



343 PETTIGREW TRAIL

MILTON, ON

**ROACH**  
*family*  
REAL ESTATE TEAM



## WELCOME HOME!

Welcome to your dream home! Step into luxury living in this spacious 3-bed semi-detached gem boasting over 2200 sq ft of luxurious space. Relax in the primary suite with His/Hers walk-in closets & a lavish 5-piece ensuite featuring a separate soaker tub. Enjoy the convenience of a large eat-in kitchen with ample storage, perfect for culinary adventures. Nestled in a convenient neighborhood with easy access to GO and highways, and within walking distance to groceries, shops, schools, and parks. Plus, indulge in outdoor living with a large backyard shed, private front porch, and interlocking brick patio. Don't miss out on this perfect blend of comfort, convenience, and style!

You'll love calling this home!







LIVING





KITCHEN/EAT-IN



# PRIMARY





# BEDROOMS





# BASEMENT





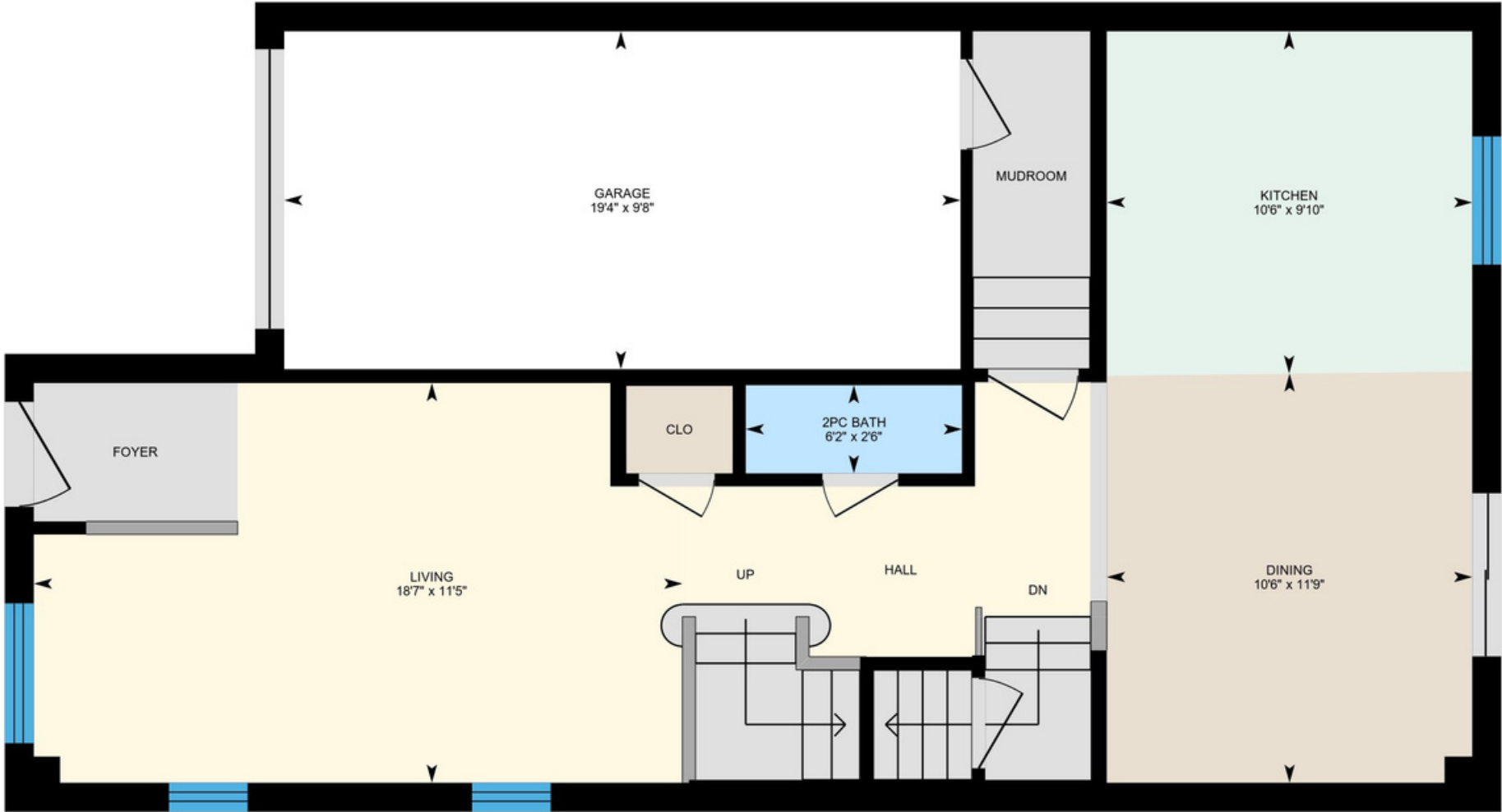
BACKYARD



# FLOOR PLAN

343 Pettigrew Trail, Milton, ON

Main Floor Exterior Area 707.34 sq ft  
Interior Area 613.00 sq ft  
Excluded Area 212.26 sq ft



