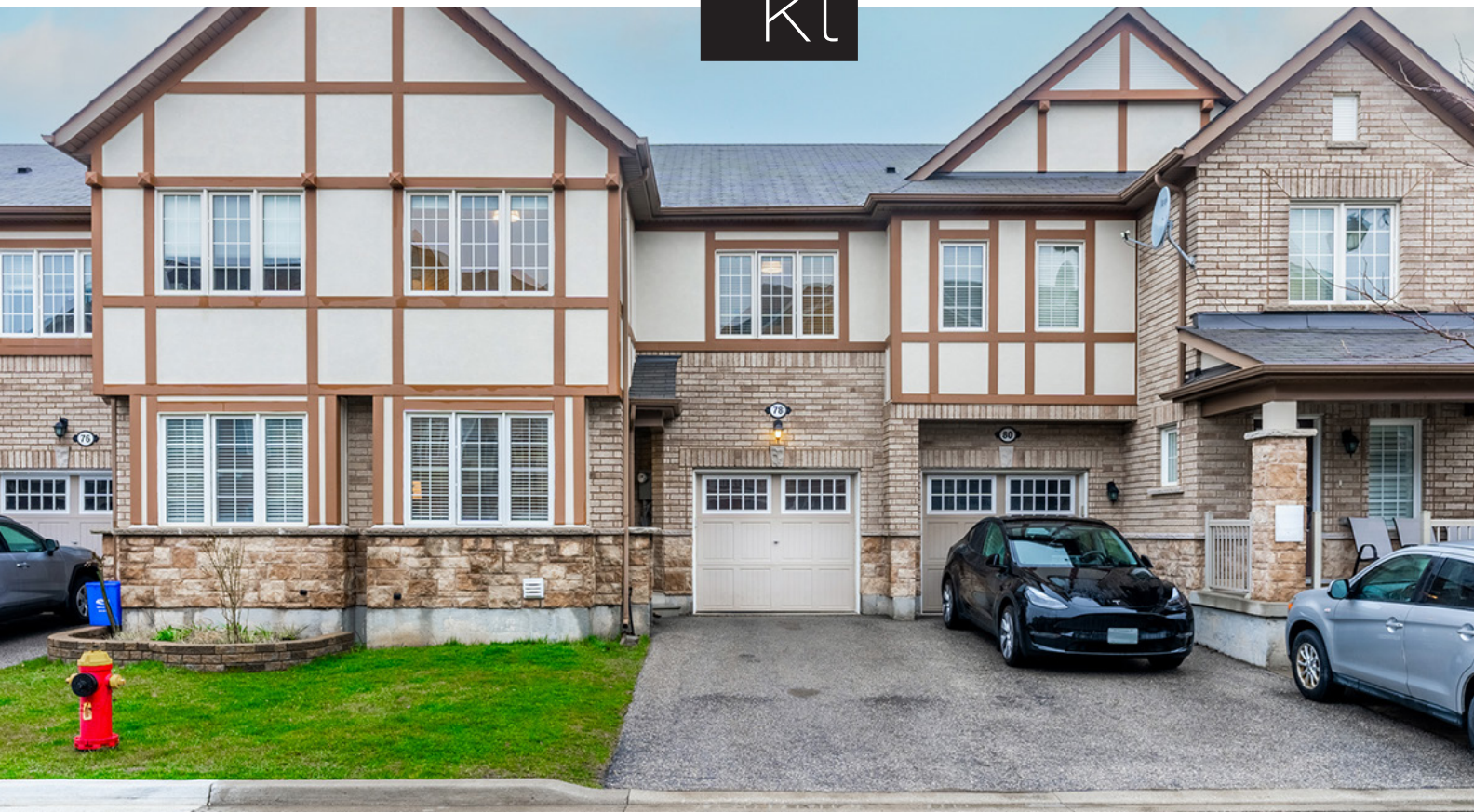


**78 DREDGE COURT**

kt

**KORMENDYTROTT.COM**





78 DREDGE COURT

KORMENDYTROTT.COM



**3 BEDROOMS**



**2.5 BATHS**



**1,892 SQ.FT**



**3 PARKING**







## welcome home

This freehold 3-bedroom, 2.5-bathroom, townhome has a fantastic location in the convenient Willmott neighbourhood of Milton. You're a five-minute walk to Sunny Mount Park, featuring a leash-free dog park, a splash pad, basketball courts, modern play structures, gardens, and walking trails with sweeping Niagara Escarpment views. Public and Catholic schools are also easily walkable, as is Milton Marketplace, with its numerous shops, services, and restaurants, including Sobeys, LCBO, Starbucks, banks, and much more. Downtown Milton is a short drive, and highways 401 and 407 are very accessible.

