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GUIDE TO MILTON NEIGHBOURHOODS & PRICING

CHARLTON
ADVANTAGE

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YOUR GUIDE TO MILTON NEIGHBOURHOODS AND PRICING

In this guide, you'll find pictures of properties that represent the different house styles and neighbourhoods you'll find in Milton. The properties each have descriptions and a price range.

This guide also includes a helpful map outlining the region and some community information and numbers. We hope you enjoy this Guide as much as we enjoyed making it for you.

If you haven't already been to CharltonAdvantage.com, check it out. You can browse all of the current homes for sale in Milton, plus you can watch our video reviews of the newest listings, updated daily. And be sure to like The Charlton Advantage Team on Facebook!

Let's see how we can help you.

Chuck and Mel

Melissa & Chuck Charlton
Team Leaders, The Charlton Advantage



WHO ARE WE?

Here's our team, The Charlton Advantage Real Estate Team. You may have heard of us. We do a lot of business in Milton. In fact, we're ranked in the Top 100 Realtors in Canada, helping a client move once every three days.



But you won't see billboards or bus shelters with our names all over. If you imagine the best restaurant you've ever visited, they don't need to spend big bucks on getting their name out there. They deliver serious quality service and food, and let the word spread. That's exactly what we do - we treat people really well, and we provide a lot of good information (like this report), and the word gets around.

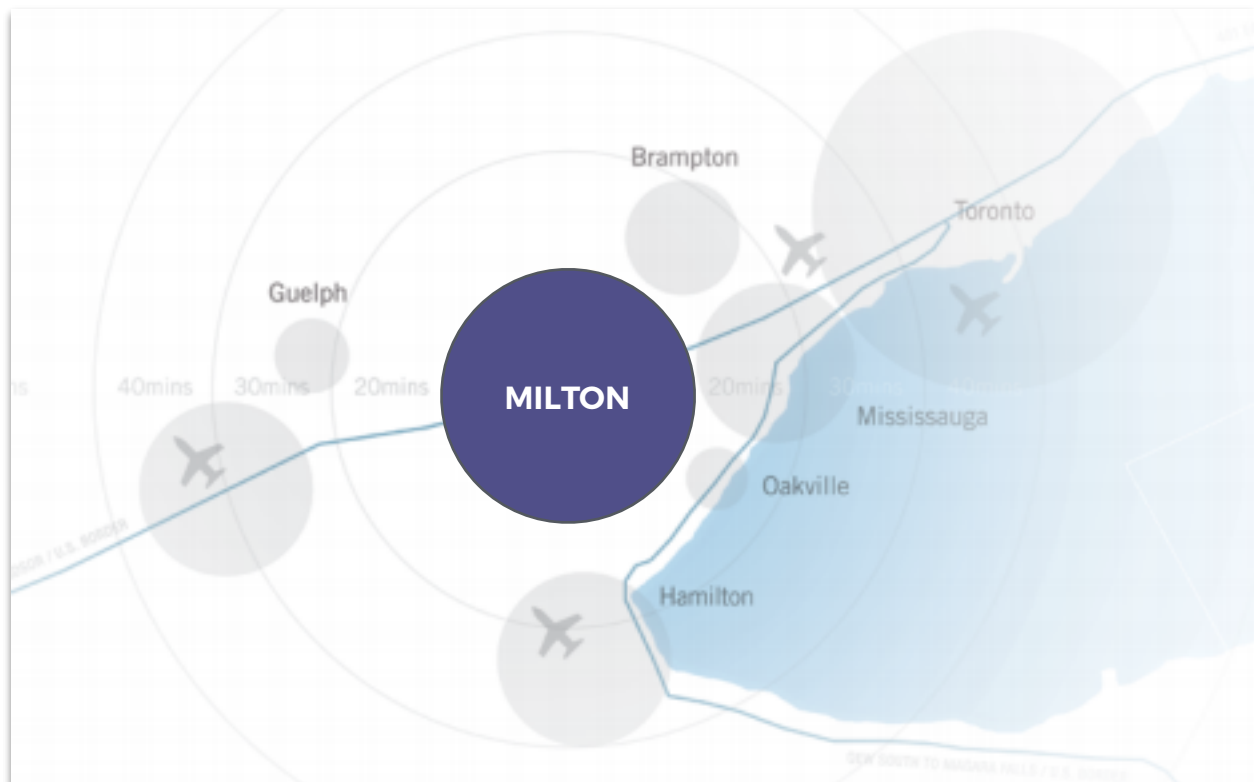
We listen carefully to your needs, and tell you the truth right from the start. We'll give you materials like this Guide, that will help empower you and give you the tools to research with and without our help.

Our daily videos have been viewed more than three million times over the last seven years, and it's a great way to learn more about Milton and the types of properties available to you. Our goal is to find your home, even before it's listed. Our team believes in being proactive in your home search, and not just waiting with our fingers crossed for something to come up on the MLS system.

Then, we'll stay in touch to make sure all the details are handled, like a concierge. There will be ten full-time staff making sure all the i's are dotted and the t's are crossed. We'll take care of your food on closing day, and stay in touch if there are any issues. Then long after the transaction is over, we'll be right there with you, inviting you to learning seminars, family events and showing our appreciation for years to come. If that sounds like the kind of experience you would enjoy, then just give us a call.

WHAT'S IT LIKE TO LIVE IN MILTON?

You can do a lot of searches online about Milton, and maybe that's even how you found this Guide... but what is this town all about? And more important... is it the right community for you and your family?



Well, it's one of the fastest growing communities in Canada, and the population is now more than 100,000 residents. Before the year 2000, the population was somewhere between 30,000 to 35,000 people, made up of the central core neighbourhoods of Old Milton, Dorset Park, Timberlea and Bronte Meadows (built in that order, more or less).

Then, the water and gas supplies were brought in, and the little town began to play "catch up" with the surrounding communities of Oakville and Mississauga. Rapid growth followed, and in the next 50 years, the town is projected to grow to about 350,000 people at maximum capacity.

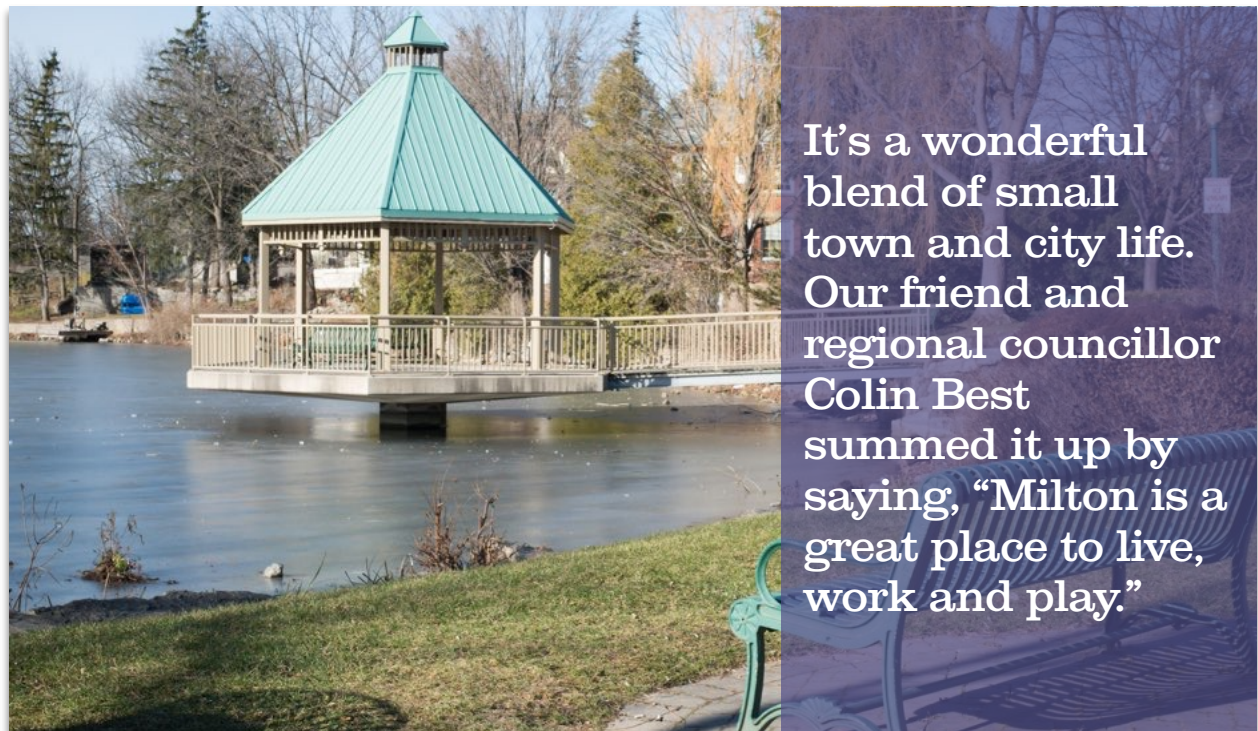
People like the location, because you can get to the airport in about 20 minutes, and even downtown Toronto in about 45 minutes. During rush hour, you can double those estimates.

We have Go Train service directly to Union Station, and a local Milton Transit bus service.

The town is youthful, with a median age of 34 years. During the growth years, many younger families have chosen Milton because of the lower price point compared to the larger cities, the small town charm, and the proximity to Toronto. There are lots of activities for children, and while many schools in Toronto are shutting down, we can barely keep up. Some of our schools are hovering at between 15 to 20 kindergarten classes.

The facilities are state-of-the-art, including the Milton Sports Centre and the Centre for the Arts. We have two libraries, more than 50 parks, and both public and Catholic elementary schools in the middle of each neighbourhood.

The new velodrome has attracted worldwide attention, with the next closest facility located in Los Angeles. The world-renowned Wilfrid Laurier University is currently in talks to have a campus here near Tremaine and Derry, and the Niagara Escarpment is just a short distance away, visible in the distance from most areas in town. Where else can you find a sandy beach and ski hill within 15 minutes of your front door?



It's a wonderful blend of small town and city life. Our friend and regional councillor Colin Best summed it up by saying, "Milton is a great place to live, work and play."

