

	52 Metcalfe Crt Halton Hills Ontario L7G 4N9 Halton Hills Georgetown Halton SPIS: N Taxes: \$5,220.00 / 2024 DOM: 0		List: \$1,098,000 For: Sale	
	Detached Link: N Backsplit 3 Lot: 59.73 x 129.66 Feet Irreg: Dir/Cross St: Mountainview/Delrex/Metcalfe	Front On: S Acre: < .50	Rms: 10 Bedrooms: 3 Washrooms: 3 1x4xMain, 1x3xUpper, 1x2xLower	

MLS#: W9054517	Contract Date: 7/25/2024	PIN#: 250500096
Assignment: N	Fractional Ownership: N	
Possession Remarks: 60 Days		

Kitchens: 1 Fam Rm: Y Basement: Full / Part Fin Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: 51-99 Apx Sqft: 1100-1500 Assessment: 582000 / 2024 POTL: N POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Brick Drive: Pvt Double Gar/Gar Spcs: Attached / 2.0 Drive Park Spcs: 4 Tot Prk Spcs: 6.0 UFFI: Pool: None Energy Cert: N Cert Level: GreenPIS: N Prop Feat: Cul De Sac, Grnbelt/Conserv, Park, School, Wooded/Treed	Zoning: Residential Cable TV: A Hydro: A Gas: A Phone: A Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	10.07	x 8.07	Granite Counter	Laminate	Walk-Out
2	Breakfast	Main	10.50	x 9.91	Laminate	Open Concept	
3	Dining	Main	10.40	x 15.32	Hardwood Floor	Open Concept	W/O To Yard
4	Living	Main	16.99	x 13.32	Hardwood Floor	Open Concept	Window
5	Prim Bdrm	Upper	14.07	x 12.60	3 Pc Ensuite	Hardwood Floor	W/O To Deck
6	2nd Br	Upper	10.59	x 13.58	Closet	Hardwood Floor	Window
7	3rd Br	Upper	10.66	x 10.23	Closet	Hardwood Floor	Window
8	Family	Lower	24.40	x 12.66	2 Way Fireplace	Broadloom	Window
9	Sunroom	Lower	9.68	x 10.92	2 Way Fireplace	Skylight	W/O To Yard
10	Den	Lower	8.17	x 11.58	Broadloom	Window	
11	Laundry	Lower	14.83	x 13.42			

Client Remks: Welcome to charming Halton Hills, where this three-level back-split home is ready to welcome you. Sitting on a beautiful south-facing ravine lot at the end of a quiet cul-de-sac, this well-maintained home has much to offer. Step inside and feel the warmth of the hardwood floors throughout the main level, creating a cozy and inviting atmosphere in the open living room and dining space. The kitchen has been lovingly renovated with stylish granite counters, laminate flooring, and new cupboards installed in 2010, complete with a walkout to a side patio and garden for your enjoyment. Upstairs, the primary bedroom awaits with a three-piece ensuite and a wonderful walk-out to the deck featuring ravine views. Two other generous-sized bedrooms share a four-piece bath. Downstairs, the walk-out level features a spacious recreation room, an adjacent play area or office, a two-piece bath, a stunning light-filled solarium with skylight and a two-sided gas fireplace - perfect for relaxation! This home is ideal for families seeking a combination of a peaceful yet modern lifestyle. The Halton Hills Trails and the ravine with wildlife are a step outside your door, while major amenities like Toronto Premium Outlets, schools, restaurants and 400 series highway access are within minutes from you - its just waiting for you to make it your own.

Extras: Windows '05, Freezer '10, Garage Door '11, Fridge & Stove '19, Dishwasher '22, Furnace & A/C '22. Skylight '24

Listing Contracted With: KELLER WILLIAMS REAL ESTATE ASSOCIATES **Ph:** 905-812-8123