**CONTACT THE KORMENDY TROTT TEAM  
TODAY FOR MORE INFORMATION:**

1 (800) 617-0090  
[info@kormendytrott.com](mailto:info@kormendytrott.com)

# Kitchen

Experience the recently remodelled kitchen featuring a modern open-concept layout, white shaker cabinets, quartz countertops, and backsplash.

Delight in meals at the island or the adjacent breakfast area, which includes sliding door access to the backyard, perfect for effortless summer barbecues and entertaining guests.

**“THE KITCHEN IS THE  
HEART OF THE HOME”**





main floor



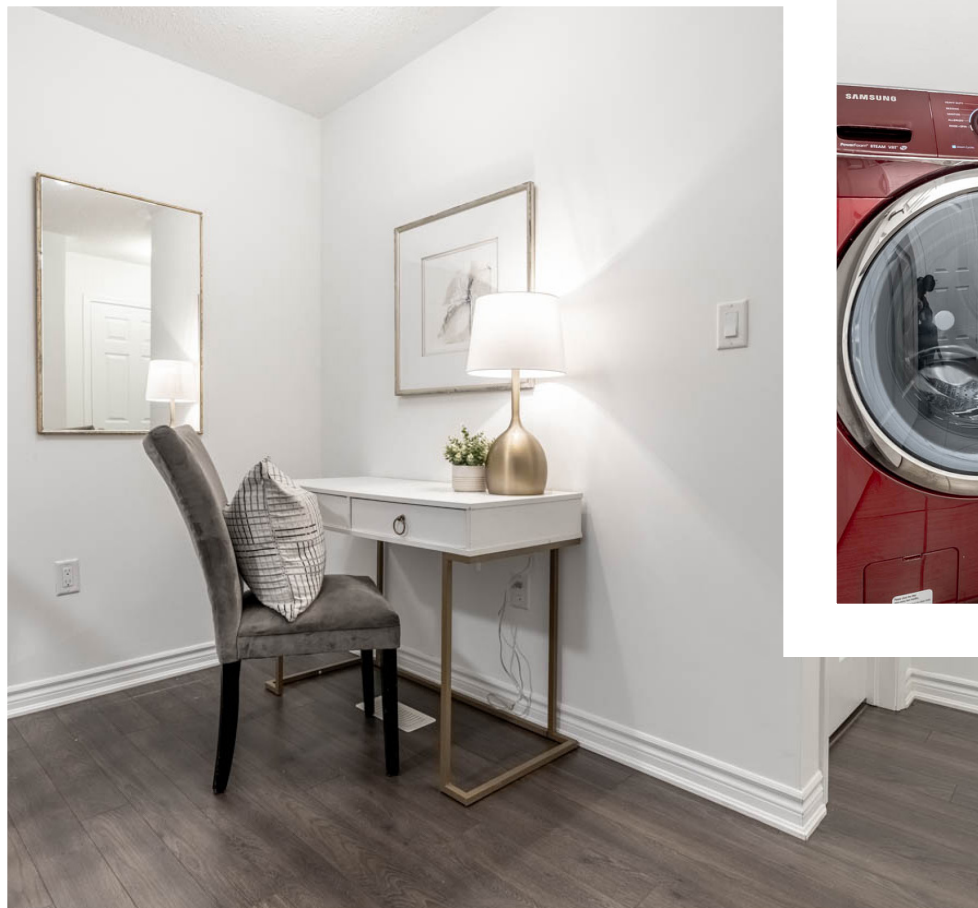




*second floor*







what

## GROUND FLOOR

---

- 2-piece bathroom
  - Vanity with storage drawers, 3-hole Moen® Faucet
- Tiled entryway with closet
- Separate den/home office
- Crown moulding throughout
- Pot lights and updated light fixtures throughout
- Laminate flooring throughout
- Smooth ceiling
- Hardwood oak stairs with white risers
- Square pickets with newel posts
- Living room
  - Lennox fireplace with stone feature wall and wood mantle
  - Wired for surround sound