The golf courses are numerous, and there are many hiking trails and conservation areas nearby. You can grab some fresh baked pies at Springridge Farm and let the kids play in the corn maze, or take the kids to pet the animals at Andrews' Scenic Acres.

From May to October, there's one of the finest Farmer's Markets in Canada along Main Street. Grab a breakfast at Troy's Diner, a massage at Knead to Balance and a beer at the Ivy Arms. Then take a stroll around Mill Pond and its iconic gazebo.

Despite it's rapid growth, Milton remains a wonderful blend of small town and city life. Our friend and regional councillor Colin Best summed it up by saying, "Milton is a great place to live, work and play."

Why not join us for a Tour of Homes? You can sign up at MiltonTourOfHomes.com.

Let us know when you can make it, and we'll show you around town, so you can get a feel for the areas and types of homes available in your price range.

Real life is even better than this guide - no matter how hard we try!





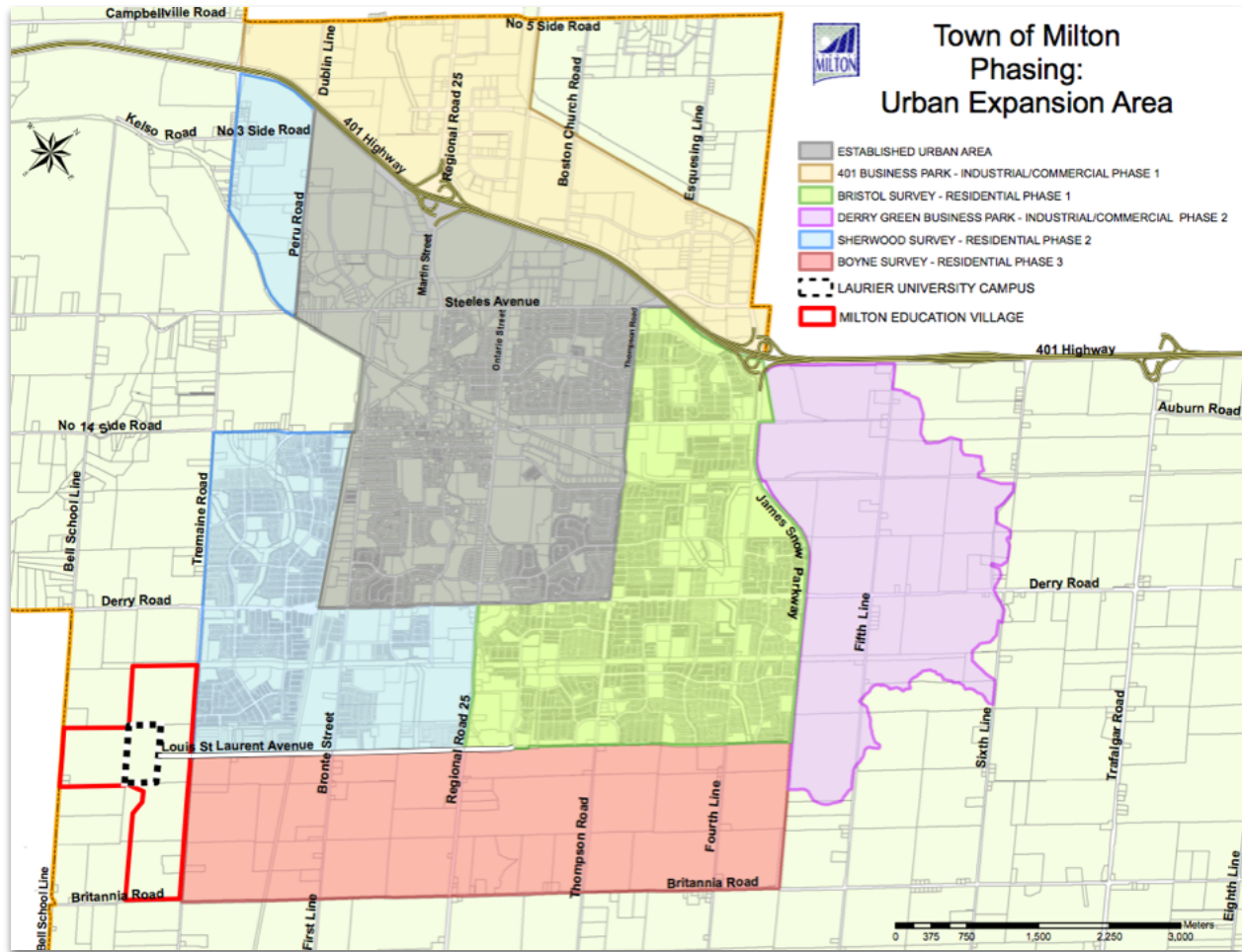
Our hospital is expanding, stores are opening, and the new Derry Green Business Park will mean even more local jobs, with the goal being to have 50% of our residents live and work in town.

Despite our best efforts, it's practically impossible to sum up a place to live in just a few paragraphs. Browse around online, watch some of our videos on YouTube (including our yearly "Flight Over Milton"), take this book with you and come for a visit.

But in the meantime, we hope this Guide helps you learn more about Milton real estate, and consider us your "conciierge" when it comes to anything to do with housing in town.

Welcome to a great community to live, work and play!

GROWTH PLAN AND DEVELOPMENT...



The GREY area represents the areas of Old Milton, Dorset Park, Timberlea and Bronte Meadows, which was the residential section of town up to the year 2000, plus the main downtown core and the Go Train. The population of this area is roughly 30,000 to 35,000 people.



Then around the turn of the century, the GREEN area began to grow, with some of the first builders in town showing up - Mattamy, Greenpark, Tiffany Park and Sundial, to name a few. There were plenty of farm fields, which slowly began to turn into residential subdivisions.



The BLUE area is the second phase, which began around 2007, with newer homes a little closer to the Escarpment. Milton District Hospital and the Milton Sports Centre are both in this area. Milton Heights just south of the 401 is also part of this development zone.



The third phase, the Boyne survey, is represented by the colour PINK, which will start on the west side of town and build eastward, adding an additional 50,000 people to our community.



The ORANGE and PURPLE areas are employment and commercial zones, and the RED outline indicates the position of the Milton Education Village (MEV), which will include the Wilfrid Laurier Campus and the Mattamy National Cycling Centre (Velodrome).

After these phases are complete, we will likely see development further south and east, with Milton reaching a capacity of approximately 300,000 to 350,000 people.

“Where is the best place to live?”

The answer almost always comes down to, “What’s important to you?” Do you prefer modern features like ensuite washrooms, energy-efficiency, and open concept design? How close would you like to be with your neighbours? Are schools important to you? (Visit FraserInstitute.org to compare school rankings).

Here’s a breakdown of the three major “phases” where you may want to live:

OLDER/CORE (GREY)	NEWER EAST (GREEN)	NEWER WEST (BLUE)
Made up of the core of Milton, representing the original neighbourhoods before the Town began its rapid growth. Characterized by larger lots and many of Milton’s original residents.	Defined mostly as the area within the Bristol Survey (the green section on the “Growth Plan” map), these homes are almost all between five and fifteen years old, with established schools, closer proximity to Mississauga and Toronto, and generally larger properties.	The Sherwood Survey (blue section on the “Growth Plan” map) is made up of homes closer to the Escarpment, with newer properties and less amenities, which are slowly starting to appear. Proximity to the Milton Education Village will generally be a positive value feature for these homes.
OLD MILTON, DORSET PARK, TIMBERLEA, BRONTE MEADOWS	CLARKE, DEMPSEY, BEATY, COATES	HARRISON, SCOTT, WILLMOTT

OLD MILTON



This is the area connected to Main Street, with great restaurants and small boutique shops.

Every Saturday morning from May to October, you can visit the Farmer's Market for fresh fruits and vegetables, with some treats and fun for the kids.

Housing can range from historic century homes to mid-century war-time bungalows.

The lots are typically the largest in town, and many builders are starting to re-develop on some of the prime streets.



THE NEIGHBOURS

A mix of long-time residents and original owners, with many families with kids starting to buy for the larger lot sizes and proximity to downtown.



PERFECT FOR

Those who like quiet neighbourhoods, and access to downtown restaurants and shops. Handy renovators can turn a tired house into their dream home.



THE LIFESTYLE

Sitting on a patio with a drink in hand, or strolling around the edge of Mill Pond.



NOT SO GREAT FOR

People who want smaller lots, or those who aren't comfortable doing a little bit of renovation to their house.



