

	161 Tanners Dr		List: \$619,900 For: Sale
	Halton Hills Ontario L7J2Z5		
Halton Hills Acton Halton 428-25-H			
SPIS: N		Taxes: \$4,392.38 / 2015	DOM: 0
Detached		Front On: E	Rms: 10
Bungalow-Raised		Acre:	Bedrooms: 3 + 2
			Washrooms: 3
			2x4xMain, 1x3xGround
Lot: 50.23 x 114.83 Feet Irreg: Wooded Lot Pie Shaped (38.50 Ft At Rear)			
Dir/Cross St: Queen St & Churchill Rd S			

MLS#: W3438717 Contract Date: 3/15/2016 Possession: Tba PIN#:

Kitchens: 1	Exterior: Stone / Vinyl Siding	Zoning:
Fam Rm: Y	Drive: Pvt Double	Cable TV:
Basement: Finished	Garage: Built-In / 2.0	Hydro:
Fireplace/Stv: Y	Park Spaces: 4	Gas:
Heat: Forced Air / Gas	UFFI:	Phone:
A/C: Central Air	Pool: None	Water: Municipal
Central Vac: Y	Energy Cert:	Water Supply:
Apx Age: 6-15	Cert Level:	Sewer: Sewers
Apx Sqft: 3000-3500	GreenPIS:	Spec Desig: Unknown
Assessment:	Prop Feat:	Farm/Agr:
Addl Mo Fee:		Waterfront:
Elevator/Lift:		Retirement:
Laundry Lev: Main		Oth Struct:
Phys Hdcap-Eqp:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.07	x 14.69	B/I Shelves	Fireplace	Cathedral Ceiling
2	Dining	Main	12.14	x 11.91	Coffered Ceiling	Formal Rm	Broadloom
3	Kitchen	Main	19.55	x 16.66	Stainless Steel Appl	Combined W/Living	W/O To Deck
4	Master	Main	19.65	x 18.63	Cathedral Ceiling	4 Pc Ensuite	W/I Closet
5	2nd Br	Main	12.00	x 14.17	Double Closet	Broadloom	Window
6	3rd Br	Main	10.46	x 9.61	Closet	Broadloom	Window
7	Rec	Ground	25.55	x 22.99	B/I Shelves	Pot Lights	Built-In Speakers
8	4th Br	Ground	12.50	x 9.61	Double Closet	B/I Desk	Pot Lights
9	5th Br	Ground	12.56	x 9.84	Double Closet	B/I Desk	Pot Lights
10	Exercise	Ground	13.74	x 9.09	Pot Lights	O/Looks Garden	Broadloom
11	Utility	Ground	9.94	x 8.30			

Client Remks: Its Worth The Drive To Acton For This House! - The Pictures & Virtual Tour Will Show How Well This Home Has Been Cared For & The High End Upgrades/Finishes That This Custom Charleston Built Home Offers - Its What You Can't See That Makes This Home Amazing! The List Of Upgrades Are Attached But Here Are A Few - R-24 Insulated Foundation Walls, Sound Attenuation Throughout Walls & Ceiling, 12 Inch On Centre Floor Joists, Heat Recovery System, 200 Amp Service.

Extras: Please See Attached Survey, Floor Plans, Full Upgrades List & Feature Sheet - Incl- All Appliances, Garden Shed, Modular Teak Shelving In Rec Rm, Mirrored Wardrobe In Master, All Wdw Coverings, All Light Fixtures & B/I Speakers

Listing Contracted With: RE/MAX HALLMARK REALTY LTD., BROKERAGE Ph: 416-465-7850