

RINA DIRISIO  
REAL ESTATE, BUT BETTER



86-1317 LERICHE WAY

MILTON



**WELCOME TO THIS BEAUTIFULLY UPGRADED MATTAMY-BUILT 3-BEDROOM, 3-BATHROOM FREEHOLD TOWNHOME. IDEALLY SITUATED IN ONE OF MILTON'S MOST DESIRABLE AND RAPIDLY GROWING FAMILY-ORIENTED COMMUNITIES.**

This gorgeous home is surrounded by scenic conservation areas, parks, great schools, and premier recreational amenities, including Piper's Heath Golf Club, Royal Ontario Golf Club, and the Milton Sports Dome, offering the perfect balance of nature, convenience, and modern living. Commuters will appreciate the easy access to the Milton GO Station and Highway 401, Milton District Hospital, and nearby shopping, dining, entertainment, and the Toronto Premium Outlets. The FirstOntario Arts Centre and countless recreation facilities enhance Milton's vibrant lifestyle appeal.

An elegant, functional and stylish home featuring 9-foot ceilings, custom wall mouldings, designer feature walls, extended door heights, rich dark hardwood flooring, California shutters throughout, upgraded appliances, and a stunning oak staircase spanning three levels. The welcoming ground floor offers inside access to the garage, complete with an epoxy-coated floor and loft-style storage, plus a beautifully finished office or den featuring pot lights, dark hardwood flooring, and French doors—ideal for working from home.

The main level is highlighted by an open-concept living room that flows into the chef-inspired kitchen. Here, you'll find white shaker cabinetry with valance lighting, quartz countertops, a farmhouse under-mount sink with an upgraded black faucet, a large island with a breakfast bar, and stainless-steel appliances. The connecting dining area offers natural light and a walkout to a covered balcony, creating a perfect place for outdoor dining and relaxation. A 2-piece powder room and laundry room complete this level.

The upper floor features dark hardwood flooring in the hallway and the primary retreat, which also boasts a walk-in closet, private balcony access, and a 3-piece ensuite with an oversized glass shower. Two additional bright bedrooms share a 3-piece bathroom with a soaker tub and shower combination, providing comfortable accommodations for family.