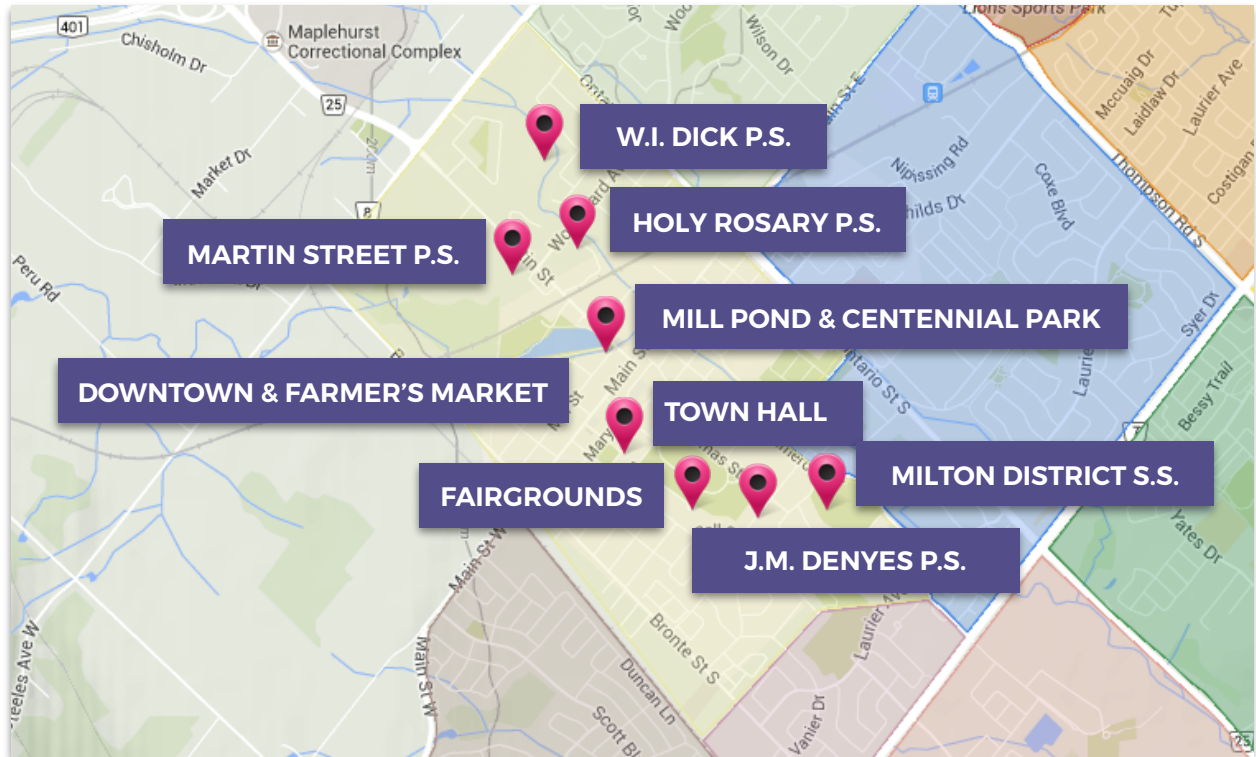
THE MARKET

A mix of homes built anywhere from the late 1800's to around 1960, with large mansions to smaller 800 square foot boxy bungalows.



YOU'LL FALL IN LOVE WITH

Being walking distance from everything.





DORSET PARK



The next area to develop after the downtown/Old Milton core was Dorset Park in the 1970's.

This area is characterized by many small cul-de-sac crescents which are perfect for kids, and its many styles of homes - bungalows, split-levels and two-storey homes, all on very respectable 50-foot lots or so.

There are lots of walking trails winding through the area, with a cluster of townhouses and an iconic Mac's convenience store in the middle near Woodward and Wilson.



THE NEIGHBOURS

Some original owners still remain, which is a testament to the quality of the neighbourhood. Young families have slowly started to replace the older empty nesters.



PERFECT FOR

Lot sizes. Next to Old Milton, these are the best lots in town, and we've even seen a handful of tear-downs and significant renovations in the last few years.



THE LIFESTYLE

Mowing the lawn and having a beer with the neighbours. Hockey and basketball nets on the street.



NOT SO GREAT FOR

Aluminum wiring. Be sure to get an electrician to green light the electrical system, or you may have a hard time getting an insurance policy.



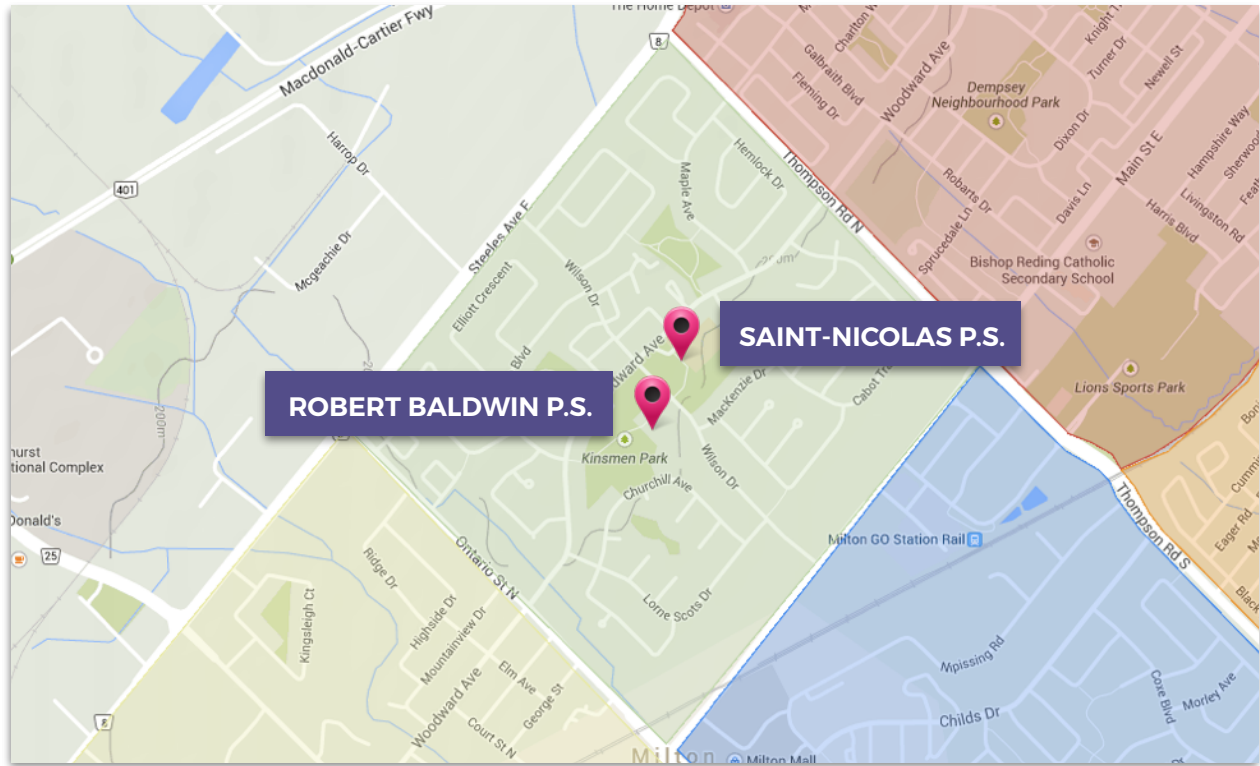
THE MARKET

Many different styles of homes on larger lots, and a pocket of very affordable condo townhouses in the middle of the neighbourhood.



YOU'LL FALL IN LOVE WITH

Pool-sized yards with room to spare.





TIMBERLEA



Timberlea was built mostly in the 1980's, and you tend to get more square footage and size than many of the homes in Old Milton and Dorset Park, along with many more two-storey dwellings and split-level homes.

Double-garage two-storeys on streets like Gowland, Lyons and Moorelands are very popular with growing families.

The area can provide a great balance between modern and classic features.

You can get larger closets and ensuite washrooms, and you don't have to sacrifice lot size as you would in a newer subdivision.



THE NEIGHBOURS

Families with children, often moving from their townhouse or semi-detached in the new area to get more property and a more old school, neighbourly feeling.



PERFECT FOR

Families who enjoy a balance of more modern features, the option of larger homes, while still maintaining nice lot sizes.



THE LIFESTYLE

Think soccer mom lifestyle - lots of kids activities, daycare, doing homework, and going for a swim in the pool. Quiet, and your neighbours know each other.



NOT SO GREAT FOR

Single people are not in great numbers. Those who dislike yard work will probably not enjoy the larger properties and gardens.



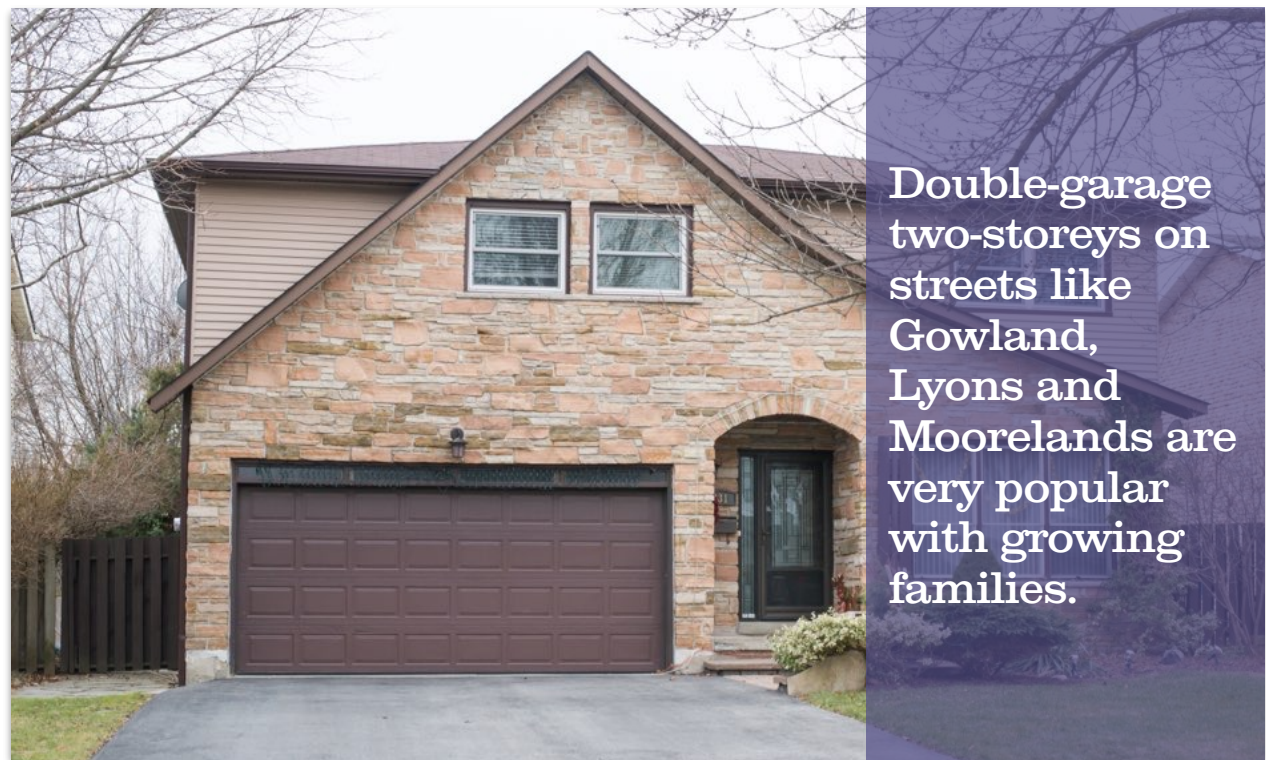
THE MARKET

A mix of homes built mostly in the 1980's, with some smaller semi-detached, link and larger single-and-double car garage detached homes. Condo townhouses offer starter-budget houses close to the Milton Mall.



