

619 MOORELANDS CRESCENT

kt

KORMENDYTROTT.COM





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3 BEDROOMS



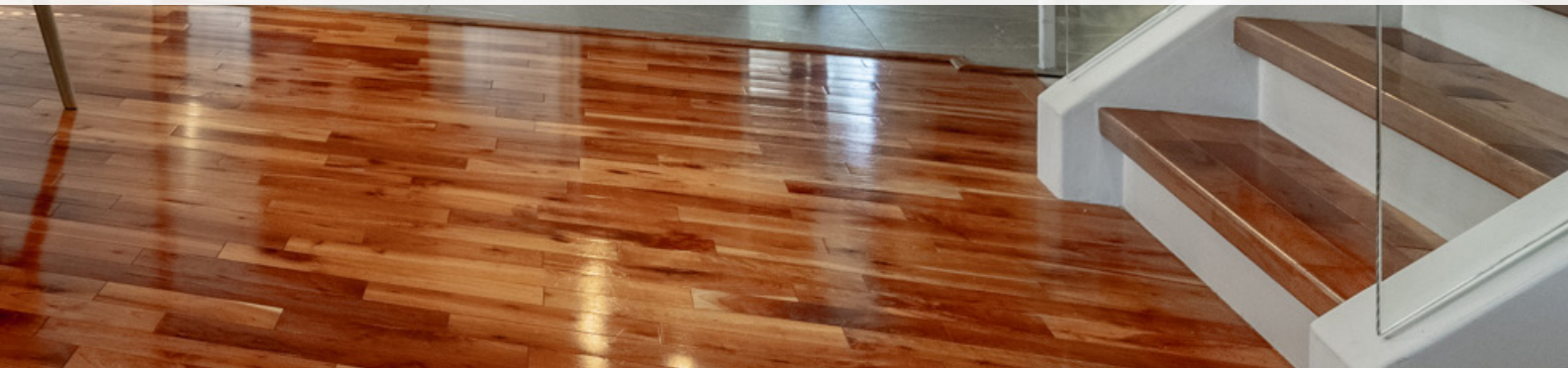
2.5 BATHS



1,903 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”





LAUGH
LIVE
LOVE
DANCE
DREAM
SING
SMILE
PLAY
GIVE
CHERISH









backyard







OUTSIDE

- Covered front porch
- Front door with decorative privacy glass and casement sidelight windows
- Covered back deck with all-season built-in barbeque station with Vent-a-hood range fan
- Patio area with composite decking, Hot Tub and manual awnings
- Widened driveway with French-curb
- Separate side-door entry to laundry/mud room
- Separate entry door from garage to side yard
- Sliding door from Hot Tub deck to family room
- Sliding door from BBQ deck to kitchen
- Dominion Spas L740 Hot Tub
 - 5-person seating + lounge
 - 40 stainless steel hydrotherapy jets
 - Multi-colour LED lighting
 - Waterfall feature
 - Extreme North Insulation package
 - Digital Balboa and wi-fi smartphone controls
- Additional wi-fi controlled items;
 - Govee® RGBIC soffit and driveway lighting
 - Full coverage sprinkler/irrigation with Inkbird control system
 - Nest® doorbell and thermostat
 - Nest® X Yale app-enable keyless front-door entry

GROUND FLOOR

- Large entry foyer with scone and recessed lighting
- Front entry closet
- Large-format 48"x24" Centura Porcelain tile in Soapstone grey finish throughout main entry level and kitchen with matching Aria vents
- Powder room with free-standing vanity and integrated acrylic basin with single-hole faucet
- Laundry/mud room with pantry and upper and lower storage cabinetry, deep single-basin sink
- Front-load Kenmore® washer and dryer
- Separate side entrance door with glass window insert
- **FAMILY ROOM**
 - Brick and stone feature fireplace with natural gas insert
 - Recessed lighting
 - Sliding door walkout to backyard/hot tub area
 - Rustic solid hardwood flooring with rich natural variation
- **LIVING/DINING ROOM**
 - Picture window overlooking front yard
 - Solid hardwood flooring
 - Crown moulding
 - Built-in corner display with glass shelving and recessed feature lighting

