



725 SWITZER CRESCENT  
MILTON, ON

**ROACH**  
*family*  
REAL ESTATE TEAM

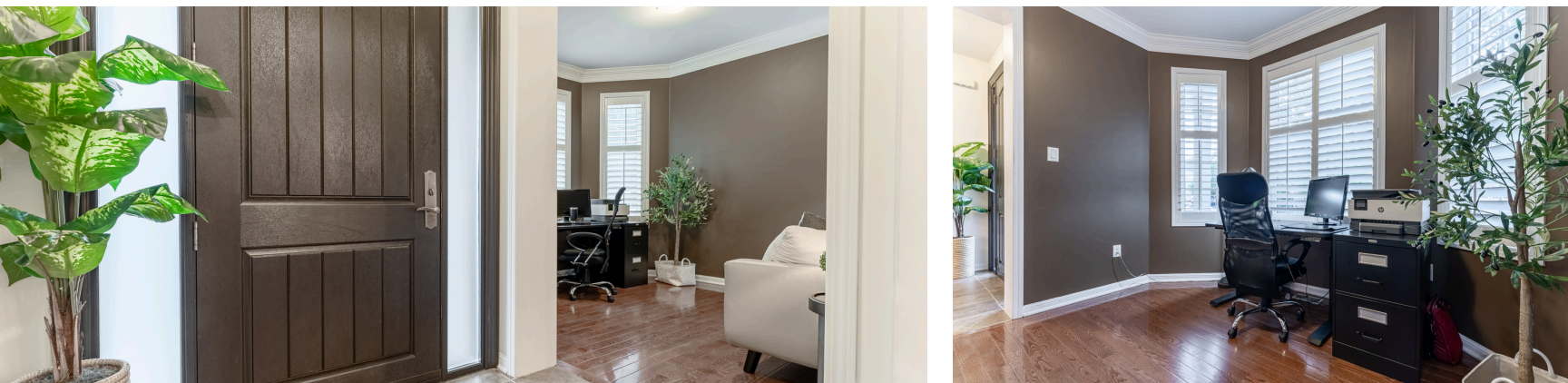


## WELCOME HOME!

This stunning contemporary 4-bedroom, 2.5-bathroom detached home spans 2,880 sqft and offers a perfect blend of modern luxury and comfortable living. The spacious living room features a cozy fireplace, while the elegant dining room boasts coffered ceilings. Large windows throughout the home, including a turret-style bay window in the main floor office, flood the space with natural light. The modern kitchen is a chef's delight with quartz countertops, stainless steel appliances, and a large island with seating for four. The luxurious 5-piece master ensuite includes his and hers sinks, a separate shower, and a large soaker tub. All bedrooms are generously sized with ample natural light. The second-floor family room provides additional space for relaxation and entertainment, and the convenient second-floor laundry room is equipped with modern appliances, a laundry tub, and a storage closet. The spacious fenced yard offers great outdoor space for family activities and relaxation.

You'll love calling this home!