PREPARED: 2024/03/14

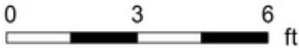


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# FLOOR PLAN

343 Pettigrew Trail, Milton, ON

Second Exterior Area 889.37 sq ft  
Interior Area 781.62 sq ft  
Excluded Area 11.03 sq ft



PREPARED: 2024/03/14

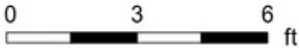
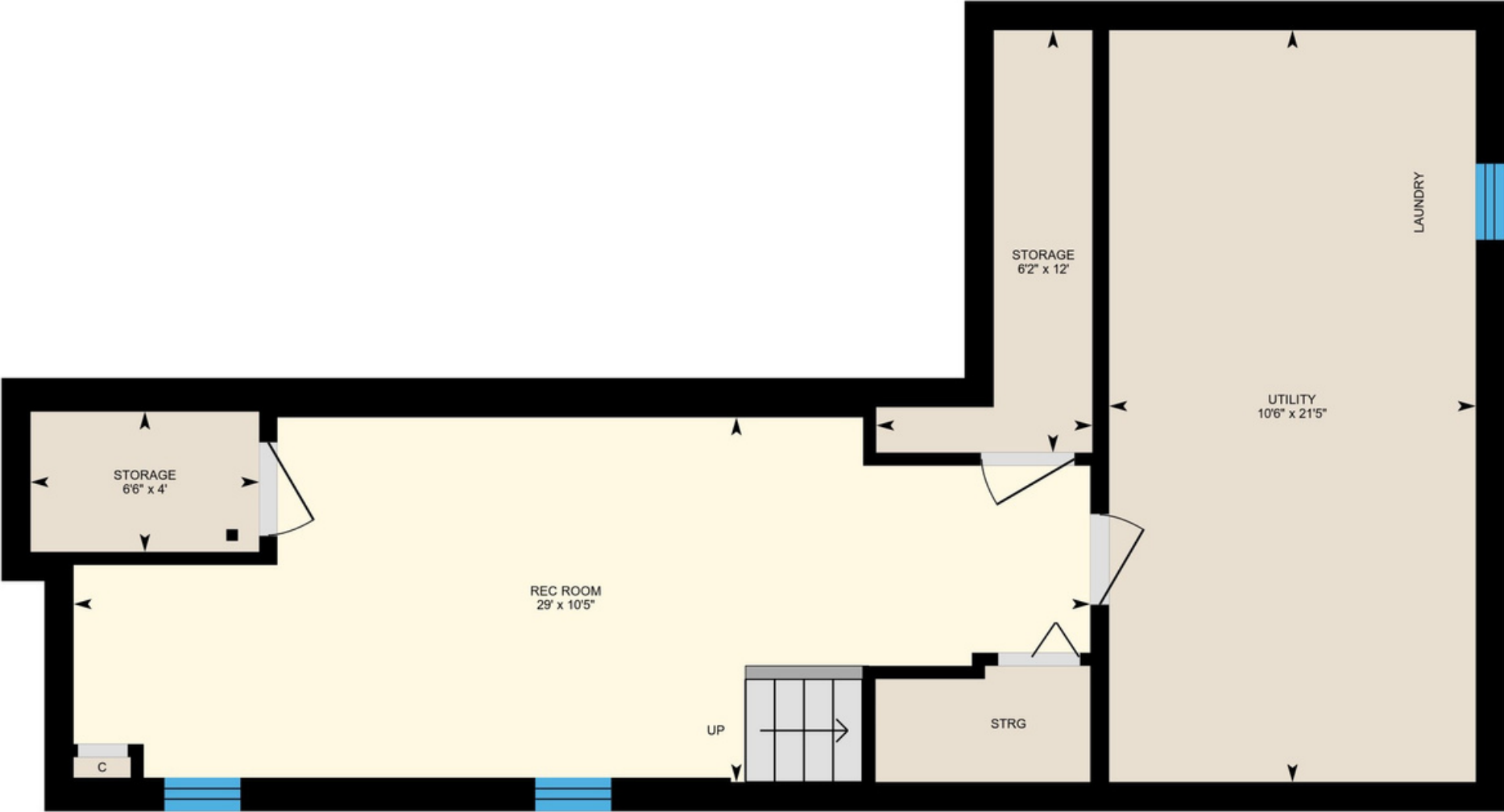