KITCHEN

- Crown moulding with smooth ceiling finish
- Recessed lighting
- Refinished cabinetry with modern black hardware
- Upper cabinet crown moulding
- Lower cabinet valence with under-cabinet lighting
- Custom under-counter wine-rack
- Superstone® Quartz countertop and backsplash in "Platinum Carbone" finish
- Samsung® French-door refrigerator with beverage center, dual ice maker and SmartThings® connectivity
- Frigidaire® Gallery 1,000-watt over-the-range microwave w/built in ventilation system
- Frigidaire® Gallery built-in dishwasher with smudge-proof stainless-steel finish
- Frigidaire® Gallery 30" induction range with responsive induction cooktop, built-in air fry with rack, convection cooking, quick preheat and smudge-proof stainless-steel finish

SECOND FLOOR

- Three bedrooms
- Solid hardwood flooring
- **MAIN BATH**
 - Heated slate tile floor
 - Separate shower with glass door enclosure
 - Crown moulding
 - Recessed lighting
- **PRIMARY BEDROOM**
 - Crown moulding with smooth ceiling finish
 - Bedside light switches
 - Double closets
- **PRIMARY ENSUITE**
 - Heated tile flooring
 - Extended vanity with makeup area
 - Acrylic countertop with integrated corner sink and 3-hole faucet
 - Glass-enclosed step-in shower with additional shower wand and adjustable shower heads
 - Crown moulding with smooth ceiling finish
 - Recessed lighting

BASEMENT

- Living room with oversized, above-grade window
- Built-in Murphy Bed with display shelves and storage pantry
- 12" x 24" ceramic tile
- Large crawl-space storage
- Finished storage/pantry room
- Rec room with crawl space and utility room

MISCELLANEOUS

- Kitchen appliances (2025)
- Hot Tub (2022)
- Furnace (2023)
- Water Softener & Filtration (2023)
- Air conditioner (2023)
- Hot water heater (2023 – owned)
- Main floor renovations (2025)
- Nilfisk Supreme 150 Central Vacuum with car-cleaning extension
- Insulated garage doors with openers (1 WiFi controlled)
- GeneralAire whole-home humidifier (2023)
- California shutters

Items included

specifications

TYPE	Detached Side-Split
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LEVELS	2
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YEAR BUILT	1979
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SQUARE FEET	1,903
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BEDROOMS	3
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BATHROOMS	
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3 piece	2
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2 piece	1
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LAUNDRY	Main
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DRIVEWAY PARKING	4
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GARAGE PARKING	2
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FRONT EXPOSURE	North-East
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LOT	
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Frontage	64FT
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Depth	122FT
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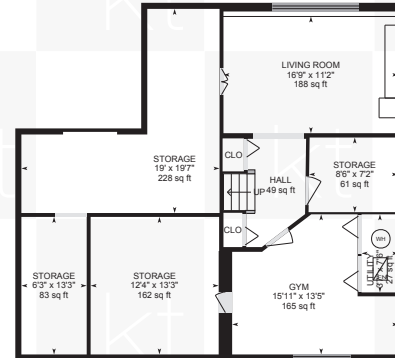
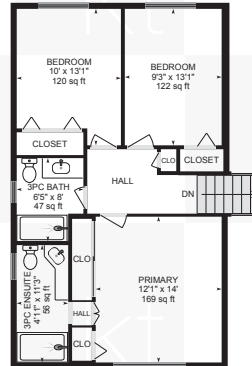
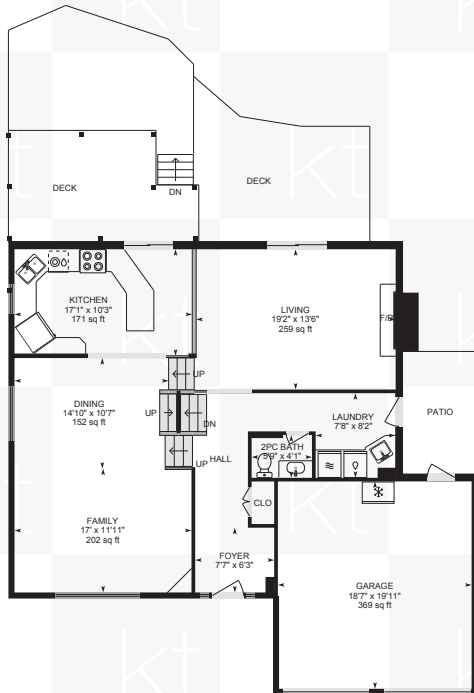
2025 PROPERTY TAXES	\$5,649
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EST. RENTAL INCOME	\$4,000
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*Room sizes, year built, lot dimensions, taxes and all other specifications are approximate. Square footage source: Floorplan.
Buyers and/or their agent are responsible for determining exact figures