YOU'LL FALL IN LOVE WITH

The tree-lined streets and the variety of housing options available.





BRONTE MEADOWS



Built towards the late 1980's just north of the hospital, the boundaries of this area are often confused because of the close proximity to Timberlea, both geographically speaking and because of the similarity in house appearance.

The lots are slightly smaller in this area, but still generally much larger than you'll find in the new area.

This was the last area to be built before a long pause in building in the 1990's due to lack of extra water supply in Milton.



THE NEIGHBOURS

Newer and older families with children of all ages.



PERFECT FOR

Those who like a larger lot than the new areas, but can live with something slightly smaller than Timberlea, Dorset Park or Old Milton.



THE LIFESTYLE

Neighbours greeting you outside and asking how you're doing. Close-knit streets where you know who your neighbours are.



NOT SO GREAT FOR

The elderly - unfortunately there just aren't many condos or one-storey living options (aka bungalows) in this area. The lots are also smaller than most of the other older neighbourhoods.



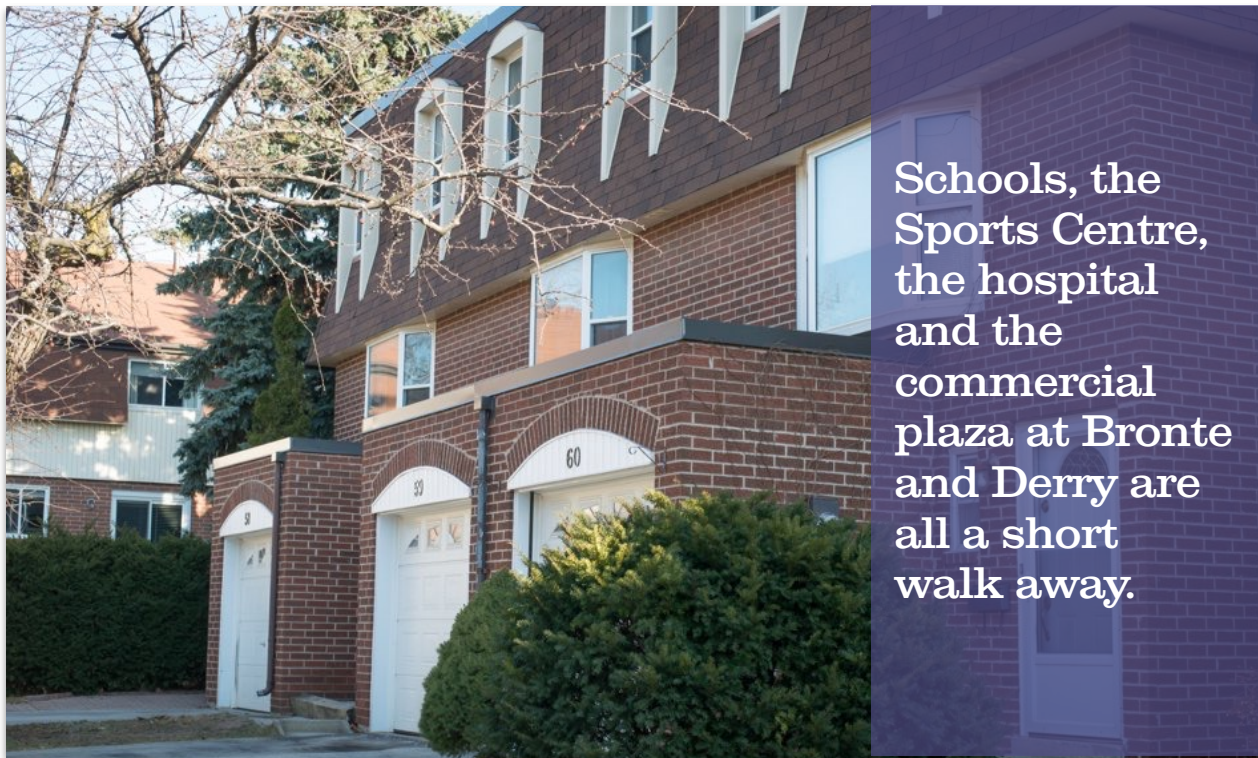
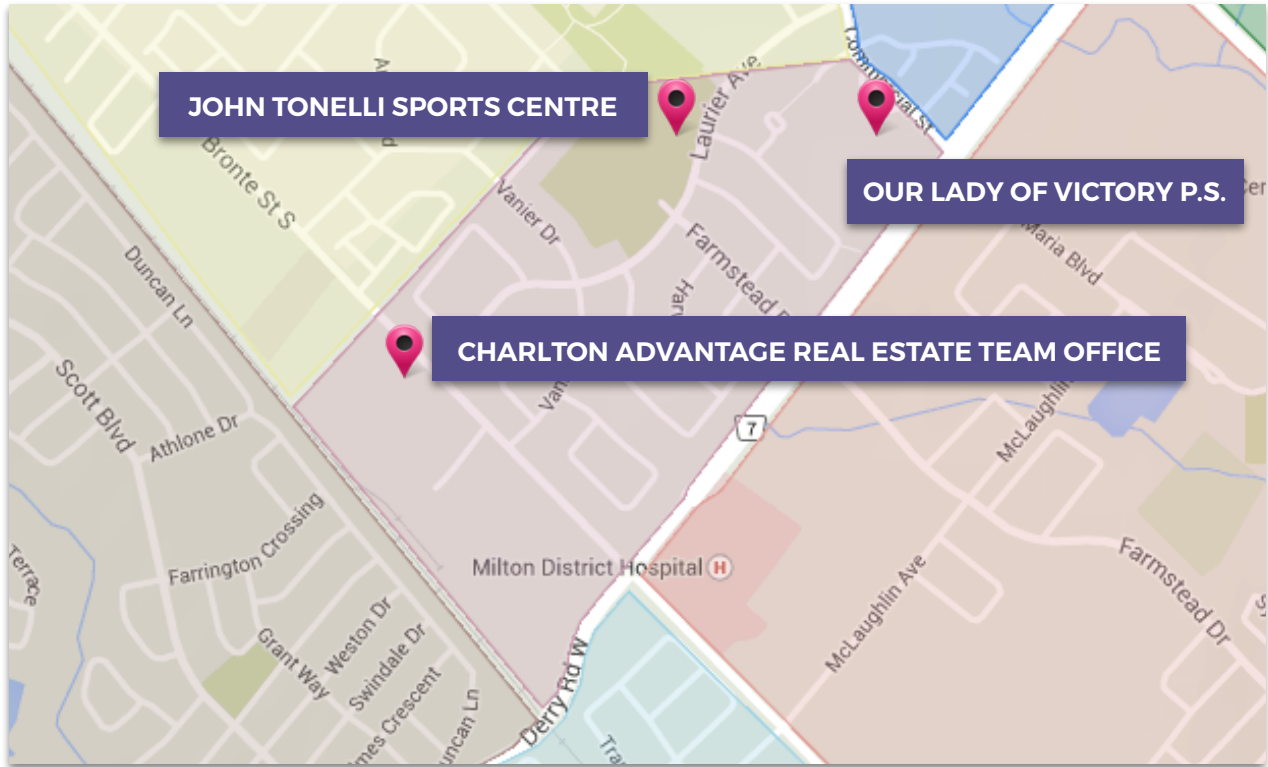
THE MARKET

Similar to Timberlea, with smaller semi-detached, link and larger single-and-double car garage detached homes. There are a few condo townhouse developments on Bronte as well.



YOU'LL FALL IN LOVE WITH

Schools, the Sports Centre, the hospital and the commercial plaza at Bronte and Derry are all a short walk away.





CLARKE



In 1999, Milton got access to a new water supply, which meant the doors were wide open for development.

Builder sales centres were in the middle of farm fields, and the Clarke and Dempsey neighbourhoods began to take shape at the turn of the millennium, with original purchase prices in the \$140,000 to \$230,000 range.

The neighbourhood is now firmly established as a friendly place to live, with more mature trees than the brand new west neighbourhoods.



THE NEIGHBOURS

Not many original residents remain. A mix of people who have moved in sometime in the last decade. Older and younger children.



PERFECT FOR

People who want to plant roots. With a mix of housing options, you can stay in this area from your first home until your last.



THE LIFESTYLE

Multicultural. Your children will have a mix of every nationality in their class, with a healthy balance of all cultures represented.



NOT SO GREAT FOR

People who want brand new houses. Most of these homes have a little bit of wear and tear from their first decade.



