
 <div style="border: 1px solid black; padding: 2px; display: inline-block; margin: 5px;"> 10 McNABB STREET </div> 	<p>10 McNabb St List: \$2,249,900 For: Sale</p> <p>Halton Hills Ontario L7G 2V4</p> <p>Halton Hills Georgetown Halton</p> <p>Taxes: \$0.00 / 2024 SPIS: N Last Status: New</p> <p>LT 26, PL 37 , SW OF MACNAB ST ; HALTON HILLS DOM: 28</p> <hr/> <table style="width:100%; border: none;"> <tr> <td style="width:33%;">Detached</td> <td style="width:33%;">Front On: S</td> <td style="width:33%;">Rms: 9</td> </tr> <tr> <td>Link: N</td> <td>Acre: 66 x 132 Feet</td> <td>Bedrooms: 4</td> </tr> <tr> <td>2-Storey</td> <td></td> <td>Washrooms: 5</td> </tr> <tr> <td>Irreg: 132.17 Ft X 66.09 Ft X 132.17 Ft X 66.09</td> <td></td> <td>1x2xGround, 1x4x2nd, 2x3x2nd, 1x5x2nd</td> </tr> </table> <p>Dir/Cross St: Guelph & Mill St</p>	Detached	Front On: S	Rms: 9	Link: N	Acre: 66 x 132 Feet	Bedrooms: 4	2-Storey		Washrooms: 5	Irreg: 132.17 Ft X 66.09 Ft X 132.17 Ft X 66.09		1x2xGround, 1x4x2nd, 2x3x2nd, 1x5x2nd
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MLS#: W8171692	Sellers: Rom Management Inc.	Contact After Exp: N
Holdover: 90	Possession Date: 6/30/2025	Possession Remarks: June 2025
PIN#: 250400032	ARN#: 241501000340600	Occup: Vacant

Kitchens: 1 Fam Rm: Y Basement: Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: None Central Vac: Apx Age: Apx Sqft: Assessment: POTL: Elevator/Lift: Laundry Lev: Phys Hdcp-Eqp:	Exterior: Brick / Stone Drive: Private Gar/Gar Pk Spcs: Built-In / 3.0 Drive Pk Spcs: 4 Tot Pk Spcs: 7.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat:	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Retirement: Oth Struct: Lot Size Source: Other
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#	Room	Level	Length (m)	Width (m)	Description
1	Den	Main	4.11	x 3.33	Fireplace
2	Dining	Main	4.72	x 3.81	
3	Family	Main	5.49	x 4.00	Fireplace
4	Kitchen	Main	5.41	x 3.00	Breakfast Bar Pantry
5	Breakfast	2nd	5.41	x 3.29	Combined W/Kitchen W/O To Yard
6	Prim Bdrm	2nd	5.26	x 3.96	5 Pc Ensuite W/I Closet
7	2nd Br	2nd	3.66	x 3.20	3 Pc Ensuite W/I Closet
8	3rd Br	2nd	4.11	x 3.35	3 Pc Ensuite W/I Closet
9	4th Br	2nd	5.12	x 3.66	4 Pc Ensuite W/I Closet
10	Laundry	2nd			

Client Remks: To Be Built - Craftsman Model (Elevation B) By Eden Oak To Be Built In Georgetown. This 3577 Sqft Two-Storey Home Offers Open Concept Space, 4 Bedrooms, 3 Car Garage And 5 Washrooms Including Kitchen With Large Pantry, Double Sinks And Granite/Quartz Countertops. A Gas Fireplace In The Family Room & Den To Add More Character To The House. A Patio Door Off The Dinette Allows For Easy Access To The Backyard. A Den/Office Is Conveniently Located Off The Main Entrance.

Extras: Location Is Fabulous, Conveniently Located In Central Georgetown, Family Oriented Neighbourhood, Walk To Go Station And Downtown Shops, Library, Restaurant.

Inclusions:
Exclusions:

Rental Items:

Brkage Remks: **To Be Built Taxes Not Yet Assessed(MPAC)** Home Is To Be Sold Pre-Construction. Offer On Builder Form. 10% Deposit Is Required In 6 Months.

SPECTRUM REALTY SERVICES INC. Ph: 416-736-6500 Fax: 416-736-9766
 8400 Jane St., Unit 9 Concord L4K4L8
 JAGDEEP GAMBHIR, Broker 647-226-7457
 JATINDER SINGH PHULL, Broker 416-569-7608

Contract Date: 3/25/2024	Condition:	Ad: Y
Expiry Date: 12/31/2024	Cond Expiry:	Escape:
Last Update: 3/25/2024	CB Comm: 2% Net Hst Of Sale Price	Original: \$2,249,900