DINING





LIVING









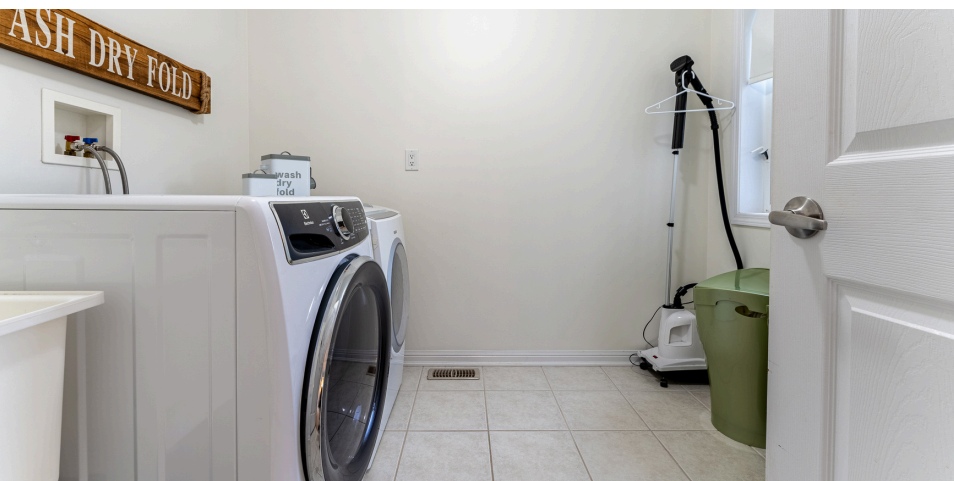


PRIMARY



# 2ND FLOOR



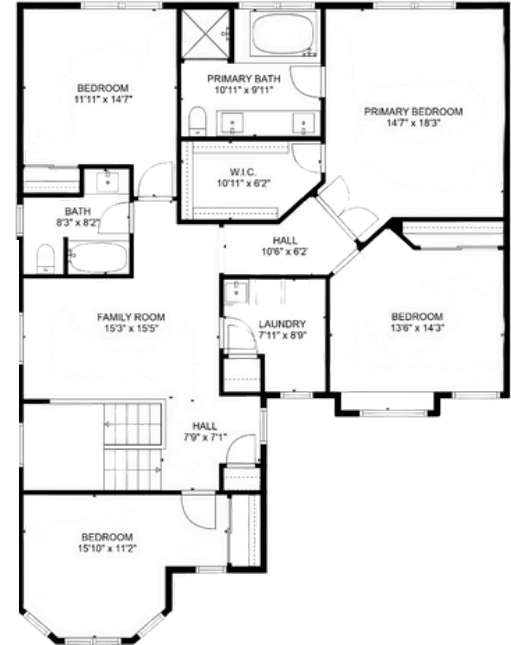
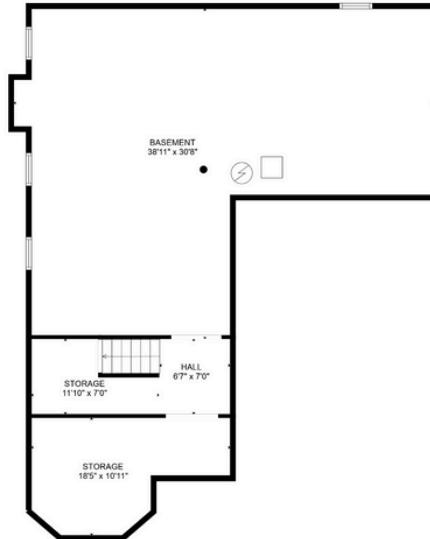