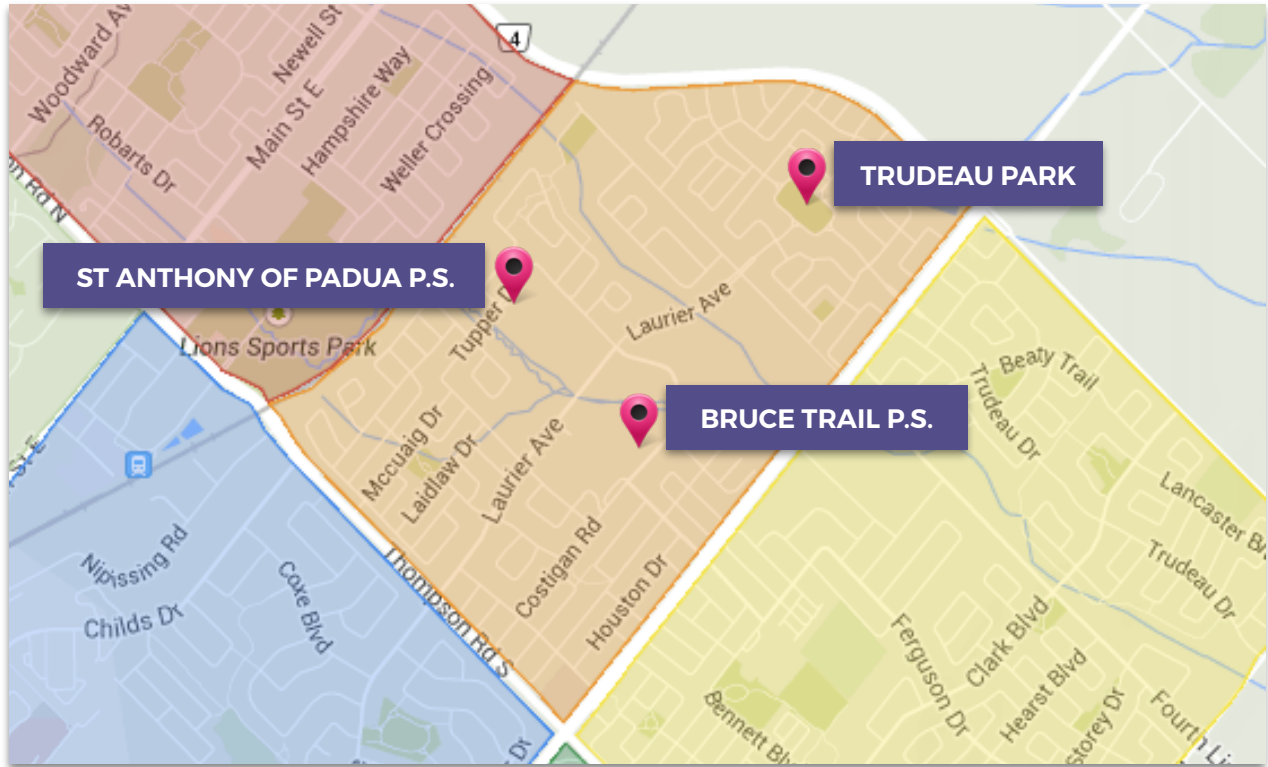
THE MARKET

Small 1,000 square foot townhouses all the way up to 3,000+ square foot detached homes with double garages. A few condo options on Costigan.



YOU'LL FALL IN LOVE WITH

The east location means you'll spend less time commuting to Toronto and Mississauga.



The east location means you'll spend less time commuting to Toronto and Mississauga.



DEMPSEY



Along with Clarke, this area was one of the first “newer” areas to develop at the start of the millennium.

With a location closer to Main Street, this neighbourhood enjoys great access to the Go Train, movie theatre, gym, library, the Centre for the Arts, and lots of shopping along Maple Avenue.

You can go for a skate, get a book, have lunch, watch a movie and get your groceries, all within five minutes from home.



THE NEIGHBOURS

A mix of original and new residents. One of the most ethnically diverse communities in Milton.



PERFECT FOR

People on the move. Everything you need is within a few minutes walk or drive.



THE LIFESTYLE

Busy family life balance of work, kids’ activities and quality time.



NOT SO GREAT FOR

Peace and quiet. With a highway to the north and the train tracks south, with Main Street and businesses on Maple in between, there are only a handful of streets with low noise levels.



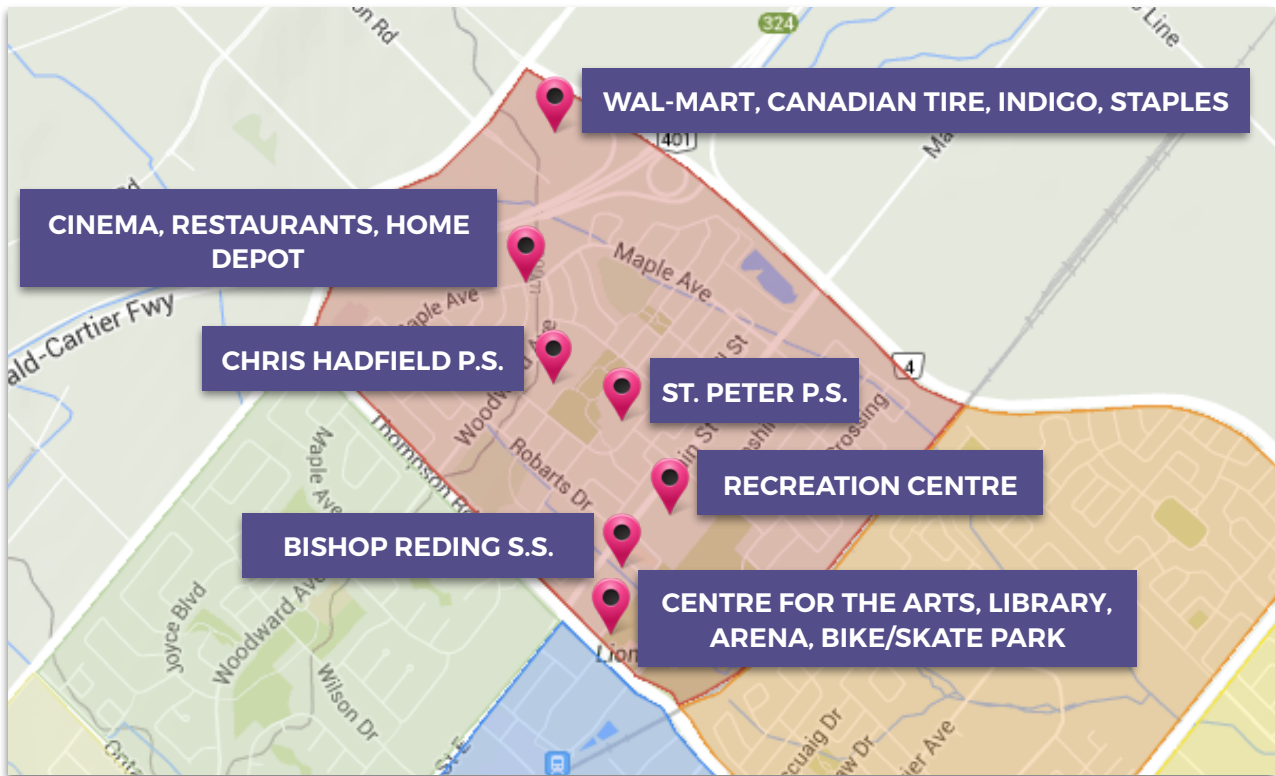
THE MARKET

Similar to Clarke, you can find all varieties of housing here. Expect more development along Main Street in the future.



YOU'LL FALL IN LOVE WITH

The two minutes it takes to get on the 401, or the 5-10 minute walk to the Go Train. The schools also have an excellent reputation.





BEATY



After Clarke and Dempsey finished, most of the building took place here in Beaty.

There was a strong demand for detached houses and larger double-garage homes, for the move-up buyers who were growing their families.

This area has some of the widest and deepest lots available in the new areas, with plenty of parks and some of the best public and Catholic schools in Milton.



THE NEIGHBOURS

A mix of original and new residents. Very multicultural and a friendly mix of all ethnic backgrounds.



PERFECT FOR

Move-up buyers. Although there are townhouses and semi-detached homes, the heart of this area are the detached houses.



THE LIFESTYLE

Street parties, yoga in the park, and strong support for local schools. Taking the kids to Hawthorne Cafe for a read-along story.



NOT SO GREAT FOR

People who want amenities. There are only two shopping plazas in the area, although there is a 24-hour grocery store and a Starbucks.



THE MARKET

Mostly Mattamy-built, although the Sundial homes near Louis St. Laurent have the deepest lot sizes you'll ever see in the newer communities, usually between 100-120 feet deep.



YOU'LL FALL IN LOVE WITH

The schools. This area has some of the top schools in the area, with Hawthorne Village P.S. ranking in the Top 25 schools in Canada by Today's Parent magazine. You may want to try the deep dish cookie at Portabello's too!



Street parties, yoga in the park, and strong support for local schools. Taking the kids to Hawthorne Cafe for a read-along story.



COATES



The success of Beaty moved across Thompson Road around 2005, and the Coates area developed.

We saw the introduction of stucco exteriors, rear lane home access & different housing styles never before seen in town.

Homes larger than 3,500 square feet began to be built, ready for growing families. Similar to Beaty and Dempsey, the schools in this area are very highly regarded, and there's a huge community park with lovely views of the Escarpment right in the middle of the neighbourhood.



THE NEIGHBOURS

As diverse as the housing types available in this community.



PERFECT FOR

Staying a while. It's a centrally-located neighbourhood, with a plethora of different housing options in one of the nicest looking neighbourhoods in town.



THE LIFESTYLE

The area tends to be one of the quieter, calmer places to live in town. Symposium is a fun place to grab a martini.



NOT SO GREAT FOR

Much like Beaty, this neighbourhood still lacks a lot of stores and amenities within walking distance.



