

1706 COPELAND CIRCLE

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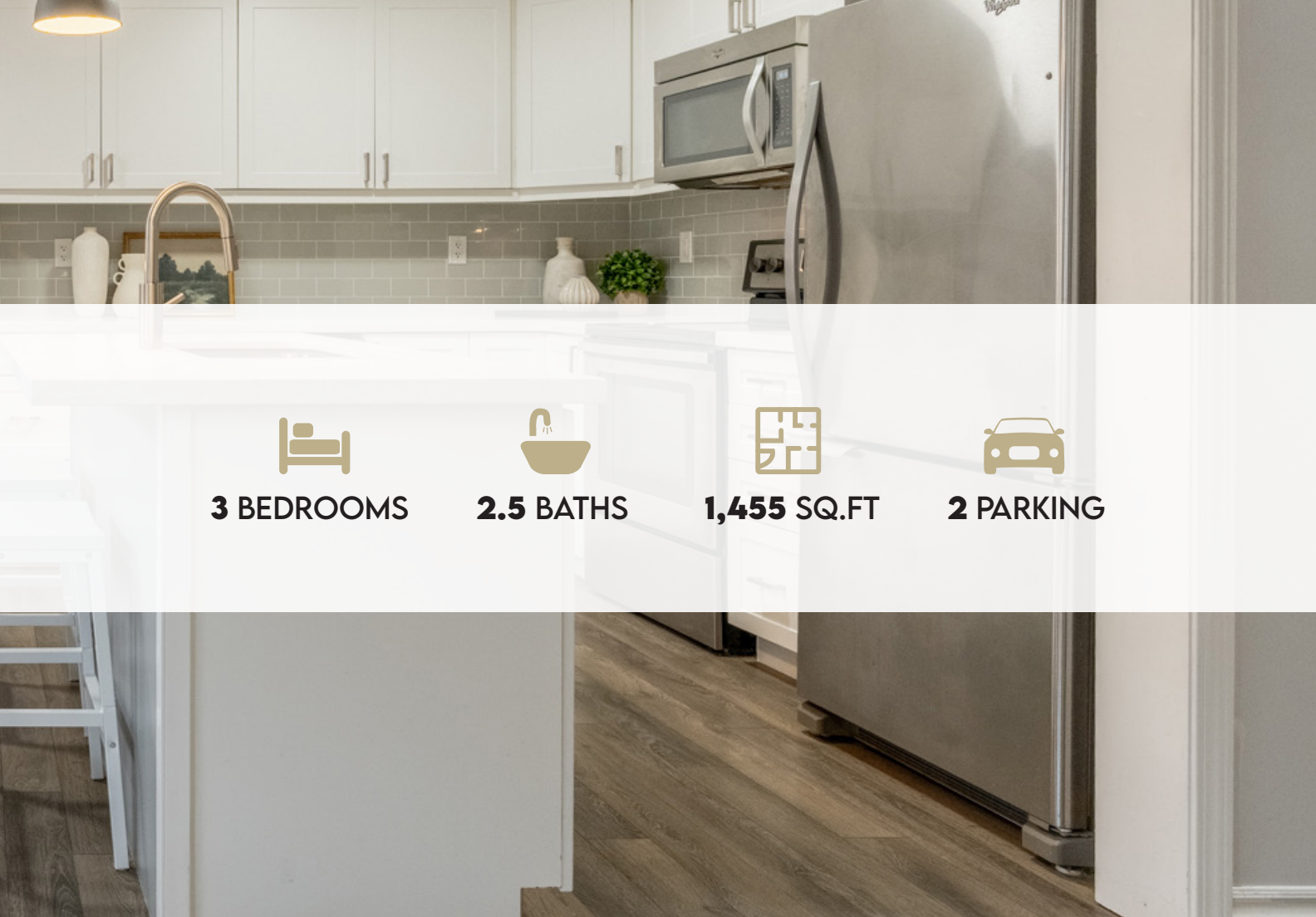
KORMENDYTROTT.COM





1706 COPELAND CIRCLE

KORMENDYTROTT.COM



3 BEDROOMS



2.5 BATHS



1,455 SQ.FT



2 PARKING





welcome
home

CONTACT THE KORMENDY TROTT TEAM
TODAY FOR MORE INFORMATION:

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

kitchen

This kitchen has a polished, welcoming feel, with finishes that make the space both practical and elevated. Quartz countertops, shaker-style cabinetry and a glass subway backsplash create a clean, timeless look, while the oversized island with breakfast-bar seating and pendant lighting naturally becomes the centre of the room.

