



34 Curry Cres
Halton Hills Ontario L7G 5S9
 Halton Hills Georgetown Halton
SPIS: N **Taxes:** \$7,204/2025 **DOM:** 26
List: \$1,700,000 For: Sale
 Detached **Front On:** N **Rms:** 8
Link: N **Acres:** **Bedrooms:** 4
 2-Storey **Washrooms:** 4
 1x2xMain, 1x5x2nd, 1x5x2nd,
 1x2xBsmt
Lot: 43.67 x 111.44 Feet **Irreg:** 115.17ft x 71.80ft
Dir/Cross St: Miller & Eaton
Directions: Miller & Eaton

MLS#: W12443772 **PIN#:** 250430870
Assignment: N **Fractional Ownership:** N
Possession Remarks: Flexible
Legal: PLAN M616 LOT 46

Kitchens: 1 Fam Rm: Y Basement: Full / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 16-30 Year Built: 1996 Yr Built Source: MPAC Apx Sqft: 3000-3500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: \$754,000 / 2025 POTL: N POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Brick Gar/Gar Spcs: Attached / 2 Park/Drive: Drive: Private Double Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: Inground Energy Cert: N Cert Level: GreenPIS: N Prop Feat: Family Room, Fireplace/Stove, Park, Place Of Worship, Ravine, School Exterior Feat: Landscaped, Deck, Privacy, Porch Interior Feat: Bar Fridge, Sauna Security Feat: Smoke Detector	Zoning: LDR1-2 Cable TV: A Hydro: A Gas: A Phone: A Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Under Contract: Hot Water Heater HST Applicable to: Included In Sale Price: Oth Struct: Shed, Fence - Full Survey Type: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	12.99	x 24.02	Closet
2	Living	Main	11.32	x 17.32	Bay Window French Doors
3	Dining	Main	11.68	x 12.76	French Doors Large Window
4	Kitchen	Main	21.82	x 17.91	Eat-In Kitchen Quartz Counter W/O To Pool
5	Family	Main	12.34	x 19.59	Gas Fireplace Recessed Lights
6	Office	Main	12.34	x 9.84	French Doors Large Window
7	Laundry	Main	9.15	x 8.66	
8	Prim Bdrm	2nd	24.67	x 17.91	5 Pc Ensuite Hardwood Floor His/Hers Closets
9	2nd Br	2nd	11.32	x 17.26	Double Closet Hardwood Floor Large Window
10	3rd Br	2nd	15.49	x 11.91	Double Closet Hardwood Floor Large Window
11	4th Br	2nd	12.34	x 12.5	Double Closet Hardwood Floor Large Window
12	Rec	Bsmt	17.09	x 29.27	2 Pc Bath Recessed Lights Window
13	Office	Bsmt	8.66	x 15.68	
14	Utility	Bsmt	16.01	x 28.18	

Client Remks: Stunning, fully updated executive detached home in a highly sought-after neighbourhood, offering the perfect balance of elegance, comfort and family living. Bright and open living spaces make it easy to spend time together, while still offering room to spread out. The heart of the home is the fabulous renovated kitchen, complete with a large centre island and plenty of space for gathering, ideal for both everyday family meals and entertaining. The open-concept design flows seamlessly into the bright family room with a gas fireplace. Upstairs, the large primary bedroom offers two walk-in closets and a spa-like bathroom. Three other generously sized bedrooms provide ample space for the whole family. The finished basement with additional bathroom adds even more space for recreation, a home office, or movie nights. Complete with built-in sauna! Step outside to a private backyard designed for fun and relaxation, with an inground pool, cabana bar and peaceful ravine views, perfect for summer days and weekend get-togethers. Located in a high-demand community close to top-rated schools, parks, trails, and all amenities, this home is a rare opportunity to own a move-in ready property with premium finishes and a one-of-a-kind setting. Kitchen and main floor renovation - 2019. New staircase from main floor to second floor - 2013. Hardwood floor upstairs - 2013. Primary bathroom renovation - 2019. Second upstairs bathroom - 2020. Basement and basement bathroom - 2023. Mechanics: Furnace and A/C - 2018. New water softener - 2024. Exterior: Pool - 2011 Composite decking with cedar trim - 2011. Roof - 2015. New Pool Heater - 2025.

Inclusions: All light fixtures, window coverings, fridge, stove, range hood, clothes washer & dryer, pool equipment

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