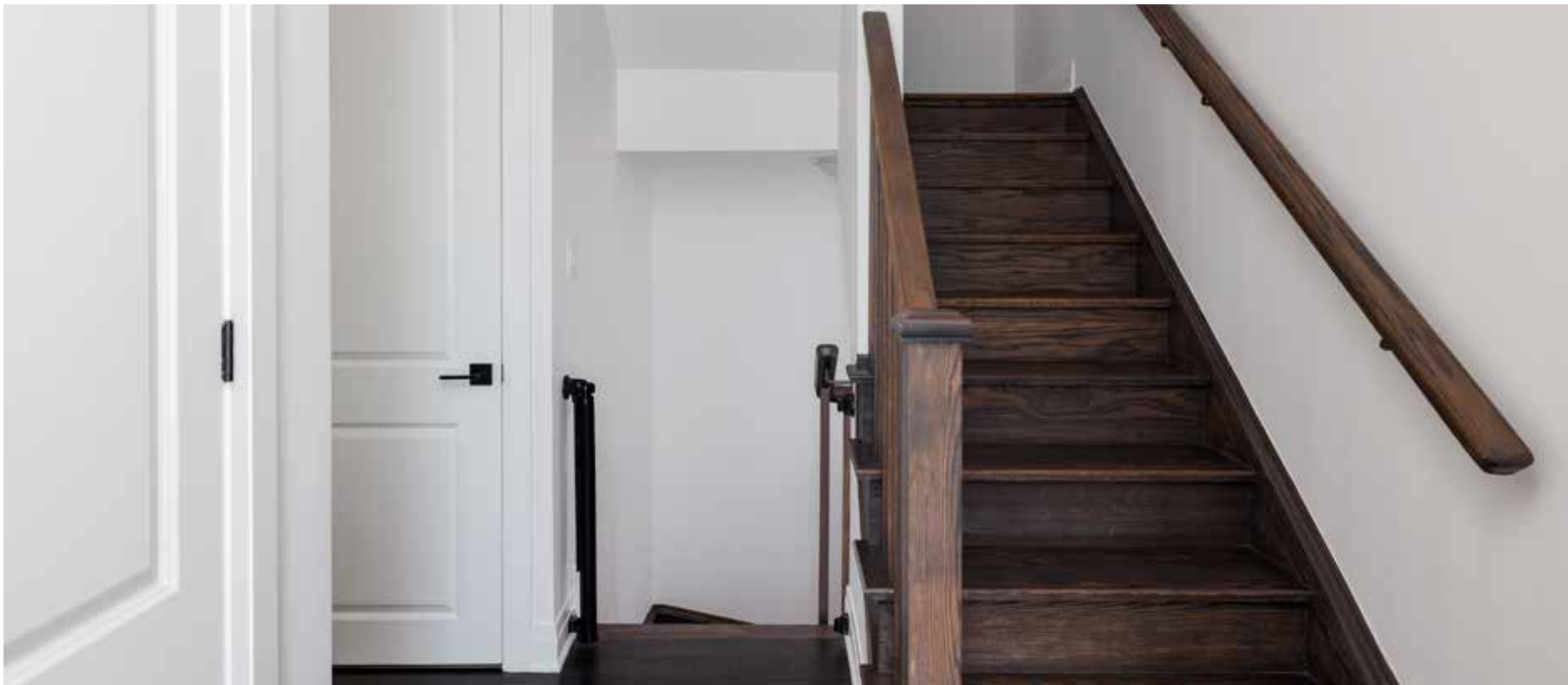
## FOYER

- Upgraded extended-height entry door with a glass insert
- Oversized stone-look floor tiles
- Oak staircase to the main floor
- Closet
- Inside entry to the attached single garage
- Utility room with an on-demand hot water system, furnace, and Aprilaire humidifier



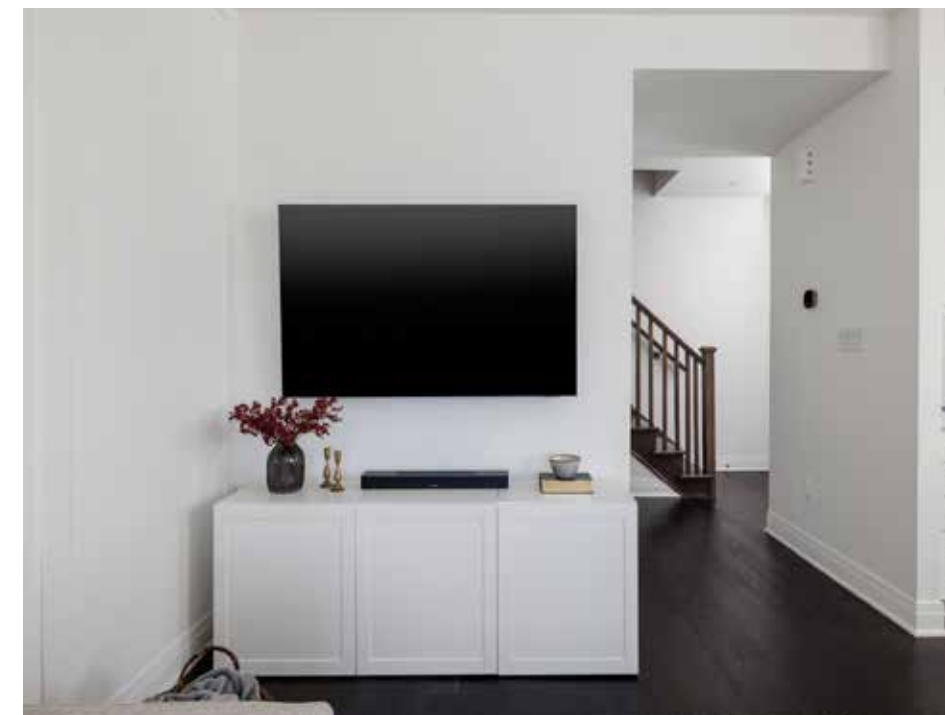
## OFFICE (8'6" X 10'4")

- French doors
- Dark hardwood flooring
- Two large windows with California shutters
- Pot lights and chic ceiling light fixture
- Custom wall mouldings