Storage has been thoughtfully considered, with deep pot-and-pan drawers, extended upper cabinetry and a custom double pantry that also incorporates a built-in workstation. Stainless-steel appliances keep the look cohesive, while smooth ceilings and slim-line LED lighting add to the bright, modern feel.

The breakfast area opens through sliding patio doors to the rear deck and yard, creating an easy connection to outdoor dining, barbecues and summer entertaining.

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





main floor







second level





basement







what

OUTSIDE

- Covered front porch with holiday lights receptacle
- Front entrance door with glass insert and transom window
- Fully fenced low-maintenance rear yard with pass-through access gate, stone patio and kids play area
- BBQ deck off breakfast area with natural gas connection

GROUND FLOOR

- Sunken tiled foyer with double-door coat closet and keyless inside entry from garage
- 2pc bathroom between main floor and basement
- 5" wide plank premium laminate flooring through all living areas including kitchen
- Open concept combined living and dining room seamlessly integrated with the kitchen

KITCHEN

- Quartz countertops
- Chef's island with breakfast bar and pendant lighting
- Shaker-style cabinetry with under-cabinet valence, pot and pan drawers, fridge gable with extended upper cabinets and angled corner cabinet
- Glass subway-style backsplash
- Fonder® double-basin under mount premium stainless-steel sink and single hole faucet with pull-down sprayer
- Custom double pantry with built-in work station
- Breakfast area with patio sliding door to rear yard/deck
- Smooth ceiling with slim-line LED light fixtures
- Whirlpool® range with stainless steel finish and glass cooktop
- Whirlpool® over-the-range microwave/hood in stainless steel finish
- Whirlpool® bottom-freezer refrigerator in stainless steel finish
- LG® built-in dishwasher in stainless steel finish

SECOND FLOOR

- Three bedrooms
- Linen closet
- Primary bedroom with 4pc ensuite and walk-in closet
- Bedroom 2 with vaulted ceiling and arched transom window
- Bedroom 3 with walk in closet
- 4pc main bathroom

BASEMENT HIGHLIGHTS

- Finished
- Living room with wide-plank premium luxury vinyl flooring and recessed lighting
- Laundry area with Maytag® washer and dryer
- Separate laundry tub
- Storage & utility area

MISCELLANEOUS

- Energy Star rated home
- Hot water recovery pipe
- Heat recovery ventilator
- Chamberlain garage door opener
- Nest thermostat
- AOSU® video doorbell

