


Prepared by **MATTHEW R. HANDLEY, Broker of Record**
BEXHILL REALTY, BROKERAGE
 176 Treegrove Circle, Aurora, ON L4G6M1
 905-503-1737
 8/25/2011 12:02:17 PM

	112 Playfair Terr		\$699,000 For Sale																																																																																																		
	Milton, Ontario L9T0S4 Halton Scott Lot 165 Plan 20M1017 SPIS: N --		Taxes: \$3,519.39/2011 Last Status: New																																																																																																		
Detached 2-Storey Dir/Cross St: Main/Scott Lot: 49.31X94.32 Feet Irreg:		Fronting On: S Acreage:	Rooms: 8+2 Bedrooms: 4 Washrooms: 4 1x4xUpper, 1x3xUpper, 1x2xMain, 1x3xBsmt																																																																																																		
MLS#: W2181087 Open House: Open House Notes:	Seller: Gordon Leach From: To:	Contact After Exp: N DOM: 2 Holdover: 90	Possession: Flexible PIN#:	Occup: Owner																																																																																																	
Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Gas A/C: Central Air Apx Age: 0-5 Apx Sqft: Assessment: Addl Mo Fee: Elev/Lift: Laundry Lev: Main Phys Hdcap-Equip:	Exterior: Wood Drive: Private GarType/Spaces: Attached/2 Parking Spaces: 4 UFFI: Pool: None Park Energy Cert: Cert Level: GreenPIS:	Zoning: Cable TV: Gas: Water: Municipal Water Supply: Sewers: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement:																																																																																																			
<table border="1"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th colspan="2">Dimensions (ft)</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Kitchen</td> <td>Main</td> <td>12.99 x</td> <td>8.99</td> <td>Granite Counter</td> <td>Pot Lights</td> <td>Backsplash</td> </tr> <tr> <td>2</td> <td>Breakfast</td> <td>Main</td> <td>8.99 x</td> <td>10.01</td> <td>O/Looks Backyard</td> <td>California Shutters</td> <td>Open Concept</td> </tr> <tr> <td>3</td> <td>Family</td> <td>Main</td> <td>18.01 x</td> <td>12.01</td> <td>Gas Fireplace</td> <td>Pot Lights</td> <td>Hardwood Floor</td> </tr> <tr> <td>4</td> <td>Dining</td> <td>Main</td> <td>14.01 x</td> <td>12.01</td> <td>Hardwood Floor</td> <td>Formal Rm</td> <td>Window</td> </tr> <tr> <td>5</td> <td>Living</td> <td>Main</td> <td>14.01 x</td> <td>13.02</td> <td>Hardwood Floor</td> <td>Formal Rm</td> <td>Window</td> </tr> <tr> <td>6</td> <td>Master</td> <td>2nd</td> <td>19.06 x</td> <td>14.01</td> <td>Cathedral Ceiling</td> <td>4 Pc Ensuite</td> <td>His/Hers Closets</td> </tr> <tr> <td>7</td> <td>2nd Br</td> <td>2nd</td> <td>16.01 x</td> <td>12.01</td> <td>Broadloom</td> <td>W/I Closet</td> <td>Window</td> </tr> <tr> <td>8</td> <td>3rd Br</td> <td>2nd</td> <td>12.01 x</td> <td>12.01</td> <td>Broadloom</td> <td>W/I Closet</td> <td>Window</td> </tr> <tr> <td>9</td> <td>4th Br</td> <td>2nd</td> <td>12.01 x</td> <td>14.01</td> <td>Broadloom</td> <td>W/I Closet</td> <td>Window</td> </tr> <tr> <td>10</td> <td>Rec</td> <td>Bsmt</td> <td>29.00 x</td> <td>15.03</td> <td>Pot Lights</td> <td>Broadloom</td> <td>Large Closet</td> </tr> <tr> <td>11</td> <td>Rec</td> <td>Bsmt</td> <td>12.01 x</td> <td>29.00</td> <td>3 Pc Bath</td> <td>Broadloom</td> <td>Above Grade Window</td> </tr> </tbody> </table>	#	Room	Level	Dimensions (ft)					1	Kitchen	Main	12.99 x	8.99	Granite Counter	Pot Lights	Backsplash	2	Breakfast	Main	8.99 x	10.01	O/Looks Backyard	California Shutters	Open Concept	3	Family	Main	18.01 x	12.01	Gas Fireplace	Pot Lights	Hardwood Floor	4	Dining	Main	14.01 x	12.01	Hardwood Floor	Formal Rm	Window	5	Living	Main	14.01 x	13.02	Hardwood Floor	Formal Rm	Window	6	Master	2nd	19.06 x	14.01	Cathedral Ceiling	4 Pc Ensuite	His/Hers Closets	7	2nd Br	2nd	16.01 x	12.01	Broadloom	W/I Closet	Window	8	3rd Br	2nd	12.01 x	12.01	Broadloom	W/I Closet	Window	9	4th Br	2nd	12.01 x	14.01	Broadloom	W/I Closet	Window	10	Rec	Bsmt	29.00 x	15.03	Pot Lights	Broadloom	Large Closet	11	Rec	Bsmt	12.01 x	29.00	3 Pc Bath	Broadloom	Above Grade Window	<p>Remarks For Clients: Interior Designers Touches Reflected Thru Out This Immaculately Clean Almost New Heathwood Home. This Is A Fabulous Opportunity. On Offer Are 4 Bedrooms & 4 Bathrooms Of Intelligently Designed, 9 Ft Ceiling Open Concept Living. Upgrades/Features Incl: Restoration Hardware Lights, Hardwood Floors, Oak Staircase, Prof. Finished Basement, Crown Mouldings, California Shutters, Granite Counters, Pot Lights & In-Ceiling Speakers</p> <p>Extras: Family Room W/Gas Fireplace, Hunter Douglas Blinds. Cathedral Ceilings In Master. Spa Like Bathroom With Frameless Glass Shower And Marble Top Vanity. Washer/Dryer Included. Other Appliances Are Negotiable. This Home Is Immaculate.</p> <p>Remarks for Brokerages: Showings 11Am To 8Pm Daily. Sat&Sun Only To 6Pm. Ez Lock Bx Access. Call Or Email Appt@Bexhillrealty.Com For Showings. Offers By Fax Or Email Only To Listing Brokerage. Flexible Closing Available.</p>				
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<p>Mortgage Comments:</p> BEXHILL REALTY, BROKERAGE 905-503-1737 Fax: 905-503-1757 176 Treegrove Circle, Aurora L4G6M1 MATTHEW R. HANDLEY, Broker of Record 905-503-1737																																																																																																					
Contract Date: 8/23/2011 Expiry Date: 12/23/2011 Last Update: 8/23/2011	Condition: Cond Expiry: CB Comm: 2.5%	Appts: Ad: Y Escape: Original \$: \$699,000																																																																																																			

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