### LIVING ROOM (11'11" X 13'4")

- Dark hardwood flooring
- Custom wall mouldings
- Pot lights and a ceiling light fixture
- Large window with California shutters

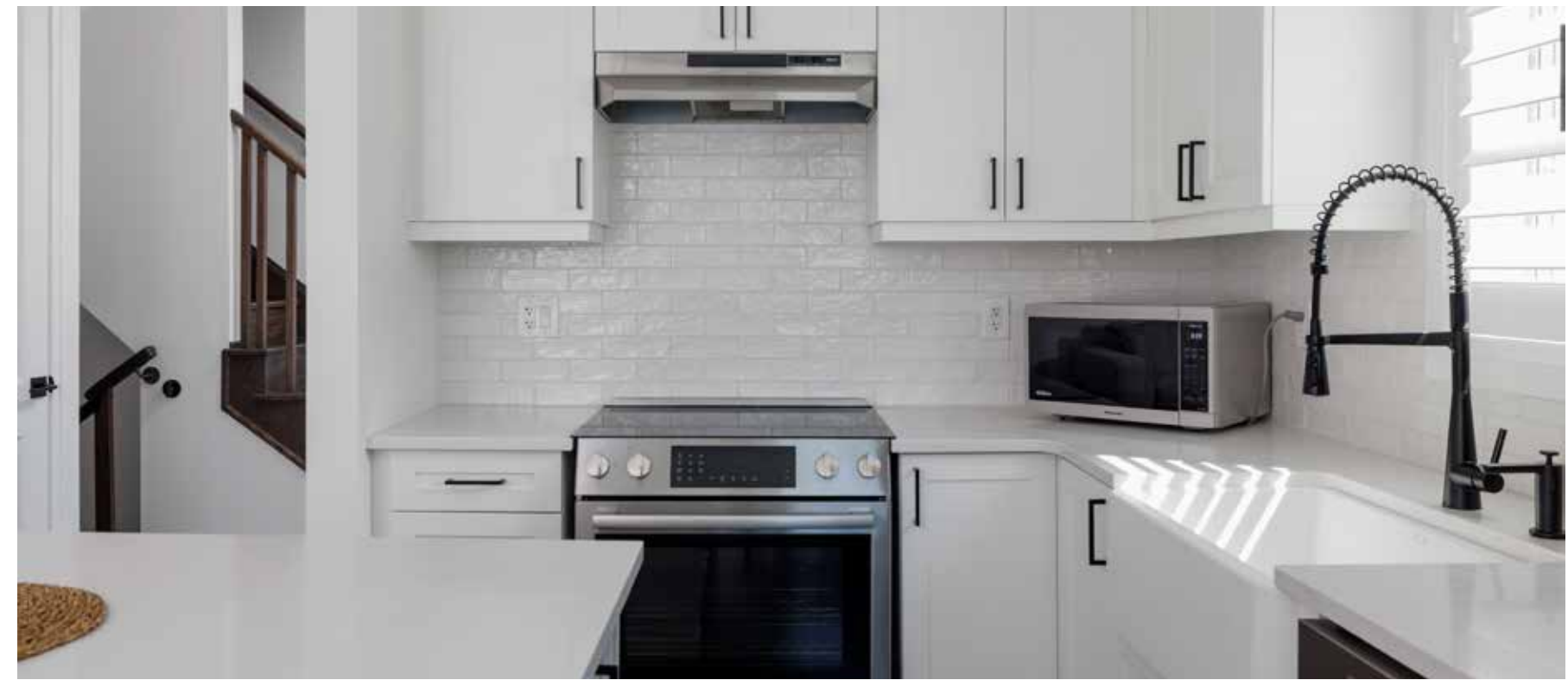




## KITCHEN (7'7" X 11'6")

- Extensive white shaker-style cabinetry
- Extended-height upper cabinets with valance lighting
- Large island with a breakfast bar
- Separate double-door pantry
- Pot lights and prewired for island lighting
- Quartz counters and complementing subway tile backsplash
- Oversized under-mount farmhouse-style sink with an upgraded black commercial-style spray faucet
- Dark hardwood flooring
- Deluxe stainless-steel appliances including a French door fridge with a water/ice dispenser, built-in dishwasher, and a slide-in electric range with a range hood fan