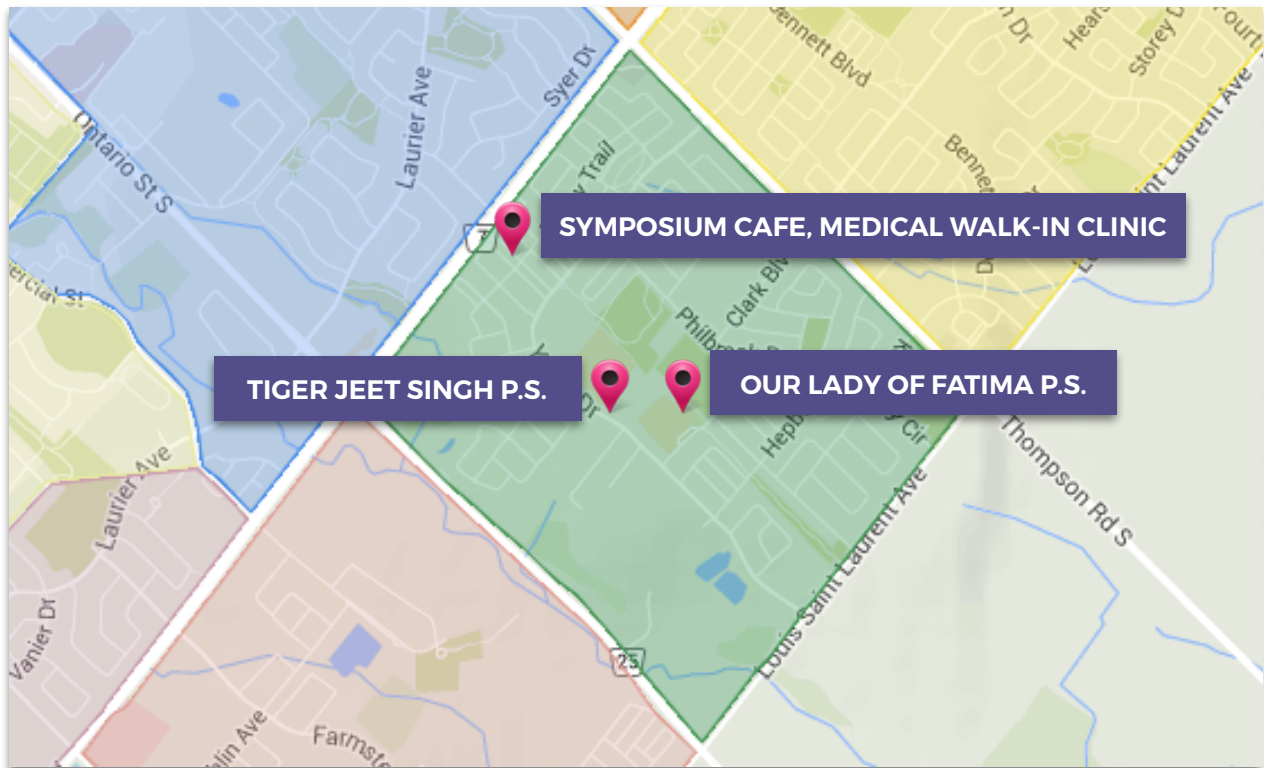
THE MARKET

Smaller townhouses with and without backyards, all the way up to nearly 4,000 square foot homes. No condo buildings.



YOU'LL FALL IN LOVE WITH

The way it looks. Driving along Yates or Philbrook, you'll see tennis courts, parks and great looking houses.



The area tends to be one of the quieter, calmer places to live in town. Symposium is a fun place to grab a martini.



HARRISON



Around 2008, some of the first houses were finishing up west of Bronte Street and the train tracks. The density of housing in this area was higher than ever before, with a few feet less width and an absence of 50-foot+ wide lots.

That being said, there are some very prestigious streets with larger homes, especially on the west side near the Escarpment.

This will also be the closest neighbourhood to the Laurier University campus and the only Velodrome in Canada to meet international cycling standards.



THE NEIGHBOURS

Younger couples and brand new families are the heart of this area.



PERFECT FOR

Starting out and great views. There are many three-storey townhouses with not a lot of outside maintenance, which can be a great alternative to a condo.



THE LIFESTYLE

Quiet weekdays and active weekends. Many residents in this area commute, so the daytime is very quiet during the week, with lots of social activities on the weekend. It smells like BBQ on Saturdays and Sundays.



NOT SO GREAT FOR

Amenities. For most things, you're travelling east to go shopping, although you can find lots of food choices on Derry between Bronte and Savoline.



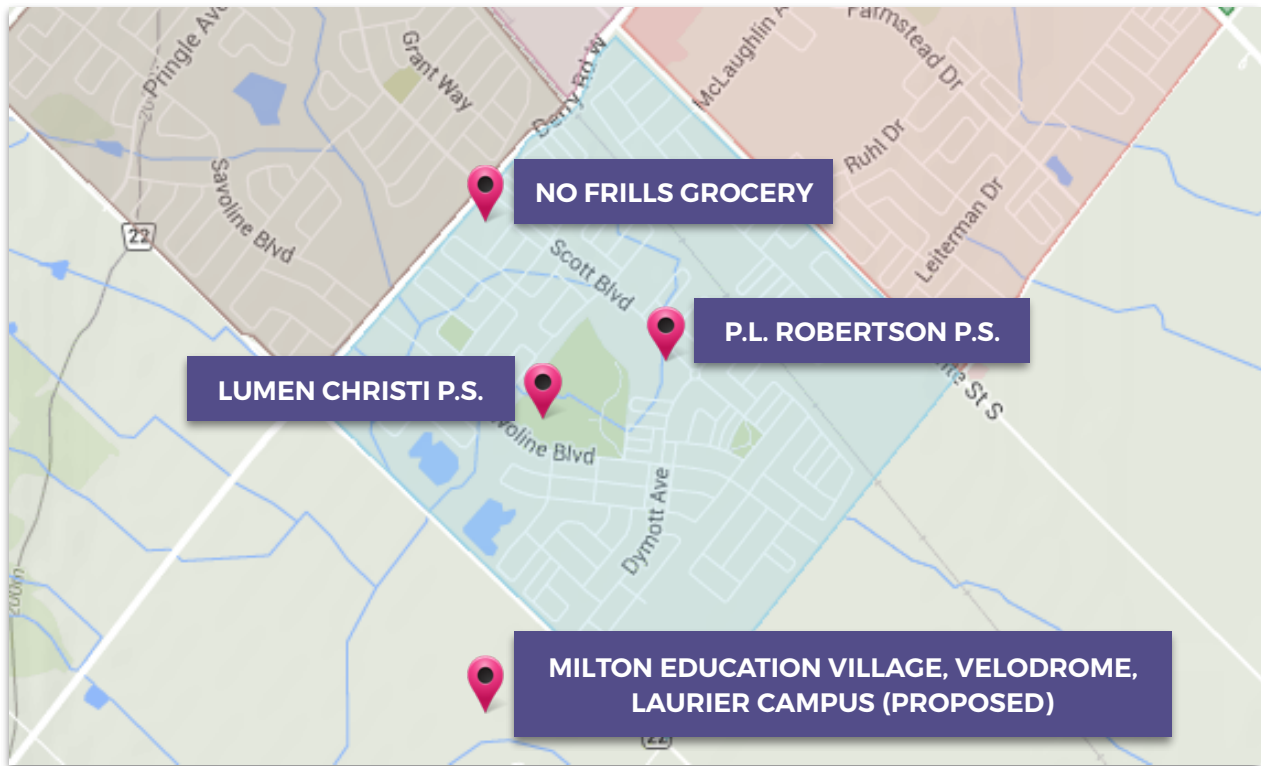
THE MARKET

Smaller two-and-three storey townhouses make up a large part of this neighbourhood on the east end, although plenty of detached, larger homes also exist, especially in the area west of Scott.



YOU'LL FALL IN LOVE WITH

Your future spouse. This area has lots of single professionals. For everyone else, the Escarpment views are terrific.





SCOTT



Built around the same time as Harrison, this neighbourhood mirrors the trend of starter houses closer to the train tracks, and larger houses further west with great views of the Escarpment.

This neighbourhood has one of the highest concentrations of homes backing onto greenspace.

Even though the density is still higher than the east neighbourhoods, this area consistently breaks price records and offers some of the most impressive homes in town.



THE NEIGHBOURS

A diverse mix of cultures, with the highest income per household out of all of Milton's neighbourhoods (source: Fraser Institute)



PERFECT FOR

Private yards. If you've got a healthy budget, you have one of the best selections of houses with trees, greenspace or a pond behind.



THE LIFESTYLE

Taking the kids to the park. This area has access to some of the best parks in town, including the huge Sherwood District Park between Main and Given Lane.



NOT SO GREAT FOR

School boundaries. It seems like every year the kids in this area get shuffled to a new school. This will change in the next few years.



THE MARKET

Anything from starter townhouses on Duncan Lane to the many double garage homes. A handful of houses in the area have broken the \$1 million mark.



YOU'LL FALL IN LOVE WITH

The Heathwood Forest collection west of Scott just south of Main. These homes command large premiums and sell quickly whenever they hit the market.



If you've got a healthy budget, you have one of the best selections of houses with trees, greenspace or a pond behind.



WILLMOTT



This is Milton's newest neighbourhood, and it has a bright future ahead.

With landmarks like the Milton District Hospital, the Milton Sports Centre and the massive Milton Community Park, you can skate, take the kids to gymnastics, play baseball, basketball, soccer, tennis, beach volleyball, go to the splash pad, use an indoor walking track and lots more.

Don't expect too many larger homes, as the trend continues to offer more homes per acre as the town continues to grow. You won't find very many homes in this neighbourhood larger than 2,800 square feet.



THE NEIGHBOURS

The newer neighbourhoods in general tend to attract younger couples, so the average age is lower than most other areas.



PERFECT FOR

First-time buyers. The density of housing is greater, which means many options for townhouses and even some condos in the southeast.



THE LIFESTYLE

Active families. If your kids are involved with hockey or gymnastics, or if they just love being outside... this is one of the best places to be.



NOT SO GREAT FOR

We see the same issues with school boundaries here as any of the new areas, with kids shifting around for a few years.



