

468 COOMBS COURT

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KORMENDYTROTT.COM





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KORMENDYTROTT.COM



4 BEDROOMS



3.5 BATHS



3,247 SQ.FT



6 PARKING







welcome
home

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

1 (800) 617-0090
info@kormendytrott.com

“THE
KITCHEN
IS THE
HEART
OF THE
HOME”





main floor



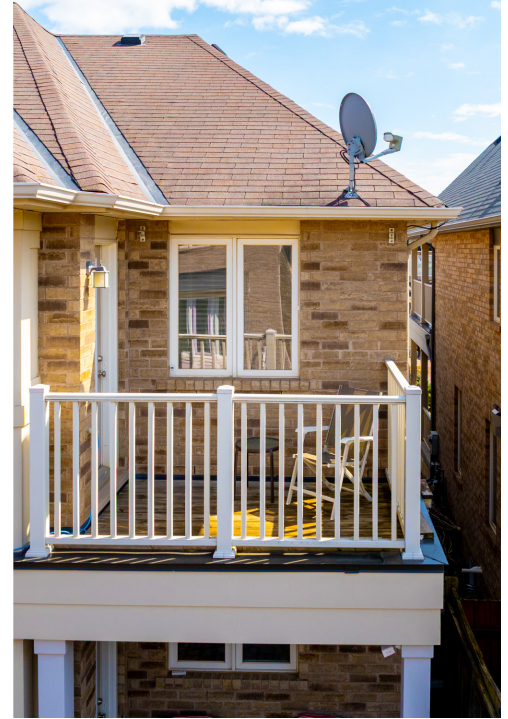




second level







what

OUTSIDE

- All brick exterior
- Covered front porch
- Stone walkway & patio
- Large double driveway with 4-car parking
- Gazebo

GROUND FLOOR

- Tiled foyer with transom window, sidelights
- Two double-wide coat/linen closets
- 9-foot smooth ceilings throughout
- Curved hardwood staircase with wrought-iron spindles
- Den enclosed with double glass French doors and hardwood flooring
- Dining room has a double-sided natural gas fireplace with built-in shelving, an opening to the family room, and hardwood floors
- Living room with double-sided natural gas fireplace and built-in shelving
- 2-piece powder room
- Mudroom with garage access, laundry basin, LG® front-loading washer and dryer, built in bench and storage

KITCHEN

- Tall upper cabinets with crown moulding, under-mounted lights, and upper accent lighting
- Counter-depth pantry with workspace
- Stainless steel appliances package
 - Samsung® - Side-by-side refrigerator with built-in ice and water dispenser
 - Samsung® - Electric 4-burner range with warming zone
 - Bosch® - Dishwasher
 - Chimney-style hood vent
- Tiled stone backsplash
- Granite countertops and an island with a bevelled edge and an extended breakfast bar, and pot and pan drawers
- Eat-in breakfast area with backyard access

SECOND FLOOR

- Four bedrooms | Three bathrooms
- Walk-in linen closet
- Primary bedroom with two walk-in closets, 5-piece ensuite including soaker tub and glass enclosed shower, security keypad, and balcony
- Loft space ideal for a second living area or teenage hangout, or can be enclosed to create a 5th bedroom
- Fourth Bedroom with private 3-piece ensuite and walk-in closet
- Second and third bedroom with Jack-and-Jill bath

BASEMENT

- 3-piece bathroom rough-in
- Sump-pump (2025)
- Furnace - Trane® (2025)

MISCELLANEOUS

- Double garage with electric openers (Synoris® x2) and tall 11.5-foot ceiling height
- Central vacuum rough-in
- Central Lennox A/C unit
- Hornbill® keyless entry door lock
- Whole-home Heat Recovery Ventilator (HRV)

Items included

specifications

TYPE	Detached	DRIVEWAY PARKING	4
LEVELS	2	GARAGE PARKING	2
YEAR BUILT	2010	FRONT EXPOSURE	South
SQUARE FEET	3,247	LOT	
BEDROOMS	4	Frontage	42.97FT
BATHROOMS		Depth	88.58FT
5 Piece Baths	1	2025 PROPERTY TAXES	\$6,129
4 Piece Baths	1	HEAT SOURCE	Natural gas
3 Piece Baths	1	EST. RENTAL INCOME	\$4,000
2 Piece Baths	1		
LAUNDRY	Main		

*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

neighbourhood

WELCOME TO THE SCOTT NEIGHBOURHOOD!

Welcome to 468 Coombs, located in the Scott Neighbourhood of Milton. Surrounded by scenic landscapes, this community is renowned for its family-friendly ambiance and convenient amenities, making it the perfect place to set down roots. The Scott Neighbourhood is also celebrated for its abundance of natural green spaces, allowing residents to unwind in tranquil surroundings and stay active all year round.

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.

- 2021 Median Age: 36
- 2031 Estimated Population: 228,000
- Average Household Income: \$142,600
- More than twice the green space of any other GTA community, Milton offers an unmatched balance of nature and urban convenience
- 65% of residents have post-secondary education

SCHOOLS.



**ESCARPMENT VIEW
PUBLIC SCHOOL** (JK - 8)
351 Scott Blvd

2MIN 16MIN

MILTON DISTRICT HIGH SCHOOL (9-12)
396 Williams Ave

8MIN 46MIN

QUEEN OF HEAVEN C.E.S. (JK-8)
311 Savoline Blvd

1MIN 6MIN

ST. FRANCIS XAVIER C.S.S. (9-12)
115 Bronte St. S.

5MIN 43MIN

AMENITIES.



SHERWOOD COMMUNITY CENTRE

4MIN 21MIN

- Indoor public pool
- Library
- Ice rink
- Skate park

SHOPPING CENTER

3MIN 16MIN

- No Frills
- Rexall Pharmacy
- Pizza Pizza
- Subway
- and more

DOWNTOWN MILTON

5MIN 44MIN

- Restaurants
- Coffee shops
- Shopping
- and more

**MILTON GO STATION
401**

9MIN
7MIN

CALL/TEXT

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SOCIAL