## BREAKFAST/DINING ROOM (9'6" X 9'1")

- Dark hardwood flooring
- Black iron candle-style chandelier
- Two large windows with California shutters
- Walkout to a private covered deck with metal railings and decorative columns



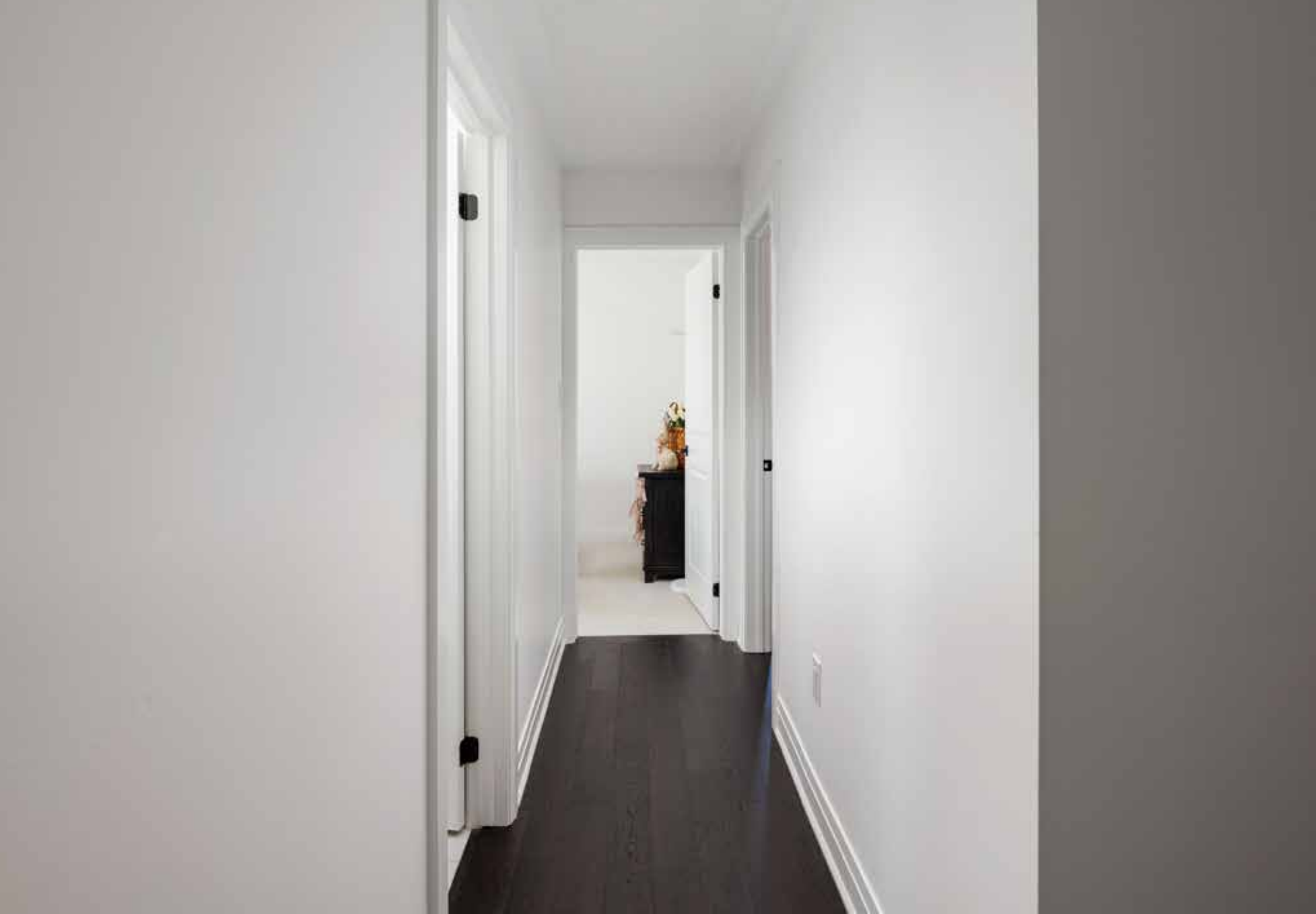
## LAUNDRY ROOM

- Neutral floor tiles
- Overhead ceiling light and exhaust fan
- Stacked Electrolux washer and dryer with a black stainless-steel finish