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# FLOOR PLAN

343 Pettigrew Trail, Milton, ON

Basement (Below Grade) Exterior Area 679.83 sq ft  
Interior Area 572.27 sq ft



PREPARED: 2024/03/14



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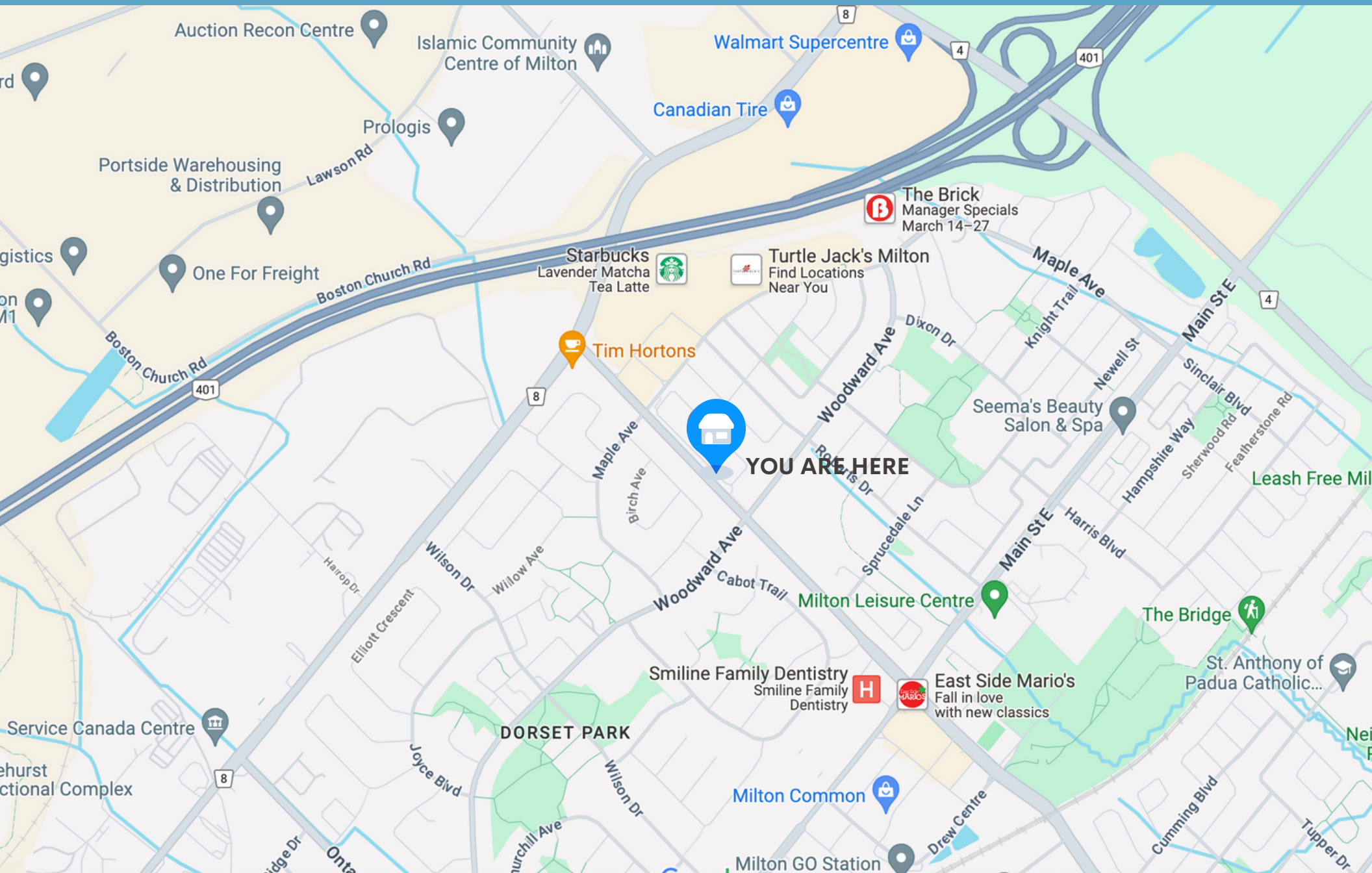
## 10 THINGS WE LOVE ABOUT OUR HOME

1. Friendly neighbourhood with lots of growing families
2. Amazing ensuite with large bathtub and shower
3. His & her closets in the master bedroom
4. Convenient commute with quick access to GO, 401, and 407
5. Feels bright and airy; lots of windows and light exposure
6. Walking distance to amenities, parks, and neighbourhood trails
7. Close to many daycare and school options including French immersion programs
8. Updated windows, heating, and cooling that made the house feel new
9. Lots of storage space and workspaces
10. Has a beautiful vista as a tree-lined street especially in the spring/summer

# PROPERTY DETAILS

YEAR BUILT	2003
SQUARE FOOTAGE	1600 sq ft + 679 sq ft basement
GARAGE	Attached 1 car garage
DRIVEWAY	Private driveway / 2 Tandem spaces
INCLUSIONS	Fridge, Stove, Dishwasher, Washer/Dryer, Light Fixtures, Window Coverings, Garage Door Opener
ROOF	2013
FURNCE	2019
AC	2021
WINDOWS	2022-2023
RENTAL	Tankless Hot Water Tank
BASEMENT	Finished
PROPERTY TAX	\$3417.14 - 2023
IDEAL CLOSING	Flexible
PUBLIC SCHOOLS	CHRIS HADFIELD Regular Track JK-Grade 8 ROBERT BALDWIN French Immersion Grades 2-8 W.I DICK Regular 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





# ROACH

*family*  
REAL ESTATE TEAM



## 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.