



435 Pozbou Cres
Milton Ontario L9T 8H8
Milton 1038 - WI Willmott Halton
SPIS: N **Taxes:** \$4,964/2025 **DOM:** 0

List: \$1,069,000 For: Sale

Detached
Link: N
2-Storey

Front On: N
Acre: < .50

Rms: 7
Bedrooms: 4
Washrooms: 3
1x2xMain, 1x4x2nd, 1x4x2nd

Lot: 29.95 x 88.58 Feet **Irreg:**
Dir/Cross St: Dice Way / Pozbou Cres
Directions: Turn right on Dice Way, left on Pozbou Cres

MLS#: W12468777 **PIN#:** 250811552
Assignment: N **Fractional Ownership:** N
Legal: PLAN 20M1100 LOT 109
Possession Remarks: Flexible

Kitchens: 1 Fam Rm: N Basement: Full / Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 6-15 Year Built: 2012 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: \$601,000 / 2025 POTL: N POTL Mo Fee: Elevator/Lift: Laundry Lev: Upper Phys Hdcap-Eqp:	Exterior: Brick Gar/Gar Spcs: Attached / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Energy Cert: N Cert Level: GreenPIS: N Prop Feat: Hospital, Park, Public Transit, Rec Centre, School Exterior Feat: Landscaped, Patio, Privacy, Seasonal Living Interior Feat: Other	Zoning: A 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: Fence - Full Survey Type: Unknown
---	---	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	9.42	x 4.92	California Shutters	Window	
2	Office	Main	9.15	x 13.58	California Shutters	Recessed Lights	Window
3	Dining	Main	18.57	x 14.4	Laminate	Recessed Lights	Window
4	Living	Main	10.33	x 14.07	California Shutters	Open Concept	Recessed Lights
5	Kitchen	Main	11.68	x 10.01	Quartz Counter	Stainless Steel Appl	W/O To Yard
6	Breakfast	Main	11.68	x 8.01	Open Concept	Quartz Counter	Recessed Lights
7	Prim Bdrm	2nd	13.91	x 16.4	4 Pc Ensuite	W/I Closet	Window
8	2nd Br	2nd	11.25	x 10.5	California Shutters	Double Closet	Large Window
9	3rd Br	2nd	9.09	x 15.91	California Shutters	Closet	Large Window
10	4th Br	2nd	9.84	x 11.25	California Shutters	Closet	Large Window
11	Laundry	2nd	7.84	x 5.84	Tile Floor		
12	Rec	Bsmt	0	0			

Client Remks: Welcome to 435 Pozbou Crescent. A bright and beautifully updated family home offering over 2,100 sq. ft. of thoughtfully designed living space plus a sunny main-floor office. Nestled on a quiet, family-friendly street in Milton's sought-after Willmott community, this home is just steps from excellent schools, parks, and trails. The open-concept main floor features light-coloured laminate flooring and California shutters throughout, with a spacious living and dining area that flows seamlessly into the kitchen. The kitchen showcases new cabinetry with an extended pantry, new stainless-steel appliances, and newer tile flooring, all anchored by a bright breakfast area with walkout to a fully fenced backyard, perfect for family gatherings and outdoor entertaining. Upstairs, you'll find a large primary suite with a private ensuite bath, three additional bedrooms, a full 4-piece main bath, and the convenience of upper-level laundry. The basement is currently used as a photo studio and includes a rough-in for a future bathroom, offering endless potential for customization. Recent updates include a new furnace and air conditioner, new powder-room flooring, and a beautifully refreshed kitchen with modern finishes and extended storage. With parking for three (one garage plus two driveway) and a prime location close to all amenities, this home is the perfect blend of comfort, style, and functionality in one of Milton's most desirable neighbourhoods.
Inclusions: All light fixtures, California shutters, window coverings, fridge, microwave, stove, dishwasher, clothes washer and dryer.
Listing Contracted With: Royal Lepage Real Estate Associates **Ph:** 905-812-8123

PropTx Innovations Inc. (PropTx) assumes no responsibility for the accuracy of any information shown.
Copyright 2025, used under license to PropTx 2025.