619 MOORELANDS CRESCENT,

Measurements and calculations are approximate
To be used as guidelines only



neighbourhood

WELCOME TO TIMBERLEA!

There are certain streets in Milton that feel different the moment you turn onto them, and Moorelands Crescent is one of them. Tucked into the heart of Timberlea, this quiet, established crescent is known for its mature trees, generous lots, and homes that have had decades to settle into their surroundings. It has the kind of character that newer neighbourhoods take years to develop: leafy streets, established landscaping, inviting front yards, and a true residential feel. For buyers who value privacy, charm, and a quieter setting without giving up convenience, Moorelands has long been one of Timberlea's standout addresses.

Timberlea itself is one of Milton's most established central neighbourhoods, developed largely in the late 1970s and early 1980s. Its appeal comes from the combination of mature streetscapes and an unusually strong network of parks, trails, and green space woven directly through the community. Moorelands Park, Laurier Park, Sam Sherratt Park, and neighbourhood trails make it easy to get outside for a walk, bike ride, playground visit, or an afternoon at the ball diamonds, while the area's schools and recreation options add to its everyday practicality.

The location is another major advantage. Timberlea sits close to the centre of Milton, placing residents within easy reach of Milton Mall, shops and services along Ontario Street and Main Street, the restaurants and independent businesses of Downtown Milton, and Milton GO Station. Major commuter routes are also readily accessible, making it a convenient home base for those travelling throughout Halton and the western GTA. It is the kind of location that makes day-to-day errands and weekends equally easy.

What ultimately separates Moorelands Crescent is its atmosphere. It feels established, calm, and connected – a street where the canopy of mature trees softens the streetscape, neighbours take pride in their properties, and daily life feels removed from the busier pace just beyond the neighbourhood. It is easy to understand why homes here attract so much attention when they become available. At 619 Moorelands Crescent, you are not simply buying into Timberlea; you are securing a place on one of the neighbourhood's most desirable and enduring streets.

SCHOOLS.



SAM SHERRATT (PK to 8)

649 Laurier Ave
905-878-1556

1MIN 3MIN

MILTON DHS (9 to 12)

396 Williams Ave
905-878-2839

4MIN 23MIN

OUR LADY OF VICTORY CATHOLIC SCHOOL (PK to 8)

540 Commercial St
905-876-4379

3MIN 18MIN

BISHOP PAUL FRANCIS REDING CSS (9 to 12)

1120 Main St E
905-875-0124

6MIN 36MIN

AMENITIES.



MILTON MALL

4MIN 30MIN

- Winners
- Homesense
- Shoppers Drug Mart
- Rona
- Fit4Less
- Cora's
- Cobs Bread
- +++ much more

LAURIER CENTRE

1MIN 8MIN

- Food Basics
- Dairy Queen
- Ned Divine's Pub
- Ethnic Supermarket
- Pho Milton
- Silver Spoon

MOORELANDS PARK

1MIN 5MIN

SAM SHERRATT PARK

1MIN 4MIN

HWY 401

7MIN

HWY 407

11MIN

MILTON GO

10MIN

CALL/TEXT

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SOCIAL

