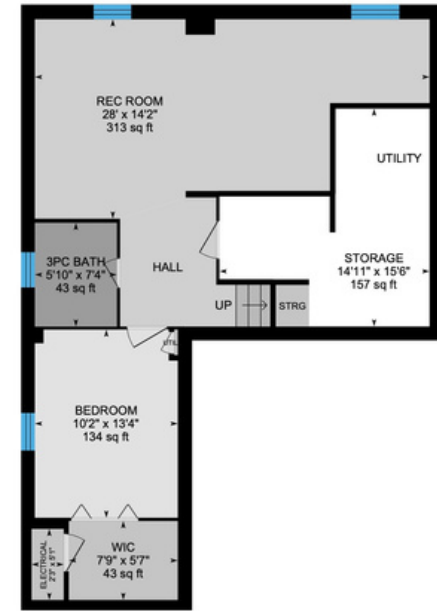
Main Building: Total Exterior Area Above Grade 2169.51 sq ft



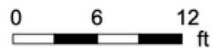
Mainfloor
Exterior Area 952.43 sq ft



2ndfloor
Exterior Area 1217.08 sq ft



Lowerlevel (Below Grade)
Exterior Area 791.47 sq ft

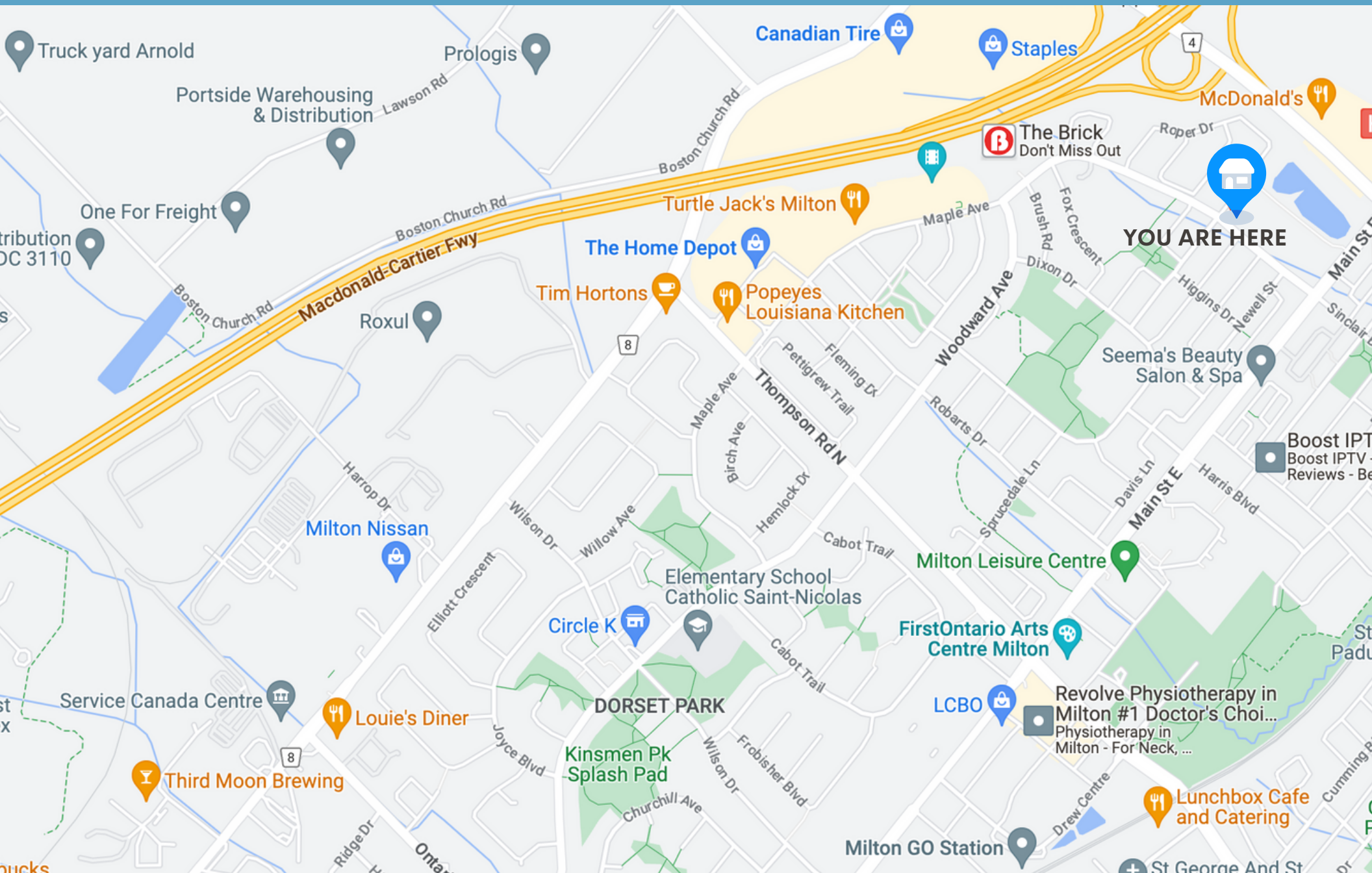


PREPARED: 2023/08/10

PROPERTY DETAILS

YEAR BUILT	2004
SQUARE FOOTAGE	2169 sq ft + 791 sq ft basement
GARAGE	Built in 2 car garage
DRIVEWAY	Private driveway / 2 spaces
INCLUSIONS	Fridge, Stove, Dishwasher, Washer/Dryer, Light Fixtures, Window Coverings, Gazebo, Garden Shed
ROOF	2021
AC	2018
WINDOWS	2023 - back of the house including sliding doors
RENTAL	Hot water rental \$60/month - New 2022
BASEMENT	Fully Finished with 5th bedroom and 3 pc washroom
PROPERTY TAX	\$4446 - 2023
IDEAL CLOSING	End October/Early November
PUBLIC SCHOOLS	CHRIS HADFIELD Regular Track JK-Grade 8 ROBERT BALDWIN French Immersion Grades 2-5 W.I DICK MIDDLE French Immersion Grades 6-8 MILTON DISTRICT Regular Track Grades 9-12 / French Immersion Grades 9-12
CATHOLIC SCHOOLS	ST.PETER Regular Track JK-Grade 8 BISHOP REDDING Regular Track Grades 9-12

MILTON, ONTARIO





10 THINGS WE LOVE ABOUT OUR HOME

1. Super close to many good stores like Longos, Booster Juice, Sephora, Real Canadian Super Store, Home Depot and the movie theatre
2. Quick access to the 401 - no extra commute time going through Milton
3. No immediate neighbour on the back - you look into open green space
4. Open concept layout is great for watching the kids
5. 5 really good sized bedrooms with bigger windows
6. Great family neighborhood with many parks and green space
7. Great sized backyard with room for a trampoline, swing set and still lots of grass to play soccer
8. Big master bedroom with plenty of space for a king size bed, side tables and more!
9. Milton transit just steps away
10. Many great schools within walking distance

BONUS: Love the big kitchen with tons of cupboard space and pantry!



MILTON

A place of possibility



PROPERTY LISTED BY:

Andrew Roach, Broker
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.