## KITCHEN

---

- White shaker style cabinets
- Samsung® French door fridge with freezer
- Samsung® stove
- Samsung® dishwasher
- Whirlpool® microwave
- Under cabinet lighting
- Island with faux panelling and 3 new pendant lights
- Quartz countertops and backsplash
- Breakfast area with double sliding door to backyard

## SECOND FLOOR

---

- 3 bedrooms | 2 bathrooms
- Laminate floors throughout
- Office nook (or kids play area!)
- Primary bedroom
  - Walk-in closet
  - 4-piece ensuite with double vanity and super shower with glass enclosure
- Main bathroom
  - 4-piece
- Second bedroom
  - Large windows
  - Double sliding closet doors
- Third bedroom
  - Double sliding closet doors
- Linen closet
- Laundry room with tiled floor
  - Samsung® steam high efficiency washer and dryer

## OUTSIDE

---

- 2 car driveway w/ no sidewalk
- Covered front entrance
- Holiday light receptacle

## BASEMENT

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- Unfinished with 3-piece rough-in for bathroom
- Heat recovery ventilation system
- Hot water recovery pipe
- Laundry sink
- Sump pump
- Armstrong air furnace (2020)

## MISCELLANEOUS

---

- Keyless direct entry from garage
- Chamberlain garage door opener
- Sun country electric vehicle charger
- Freshly painted (2024)

*Everything included*

# specifications

|             |           |
|-------------|-----------|
| <b>TYPE</b> | Townhouse |
|-------------|-----------|

|               |   |
|---------------|---|
| <b>LEVELS</b> | 2 |
|---------------|---|

|                   |      |
|-------------------|------|
| <b>YEAR BUILT</b> | 2014 |
|-------------------|------|

|                    |       |
|--------------------|-------|
| <b>SQUARE FEET</b> | 1,892 |
|--------------------|-------|

|                 |   |
|-----------------|---|
| <b>BEDROOMS</b> | 3 |
|-----------------|---|

|                  |  |
|------------------|--|
| <b>BATHROOMS</b> |  |
|------------------|--|

|               |   |
|---------------|---|
| 4 Piece Baths | 2 |
|---------------|---|

|               |   |
|---------------|---|
| 2 Piece Baths | 1 |
|---------------|---|

|                |        |
|----------------|--------|
| <b>LAUNDRY</b> | Second |
|----------------|--------|

|                         |   |
|-------------------------|---|
| <b>DRIVEWAY PARKING</b> | 2 |
|-------------------------|---|

|                       |   |
|-----------------------|---|
| <b>GARAGE PARKING</b> | 1 |
|-----------------------|---|

|            |                                       |
|------------|---------------------------------------|
| <b>LOT</b> | Frontage: 23Feet<br>Depth: 80.38 Feet |
|------------|---------------------------------------|

|                       |      |
|-----------------------|------|
| <b>FRONT EXPOSURE</b> | East |
|-----------------------|------|

|                    |                  |
|--------------------|------------------|
| <b>HEAT SOURCE</b> | Gas   Forced Air |
|--------------------|------------------|

|                           |         |
|---------------------------|---------|
| <b>EST. RENTAL INCOME</b> | \$3,250 |
|---------------------------|---------|

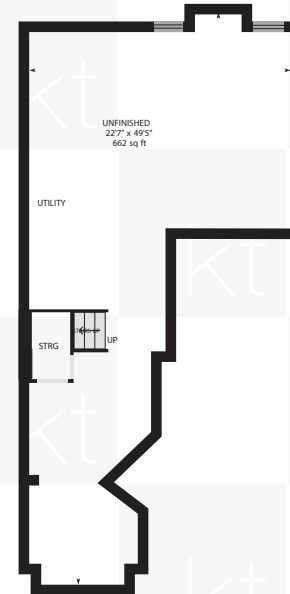
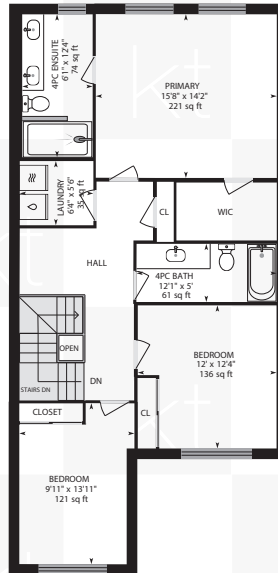
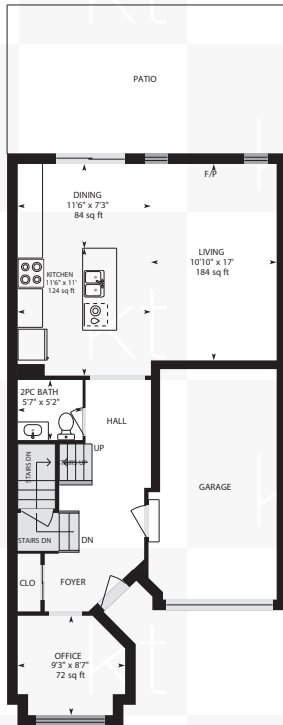
|                            |            |
|----------------------------|------------|
| <b>2023 PROPERTY TAXES</b> | \$3,446.53 |
|----------------------------|------------|