## BATHROOM (2-PIECE)

- Oversized stone-look floor tiles
- Large window with privacy glass
- White plumbing fixtures including a pedestal sink





### UPPER HALL

- Dark hardwood flooring
- Large double-door linen/storage closet

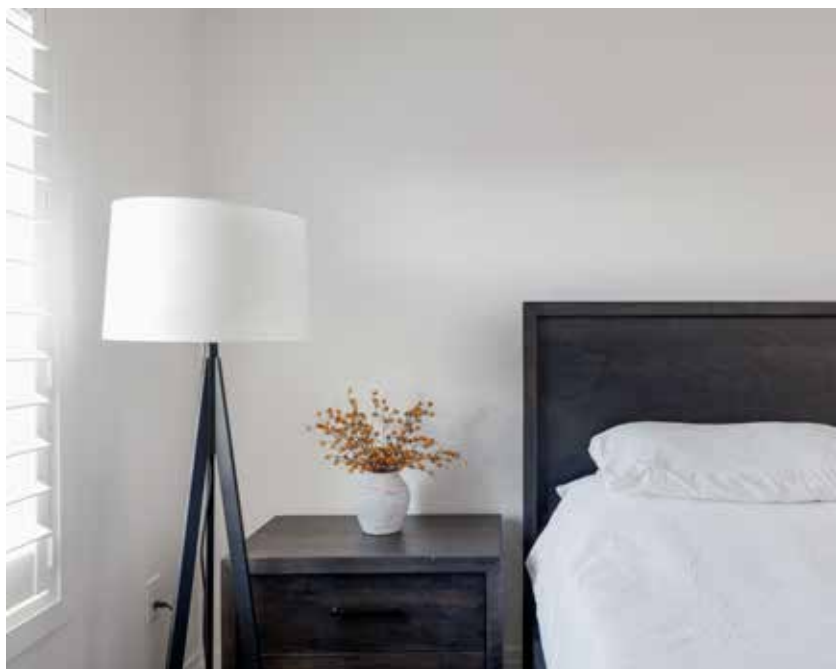


### PRIMARY BEDROOM (10'1" X 13'3")

- Dark hardwood flooring
- Five-blade ceiling fan
- Walk-in closet
- Window with California shutters
- Walkout to a balcony with metal railings

### ENSUITE BATHROOM (3-PIECE)

- Ample white cabinetry
- Quartz countertop with an under-mount sink and an upgraded black widespread faucet
- Oversized stone-look floor tiles
- Extra-large shower with neutral tile surround, an upgraded black shower system with a rain showerhead and an additional sliding shower diverter, and a frameless glass enclosure



**BEDROOM 2 (9'10" X 8'1")**  
**BEDROOM 3 (9'8" X 8'0")**

- Two additional bedrooms on this level feature neutral broadloom, large windows with California shutters, ceiling light fixtures, and double closets. One of the bedrooms has a feature wall and a deluxe closet organizer. Baby's room light fixture is excluded.





### **BATHROOM (4-PIECE)**

- Modern, woodgrain-finished cabinetry with a quartz counter and an under-mount sink, oversized stone-look floor tiles, window, and a tub/shower combination with neutral tile surround.