BACKYARD



# FLOOR PLAN





## 10 THINGS WE LOVE ABOUT OUR HOME

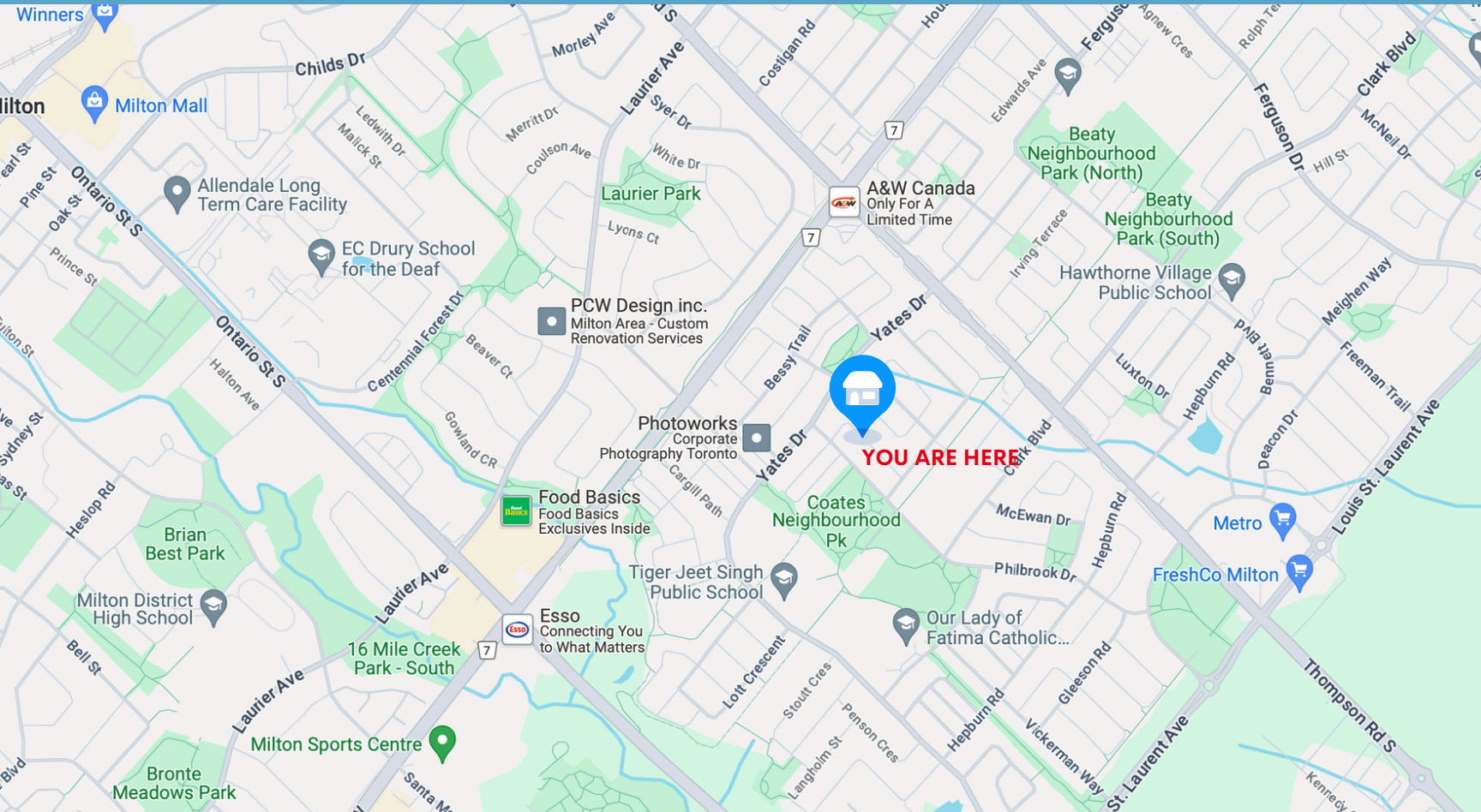
1. Many original owners on the street - fostering a strong sense of community and pride in ownership.
2. Quiet street where you feel safe and neighbours look out for each other
3. Amazing location for families with kids as it is located within a block of two schools and two large parks (with splash pad)
4. The kitchen is fantastic for hosting gatherings due to large central island
5. Sizeable walk-in pantry conveniently located in the kitchen provides easy access to appliances and essentials
6. The primary bedroom has a large custom built walk-in closet (perfect for organizing and storing)
7. I love having a separate office or den at the front of the house, away from the main living area—perfect for working from home environment
8. The house features an amazing layout that flows really well - functional and comfortable
9. Tons of big windows mean the whole place is flooded with natural light—it's bright and welcoming all day long.
10. Landscaped backyard features trees and mature bushes - providing a quiet, peaceful place for coffee in the morning or area for afternoon bbqs



# PROPERTY DETAILS

YEAR BUILT	2007
SQUARE FOOTAGE	2880 sq ft - Mattamy Sutton Model
GARAGE	Attached 2 car garage
DRIVEWAY	Private driveway
INCLUSIONS	Fridge, Gas Oven, Dishwasher, Washer, Dryer, Central Vac, All Light Fixtures, All Window Coverings, Garage Door Opener
EXCLUSIONS	None
ROOF	2021
FURNACE/AC	17 years
RENTAL	Hot Water Tank \$20/mo.
BASEMENT	Unfinished
PROPERTY TAX	\$5436 - 2024
IDEAL CLOSING	Flexible
PUBLIC SCHOOLS	TIGER JEET SINGH PS Regular Track JK-Grade 8 / French Immersion Grades 2-8 CRAIG KIELBURGER SS Regular Track 9-12 / French Immersion Grades 9-12
CATHOLIC SCHOOLS	OUR LADY OF FATIMA Regular Track JK-Grade 8 ST. KATERI TEKAKWITHA CSS 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.