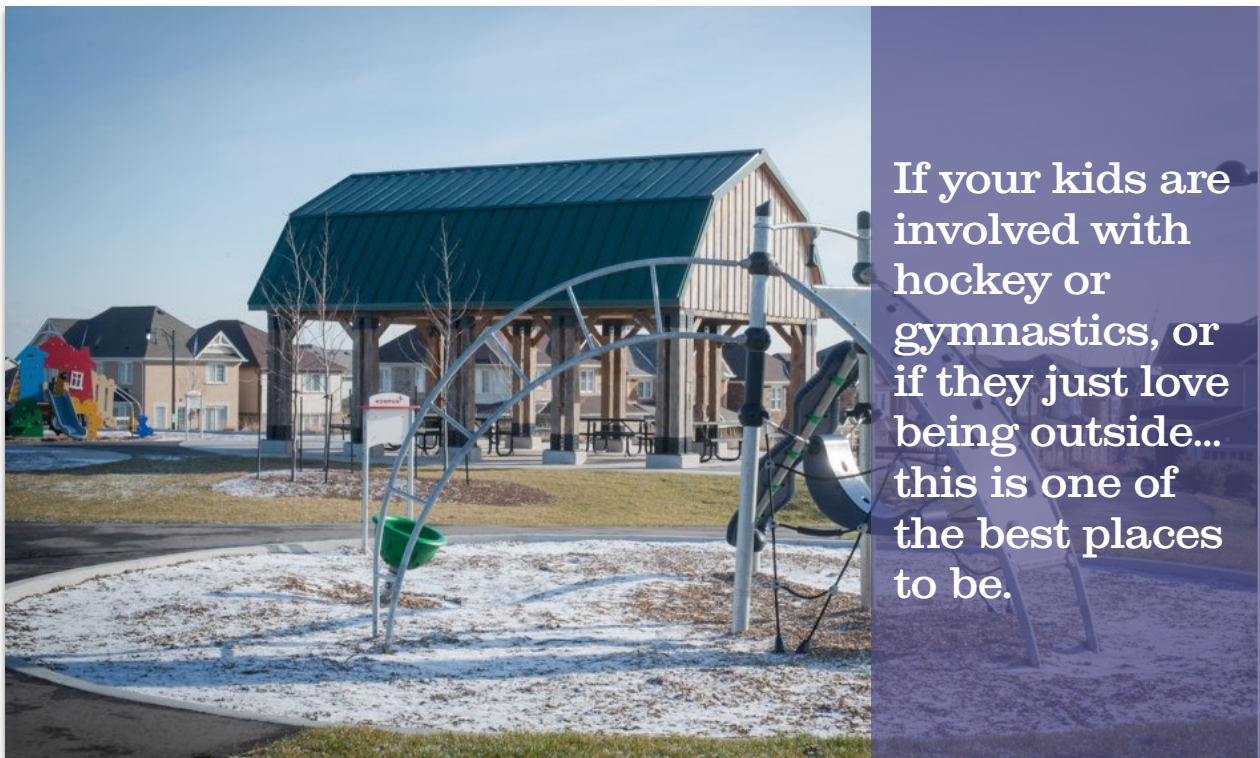
THE MARKET

Aside from a section of larger Coscorp-built homes in the north, mostly 2500 square feet and under.



YOU'LL FALL IN LOVE WITH

The plaza with the Beer Store, LCBO and a 24-Hour Sobeys'. You could plan a good party in one stop.



If your kids are involved with hockey or gymnastics, or if they just love being outside... this is one of the best places to be.



RURAL



We tend to think of the rural areas in two categories: northwest and southeast.

The rural homes north and west of Milton may or may not be in the Niagara Escarpment protected area, and they can range from estate subdivisions in Campbellville and Brookville to acreage and “country”-style living.

South and east are filled with redevelopment potential as Milton’s next phases of building continue towards Oakville and Mississauga in the next 20 years.



THE NEIGHBOURS

Neighbours? What neighbours? Isn’t that why you move to the country... to get away from them?



PERFECT FOR

More land. You won’t find anything much less than half an acre once you cross into the rural areas.



THE LIFESTYLE

Peace and quiet. Rolling up your sleeves and fixing stuff. Seeing deer and wildlife in your backyard. Growing your own vegetables.



NOT SO GREAT FOR

Amenities. If you forget the milk, you may need to devote an hour or more to run back and get it. Also, the bugs can get bad, and not all areas have very good Internet or phone reception.



THE MARKET

Don’t expect much of a discount compared to being in town. The larger your land, the more of an investment you’ll make. Homes have sold for \$5-million-plus in some cases.



YOU’LL FALL IN LOVE WITH

Seeing horses on the way home and stars in the sky when it gets dark.





HERE'S A MAP OF MILTON'S NEIGHBOURHOODS

Now that you've learned about the different areas to live, here's how to find them all!



WHAT DO YOU GET FOR YOUR MONEY IN MILTON?

Another very common question from our customers is, “What do you get for \$X dollars?” or “How much will it cost to get a four-bedroom home with a double garage?”



So we put all of the properties into categories, and attempted to give you the best and most diverse examples of the different options available in all of the price categories.

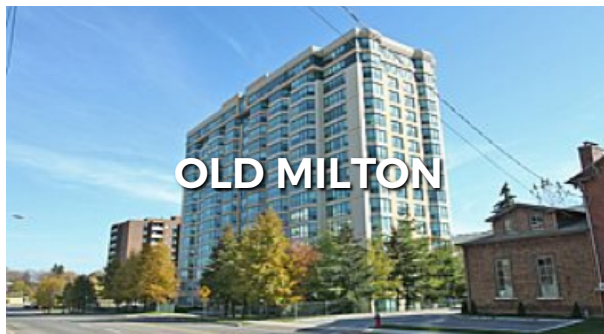
If you're wondering what else you can do to gather information, visit our website at CharltonAdvantage.com to search properties, or watch our Pick 3 videos.

Disclaimer: These images were used from sold properties on the Toronto Real Estate Board between 2006 and 2016. The price ranges are intended to serve as a guide only, and variations may exist because of current market conditions or because of factors like interior or exterior improvements at any given time. Although we try our best to maintain accuracy, the market is ever-changing, sometimes faster than we can update the Guide.

PRICE RANGE A: \$350,000 TO \$450,000

What do you get for your money?

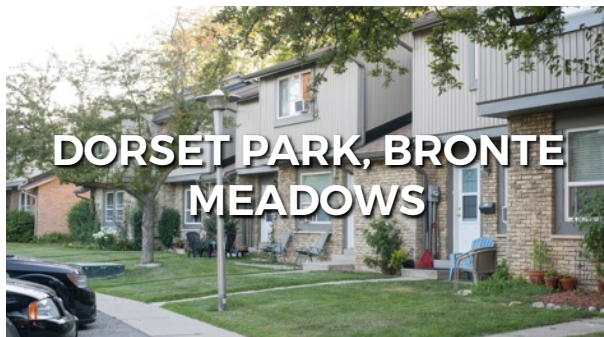
Generally you're looking at a one-bedroom or one-bed plus den condo apartment in this range, or you're looking at a condo townhouse that needs quite a bit of TLC. Nothing "freehold" without condo fees unless there's something seriously, seriously wrong with it. Practically speaking, there's virtually nothing that ever sells for less than this price range in Milton.



One-bedroom condo, 700-900 square feet at 100 Millside, a downtown building with an older 50+ population. \$450-550/month fees include all utilities and even cable TV. Views of Mill Pond and great access to Main Street shopping and food.



One-bedroom apartment or one-plus-den, 600-800 square feet at Maple Crossing. Gym access and party room. One parking and one locker, close to 401. Fees \$200-250/month, heat and hydro paid separately.



Three-bedroom condo townhouse. Fees \$250-350/month for common areas (utilities extra). No garage with one surface parking space. At this price point, mostly original or poor condition, some may have electric baseboard heating.



One-bedroom condo apartment in the Ambassador buildings on Costigan. Nine-foot ceilings, with some units facing greenspace and parkland.

PRICE RANGE B: \$450,000 TO \$550,000

What do you get for your money?

Moving up to this price range means larger condo apartments (including two bedrooms), more upgraded condo townhouses with more features in better locations, and some of the smaller three-storey “Village Townhouse” freehold townhouses.



**BEATY, COATES,
WILLMONT, HARRISON**

Two-bedroom, with one-full bath and one-half bath. Mattamy Village Townhouse has a small front yard, no backyard, and a second floor balcony. Condo alternative with no maintenance fees and 1000-1200 square feet. Popular with first-time buyers.



OLD MILTON

Small 800 square foot two-bedroom home, in original condition or poor condition. Land value by itself can be close to the top end of this range (or more). We see many of these homes torn down to build larger, more modern homes.



OLD MILTON, SCOTT

In the GreenLife condo buildings at 383 Main and 33 Whitmer, you may only get a one-bedroom condo versus a two-bedroom in other buildings in this price range. However, the condo fees are the lowest in Canada, and there are many engineering features that make this a unique and desirable place to live.



**BRONTE MEADOWS,
TIMBERLEA**

The condo townhouses are much better in this price range, with private garages, gas heating and often significant cosmetic improvements. Fees generally range in the \$250-350/month range, with heat and hydro separately billed. Most of the homes are three-bedrooms, but occasionally the four-bedrooms show up.

PRICE RANGE C: \$550,000 TO \$650,000

What do you get for your money?

This price range is usually where the bulk of the freehold townhouses are found. Towards the top end of the range, you're likely to see a few semi-detached homes, and there may be some condos towards the lower end of this range. Building lots and land value close to downtown may be found here, although the demand can be so high that many don't even hit the open market.



Larger 1200-1500 square foot three-storey Village Townhouse-style living will cover much of the early-to-mid part of this range, slowly giving way to townhouses with yards. No backyards, and no below grade basement space. They are also freehold, with no condo fees but very easy to maintain with minimal upkeep.



You'll find two-storey freehold townhouses in most of the newer neighbourhoods in Milton, generally ranging from 1100-1600 square feet. Generally these homes are three-bedrooms, with either one or two full washrooms upstairs, plus a powder room on the main floor.



You're likely to see 1100-1400 square foot detached three-bedroom homes in this range, in the more mature areas. If they need a little work, they will be in this range, and if they're updated, they will move up to the next price range.



If you see a condo apartment listed in this range, it's safe to say that it's at least 1000 square feet, with only a handful in town larger than 1400 square feet. They're almost always two-bedrooms... sometimes with a den. True three-bedroom condos are rare.

PRICE RANGE D: \$650,000 TO \$800,000

What do you get for your money?

Now we're up to the level where you see semi-detached and detached homes. This range is considered the "average" price point by MLS standards. Occasionally there's a double garage, but the majority of homes you'll find have one space in the garage. Townhouses do show up at this price point, although only a select few have ever reached the top end of this category. This is also the starting point if you're looking for most rural properties.



Most people will choose between a newer or older detached home at this budget. Is it more important to have open layouts and modern features with a newer, smaller lot (as pictured)? Or is the land and the mature trees more compelling (as below)?



Semi-detached homes are very common in this range, with sizes anywhere from 1400 to 2000+ square feet. You can also find townhouses, some of which may even offer a double garage.



In most of the mature areas, you'll find nice detached homes on big 50-foot plus lots in this range. Towards the lower end of this price bracket will require work, and the top end of the bracket will include many "move-in ready" homes with nice updates.