## SCHOOLS

### Elementary

Hawthorne Village - English Track - JK - GR08

Irma Coulson - FI Track - GR02 - 08

St. Veronica CES - Regular Track - JK - GR08

St. Scholastica CES - FI Track - GR01 - 08

Our Lady of Fatima CES - ExF Track - GR05 - 08

### Secondary

Craig Kielburger - English and FI Tracks - GR09 - 12

St. Kateri Tekakwitha CSS - Regular, FI, and ExF Tracks - GR09 - 12

New School in 2028 - Milton Public School



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**Taxes:** \$3.383/2026

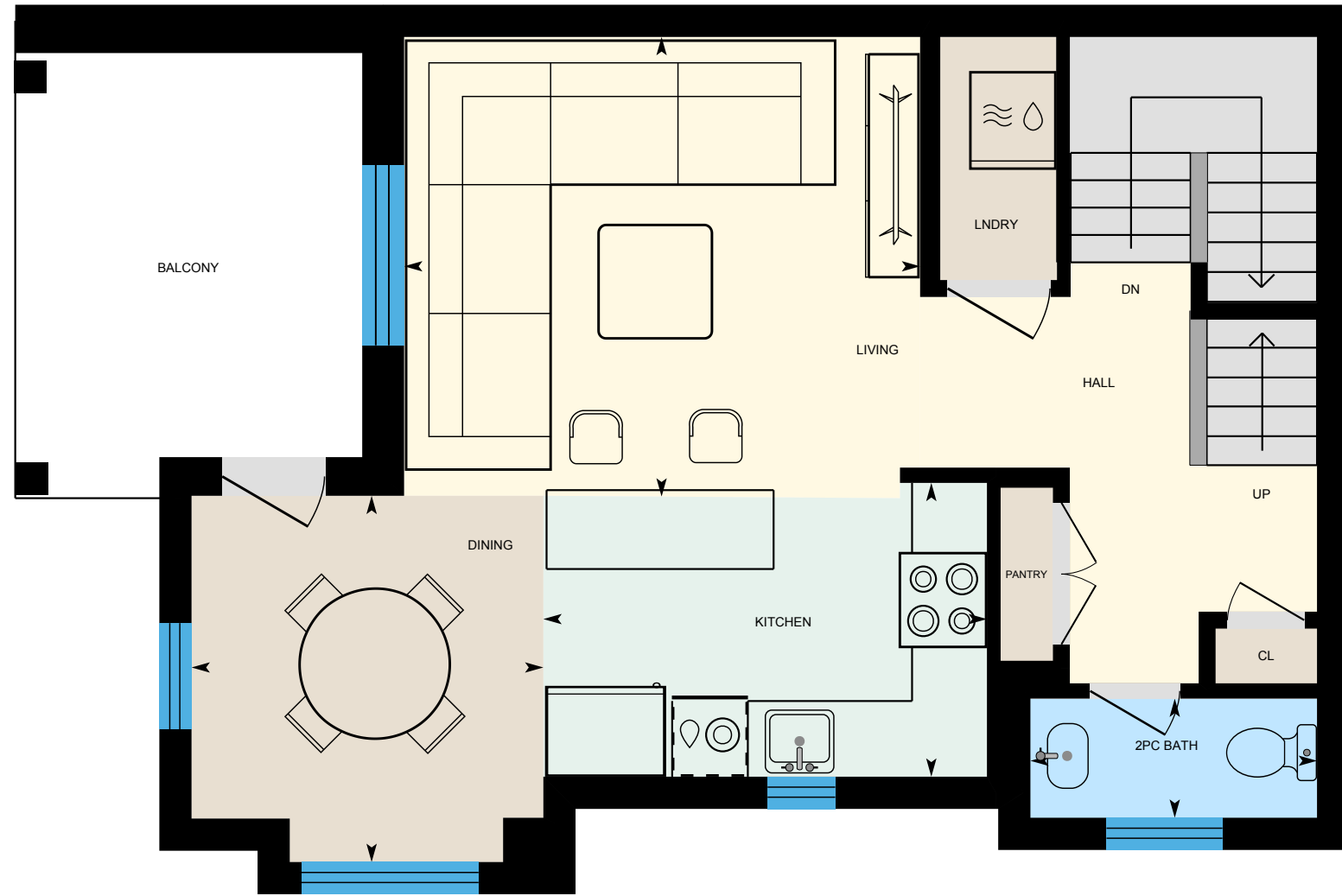
**Inclusions:** B Fridge, stove, built-in dishwasher, washer, dryer, all California shutters, all electric light fixtures, garage door opener

**Exclusions:** Kitchen island pendant lighting, baby's room light fixtures

**Road Fee:** \$123.63/monthly



# FLOOR PLANS



All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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Information in this brochure is deemed accurate but not guaranteed.  
School boundaries may change for upcoming school year.