ings included

specifications

TYPE	Freehold Townhome
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LEVELS	2
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YEAR BUILT	2014
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SQUARE FEET	1,455
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BEDROOMS	3
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BATHROOMS	
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4 piece	2
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2 piece	1
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LAUNDRY	Basement
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DRIVEWAY PARKING	1
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GARAGE PARKING	1
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FRONT EXPOSURE	North-West
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LOT	
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Frontage	23FT
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Depth	80.58FT
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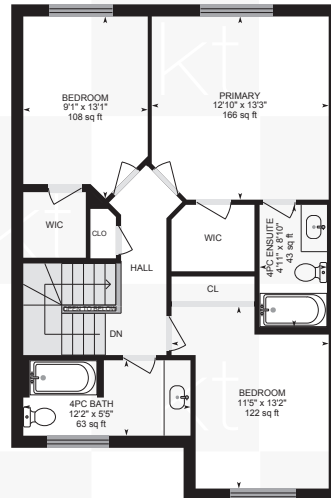
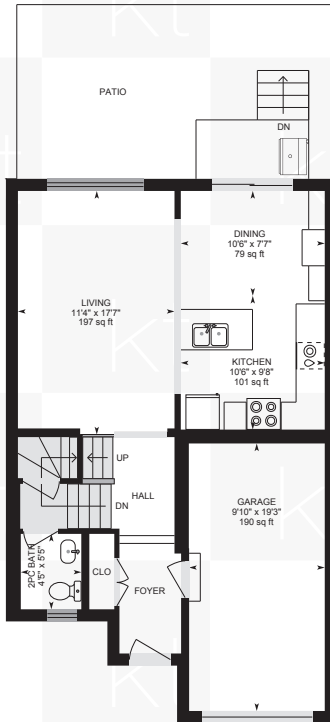
2026 PROPERTY TAXES	\$3,936
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EST. RENTAL INCOME	\$3,200
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*Room sizes, year built, lot dimensions, taxes and all other specifications are approximate. Square footage source: Floorplan. Buyers and/or their agent are responsible for determining exact figures

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Measurements and calculations are approximate
To be used as guidelines only



neighbourhood

WELCOME TO CLARKE!

Clarke is a well-established east Milton neighbourhood known for its convenient location, family-friendly streets and easy access to some of the town's best everyday amenities. With parks, schools, shopping and major commuter routes close by, it's an area that works especially well for households seeking a connected lifestyle without giving up a traditional residential setting.

Outdoor space is easy to find throughout the community. Trudeau Park offers a recently redeveloped accessible playground, paved walking paths, open green space and seating areas, while Cedar Hedge Park provides additional recreation with a playground, basketball court, sports field, walking trails and a nearby off-leash dog park. The neighbourhood's sidewalks and interconnected streets also make it easy to get outside for a walk, bike ride or a trip to a local park.

Shopping and services are another major advantage. Milton Crossroads is only a short drive away, with Walmart, Canadian Tire, Indigo, Sport Chek, Michaels and other major retailers. Nearby RioCan Centre Milton adds even more convenience with Longo's, Home Depot, Cineplex, LA Fitness, PetSmart, Sephora and a variety of restaurants and services. There are also several smaller plazas throughout the surrounding area for coffee, takeout, groceries and day-to-day errands.

For commuters, Clarke offers quick access to Highway 401, James Snow Parkway and several major east-west routes through Milton. The Milton GO Station and downtown Milton are also easily accessible.

With established streets, plenty of green space and a strong mix of recreation, shopping and transportation options nearby, Clarke continues to be a practical and desirable place to call home in Milton.



SCHOOLS.



MARTIN STREET PS (PK-8)

184 Martin St
905-878-8191

10MIN

MILTON DISTRICT (9-12)

396 Williams Ave
905-878-2839

10MIN

ST ANTHONY OF PADUA CATHOLIC (PK-8)

1240 Tupper Dr
905-864-8272

4MIN 23MIN

BISHOP PAUL FRANCIS REDING (9-12)

1120 Main St E
905-875-0124

5MIN 31MIN

AMENITIES.



MAINGATE CENTRE

- Starbucks, McDonald's, Tim Hortons, Esso / Circle K, Mr. Lube + Tires, EuroMax Foods, Chainsmoker Urban Halal BBQ, Banh a'Mi Vietnamese Restaurant

5MIN 20MIN

MILTON CROSSROADS

- Walmart Supercentre, Canadian Tire, Sport Chek, Indigo, Michaels, Staples, Mark's, Healthy Planet

5MIN 35MIN

RIOCAN CENTRE MILTON

- Home Depot, Longo's, Cineplex, LA Fitness, Sephora, PetSmart, Dollarama, Boston Pizza

6MIN 35MIN

CEDAR HEDGE PARK

3MIN 7MIN

TRUDEAU PARK

2MIN 6MIN

HWY 401

5MIN

HWY 407

7MIN

MILTON GO STATION

8MIN

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SOCIAL