Looking for a bungalow? There's a tucked away neighbourhood called Drury Park just behind EC Drury School. You can get a single garage in this range, and the double garages are usually in the next price range. One of the few condo alternatives for "empty nesters".

PRICE RANGE E: \$800,000 TO \$1,000,000

What do you get for your money?

At this level, it's all about the detached home. Your choice is between more square footage with one-car garage, or a double garage. Features can also make a huge difference in this range, because the "move-up" buyer who sells their home to get into this range wants things like a finished basement, granite countertops, a large kitchen, and a well-finished ensuite washroom. Or a really good street and neighbourhood.



Similar to the previous price range, your decision here is whether to buy for land, or to buy for modern features on a smaller lot. Most of the homes in this price range are between 2100-2700 square feet.



People will pay extra to be on a great street. Take a drive along great streets like Gowland, Anderson, Valleyview and Kingsway in Timberlea, and you'll see why the homes in these areas are so popular.



Sometimes you can combine the best of both worlds and get a newer home on a pie-shaped or premium lot. A Sundial-built area near Thompson and Louis St. Laurent features deeper lots than most of the other newer builders in town.



You can get a lovely bungalow in the new or old area in this price range. As we see our population age, combined with the desire to be close to grandkids, these types of properties will continue to retain their value in the future.

PRICE RANGE F: \$1,000,000 TO \$1,300,000

What do you get for your money?

If you're not getting enough size or features for your money in the previous range, then this is where you'll need to be. You get more of everything - square footage, land size, upgrades & improvements. Not many areas are off-limits by the time you get to this price point - even something within a short walk to downtown.



Custom-built homes and significantly improved older homes can be found in this price range, and if they're large enough they can even jump to the next range. Greenspace and privacy can add \$20k-100k+, depending on the area.



Imagine those nice Timberlea streets we spoke about in the previous price range, but with greenspace, pools and modern upgrades and improvements. If enough of those features add up, it will push the house value up to this range.



There's a lovely area built by Heathwood just south of Main, east and west of Scott where you'll find some of the nicest homes in town. They can command a premium of 5-10% above other builders. Most homes at this price point are anywhere from 2700-4000 square feet, regardless of area.



Homes on a few acres or in "estate"-style subdivisions can be found at this price point, within 10-30 minutes of Milton. If they're really well-upgraded, they can push up to the next price range. Location and proximity to town can have a huge influence on market value.

PRICE RANGE G: \$1,300,000 TO \$2,000,000

What do you get for your money?

The two things that are consistent in this price range are location and privacy. Most of the estate-style subdivisions have homes that will reach this range (or above), and some of the finest “in-town” listings will sell in this range.



Drive along James and then turn onto Victoria to see homes like this. Or take a peek at the custom-built homes in front of the Fairgrounds on Robert Street. Top notch locations are a must if you have this kind of budget, along with a nice, big 125+ foot deep lot.



You can easily find 3000+ square foot homes in areas like Brookville and Campbellville, just outside of town, on an acre or two. It's not unusual to find gorgeous landscaping, pools and triple garages in these homes.



Only a handful of homes in town command this type of price point in the newer or older neighbourhoods. You can count on huge amounts of improvements, and in almost every case, there are no neighbours behind. Bonus points for a clear view of the Niagara Escarpment, too.



Want more land? At this price point, you can easily buy 10, 20 or even 50 acres within a half-hour drive to town.

PRICE RANGE H: \$2,000,000 AND UP

What do you get for your money?

In a given calendar year, less than 50 homes will reach this price range in Milton and the surrounding rural areas. They're great fun to look at, and they're so full of character - each one different in their own regard. You could count on one hand the number of "in town" homes that have sold at this level or above.



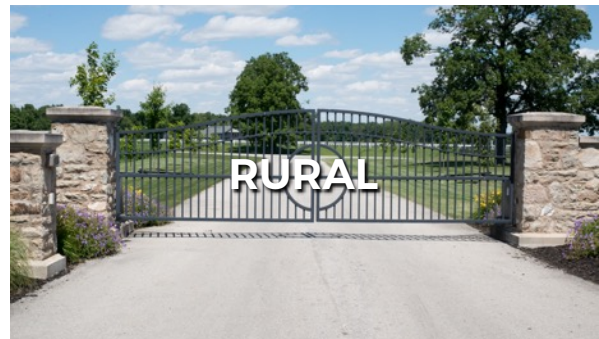
It's not unusual to see former athletes and musicians sell their homes in this price range. You can find indoor bowling, basketball courts, par-3 golf holes and beach volleyball courts, along with cigar smoking rooms, wine cellars, and kitchens that belong in magazines.



Buying or selling a farm is a specialized practice, and only a handful of Realtors are qualified to even consider selling one. Without very specific awareness of tax incentives, industry trends, and commercial valuation, the Realtor and their client could find themselves in a mess.



The most expensive home sold in the Milton area was between \$5 and \$6 million, sold to a musician. This was not the home, but it's still pretty nice, isn't it?



A gate like this is a good sign that you found a home at this price point. Some of the greatest homes and hidden gems in Milton are tucked away behind gates, rolling hills and trees, practically invisible to the outside world.

HELPING PEOPLE ON THE MOVE...

"I discovered the Team through Milton Daily Homes. I found that your expertise on Milton properties was very helpful and I loved the daily updates. When we met, it was very informative – we learned a lot about the process of both selling and buying.

The accessibility to the Team was an asset. If I needed a question answered or information you were always there. The constant feedback throughout the process was valuable. I was shocked on the day we moved in that you provided pizza and drinks and wings – that was awesome! Your service is stellar, what a lovely surprise!



It's nice to know that your services continue well after the sale of our home, and that we weren't forgotten. You actually care! Your clients mean more to you than a simple transaction.

Thank you for all your help throughout our selling process and for all your support. This was such a fabulous experience and Sean and I were so impressed with your professionalism. You provided helpful tips throughout and we loved the handy manual presented to us. We are very proud to be part of your Charlton Advantage Family. We loved working with you. Go Team Charlton – you ROCK!"

- Angelica DiPasqua

"I did research on the websites of various agents - yours spoke to me the most. I scheduled a time to meet with you and I knew that it was a great match as soon as you handed me the Buying Guide.

I always felt like I was the only client (even though I knew I wasn't).

What I remember most was when I was at the point where I was deciding whether to put in an offer on a house... I told you I was "pretty sure", and you said, "We only do 100% sure." I thought this was a remarkable statement, truly caring about my decision and not just trying to push me into something. You always exceeded my expectations with all of the personal attention, lots of contact & genuine interest to help me find a great home. I smile every time I receive mail from you, wondering what else you could possibly do for me. You are incredible agents and incredible people!"

- Mandy Long

“Over & over, friends of ours said things like, ‘Our real estate agent didn't do that for us.’

Thank you so much for helping us to find our perfect house. We very much enjoyed working with you because you made the "daunting" house-search process painless! You were always available to answer our questions and help educate us on the ins and outs of the process. You showed us a range of homes including ones we didn't like to let us see contrast to the ones you knew we'd like. You understood us. We both recall sitting with you at the coffee shop and talking about Milton, no hard sell, just objective conversation. We couldn't have asked for better Realtors. We've come to realize that you & your team are in a class all of your own, and we recognize the high standards you operate within. We are so lucky to have met you for our first foray into the housing market. It seemed so simple with you by our sides... thank you again!"

- Steve and Kelly McArdle



COMMUNITY INFORMATION

Civic Contacts

The Town of Milton	905-878-7252 (Milton.ca)
Building Services	ext 2397
Community Services	ext 2211
Engineering Services	ext 2500
Planning and Development	ext 2398
Taxes	ext 2193
Fire Department (Emergency Call 911)	905-878-9251
Milton District Hospital	905-878-2383
Milton Chamber of Commerce	905-878-0581 (MiltonChamber.ca)

Transportation

Go Transit Bus & Train	416-869-3200 (GoTransit.com)
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Utilities

Cable - TV Cogeco	905-878-9306
Hydro - Milton Hydro	905-878-4611 (MiltonHydro.com)
Natural Gas - Union Gas	1-888-774-3111 (UnionGas.com)
Land Registry Office	905-878-7287

Other

Milton Public Library	905-875-2665
Milton Sports Centre	905-875-5393
Milton Seniors Activity	905-875-1681

School Boards

Halton District School Board	HDSB.CA
Halton Catholic District School Board	HALTONRC.EDU.ON.CA

HERE'S THREE THINGS YOU CAN DO NEXT...

Thanks for reading the Guide to Milton Neighbourhoods and Prices. We wrote it so you could get a better sense of what your money gets you, and to give you some insight about the different neighbourhoods in town.

If you're wondering what else you can do to gather information, here are some quick links for you (pages will open up in your browser).

[Click Here to Join us for a FREE Tour of Homes](#)

We run these tours seven days a week, and they're a great way for you to figure out which properties and neighbourhoods are right for you. Most buyers these days spend too much time online and they don't do enough legwork in person. We'll take the hassle out of touring properties. No cost to attend, but you are allowed to treat us to a beverage. :)

[Click Here to Attend a FREE Milton Buyer Class](#)

Did you know that there are three government incentives which could combine to give you an extra \$13,000 (or more) when you buy your home? More than 650 graduates have said to us that this class is a valuable experience, and we'll show you all of the steps, hidden costs and information you just can't find elsewhere.

[Click to Get FREE Email Updates About Homes](#)

If you're ready to beat other buyers to the best listings, we can set up a FREE customized search that matches any criteria you have (including outside of Milton). We can sort by bedrooms, finished basements, neighbourhoods, streets and lots more. This search will save you valuable time, money and heartache in your search.

THANKS FOR READING THE GUIDE!



We hope you enjoyed the guide as much as we enjoyed putting it together for you. If you ever want to experience the Town of Milton in-person, give us a call. We'll take good care of you.

Special thanks to Tara West Photography for most of the images in this book. Check out her amazing website [here](#).

Chuck Charlton
Co-Team Leader, Sales Representative
The Charlton Advantage Real Estate Team
Royal LePage Meadowtowne Realty, Brokerage

This guide is not intended to solicit clients currently under contract with another Realtor.
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