



295 Ruhl Drive  
MILTON





# Welcome Home

Why settle for a townhouse when you can buy a FULLY DETACHED! Rarely Offered: Exquisite 3-Bed, 2-Full Bath with superior street presence in the sought-after Willmott Community! This meticulously maintained, beautifully updated home blends style and practicality. With high-end finishes throughout, it's perfect for move-up condo buyers, families, or professionals looking for more space and comfort. The open-concept eat-in kitchen is a chef's dream, featuring quartz surfaces, stainless steel appliances, a breakfast bar with seating, modern pendant lighting, and an abundance of extended height cabinetry. The kitchen conveniently offers garden door access to a private fully fenced, spacious backyard, ideal for relaxing and entertaining. Upstairs, the updated hardwood stairs guide you to a bright second floor filled with natural light.



## Willmott Neighbourhood

The primary bedroom offers ample space for large furniture, complete with a walk-in closet, updated lighting, and a neutral color palette. Two additional spacious bedrooms, each with large closets, are perfect for the growing family or an ideal home office space. The professionally finished lower level including a 3-pc bath (2022) is a showstopper! The open concept rec room adds a generous amount of extra living space and storage, making it the perfect area for relaxation, games, or home theater. Design and beauty truly shine in every corner of this home — don't miss your chance to own this exceptional property! Close to all amenities, walking distance to schools, sunny mount park including a splash pad and leash-free dog park, nature trails, public transit, shopping, restaurants, minutes to hospital, & highways. Equipped with EV rough in, and NO RENTALS!



# Locations

## Schools

### Anne J MacArthur

820 Farmstead Drive

Ph: (905) 878-2076

Grades: JK - 8

### Elsie MacGill Highschool

1410 Bronte Street South

Ph: (289) 878-4881

Grades: 9 - 12

### Anne J MacArthur

French Immersion

820 Farmstead Drive

Ph: (905) 878-2076

Grades: 2 - 8

### Craig Kielburger Highschool

French Immersion

1151 Ferguson Drive

Ph: (905) 878-0575

Grades: 9 - 12



## Grocery Stores

### Metro

1050 Kennedy Circle

Ph: (905) 878-3363

### Sobeys Milton

1035 Bronte Street South

Ph: (905) 636-7521

## Recreation

### Milton Tennis Club

800 Santa Maria Boulevard

Ph: (905) 875-9911

### Milton Sports Centre

605 Santa Maria Boulevard

Ph: (905) 875-5393

## Hospital

### Milton District Hospital

725 Bronte Street S

Ph: (905) 878-2383

(1.6km to hospital)











# General

## Extras

- Hot water tank - owned (2019 manufacturers date)
- Oversized LG stacked washer and dryer (2015) -steam compatible dryer
- Furnace + AC (Last serviced - 2023)
- ERV / HRV - vanEE
- EV Rough in for electric vehicle in garage.
- (60Amp breaker service - installed 2024 & ECS certificate)
- Neutral fresh palette throughout
- No rentals
- All door handles + hinges upgraded to matte black throughout home
- Ecobee smart thermostat
- Gas hook up for BBQ in backyard
- Backyard patio for entertaining
- Sump pump
- Central vacuum rough in
- Garage storage shelving and overhead storage
- WIFI enabled smart garage door opener (Liftmaster My Q-2023)
- Matte black floor vents throughout home
- Landscaped garden front and backyard









# Let's Maximize Your Investment

We offer expertise in Burlington, Oakville, Milton, Hamilton, Niagara and GTA West. Our priority is you! We want our clients to meet their real estate goals and provide candid advice with complete transparency throughout the process. In this market, you need an expert on your side who is tenacious and willing to go the extra mile to buy and sell. The Deborah Brown Team is an award winning team since 2009, reaching the coveted RE/MAX Diamond award status.

We continue to provide a personal client experience, an advanced strategic marketing plan, in-depth market knowledge, and unmatched attention to detail. Our team consists of energetic professional realtors with superior negotiating skills and a proven track record. For maximum impact upon listing, our experienced interior stylist has been transforming our client's homes since 2019. Our talented admin and marketing team will ensure that every detail is taken care of to ensure a smooth and memorable real estate experience.

We know your home is not only one of your largest financial assets, it's where you live life.

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Deborah Brown, Broker

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