\*Room sizes, year built, lot dimensions, taxes and all other specifications are approximate. Square footage source: Floorplan.  
Buyers and/or their agent are responsible for determining exact figures

# 78 DREDGE COURT

Measurements and calculations are approximate  
To be used as guidelines only

0 5 10  
ft



# neighbourhood

## WELCOME TO THE WILLMOTT NEIGHBORHOOD!

The Willmott Neighborhood is one of the most sought-after neighbourhoods for a good reason. Two large plazas anchor the community with LCBO, The Beer Store, Sobeys Extra, McDonald's, Tim Hortons, BMO, TD Canada Trust, Baskin Robbins and more. You, your children and even your dog will love this neighbourhood. There are multiple splash pads, paved and gravel walking and cycling paths, playgrounds, basketball courts, soccer fields, a leash-free dog park and more!

### WELCOME TO MILTON, ONTARIO!

Milton is one of Canada's fastest growing municipalities. The population more than tripled from 2001 to 2012 when it exceeded 100,000.

#### FUN FACTS.

- 2017 Median Age: 34
- 2031 Estimated Population: 228,000
- Average Household Income: \$114,495
- Green and Recreational Space are more than double anywhere in the GTA
- 73% of residents have post secondary education

## SCHOOLS.



### **BOYNE (JK-8)**

1110 Farmstead Drive  
(905) 864-9641

3MIN 19MIN

### **ELSIE MACGILL (9-11)**

1410 Bronte Street South  
(289) 878-4881

3MIN 22MIN

### **MILTON DISTRUCT (12)**

396 Willians Avenue  
(905) 878-2839

6MIN 38MIN

### **ANNE J MACARTHUR FI (2-8)**

820 Farmstead Drive  
(905) 878-2076

4MIN 20MIN

### **CRAIG KIELBURGER (9-12)**

820 Farmstead Drive  
(905) 878-2076

3MIN 21MIN

### **ST. BENEDICT CES (JK-8)**

80 McLaughlin Avenue  
(289) 851-9353

3MIN 17MIN

### **ST. FRANCIS XAVIER CSS (9-12)**

(905) 636-8799  
1145 Bronte Street South

2MIN 11MIN

## AMENITIES.



### **SUNNY MOUNT PARK**

2MIN 9MIN

- Basketball courts
- Playground
- Splash Pad
- Leash-free dog park
- Community Garden

### **MILTON MARKET PLACE**

4MIN 9MIN

- Sobeys Extra
- LCBO
- BEER Store
- Subway
- Baskin Robbins
- Pizzaville
- Pet Value
- RBC, BMO and TD
- and more!

### **WILLMOTT NEIGHBOURHOOD PARK**

2MIN 5MIN

- Soccer Fields
- Ice Rink (in winter)

### **MILTON GO STATION**

11MIN

### **HWY 401**

20MIN

### **HWY 407**

13MIN

## CALL/TEXT

1 (800) 617-0090

## EMAIL

[info@kormendytrott.com](mailto:info@kormendytrott.com)

## WEBSITE

[kormendytrott.com](http://kormendytrott.com)

## SOCIAL

[Instagram.com/kormendytrott](https://www.instagram.com/kormendytrott)

[Facebook.com/kormendytrott](https://www.facebook.com/kormendytrott)

[tiktok.com/@kormendytrott](https://www.tiktok.com/@kormendytrott)

[Youtube.com/kormendytrott](https://www.youtube.com/kormendytrott)

[Pinterest.com/kormendytrott](https://www.pinterest.com/kormendytrott)

[Issuu.com/kormendytrott](https://www.issuu.com/kormendytrott)

[SoundCloud.com/KTRealty](https://www.soundcloud.com/KTRealty)

