

Listing Information Sheet

H4046639	1515 Pinecliff Road, Oakville	\$729,900
ACTIVE		Sale

Listing Information



Type:	Semi-Detached	DOM:	2
Style:	2 Storey	Prop Type:	Residential
Region:	Halton	Sub Type:	Freehold
Municipality:	Oakville (1)	Rooms:	5
Neighbrhd:	WT West Oak Trails (1022)	Bedrooms:	3 (3 + 0)
Cross Street:	Third/Warbler	Bathrooms:	3 (2 + 1)
Location:	Urban	2 pc Baths:	1
Age / Year:	16-30 Years / 2000	3 pc Baths:	0
Zoning:	RES	4 pc Baths:	2
		5+ pc Baths:	0
Fronting On:	North	Sq Ft / Src:	1,486 / Public Records
Lot Front/Depth:	24.93 Feet / 104.99 Feet	Lot Shape:	Rectangular
Acres/Range:	less than .50	Lot Irregs:	
Legal Desc:	PT LT 21, PL 20M735, PTS 16-17, 20R13653; OAKVILLE. S/T EASE HR24042 OVER PT 17, 20R13653 FOR PTS 18-20, 20R13653. T/W EASE HR24042 OVER PT18, 20R13653. S/T RIGHT HR24042.		

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Living Room	M	17'3" x 10'5"	5.26 x 3.17	
Eat in Kitchen	M	17'3" x 9'7"	5.26 x 2.92	
Bathroom	M			2-Piece
Master Bedroom	2	17'8" x 11'6"	5.38 x 3.51	
Ensuite	2	5'6" x 11'3"	1.68 x 3.43	4-Piece
Bedroom	2	8'9" x 13'6"	2.67 x 4.11	
Bedroom	2	8'0" x 13'5"	2.44 x 4.09	
Bathroom	2			4-Piece
Laundry Room	B			

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	
Exterior Finish:	Brick	Fireplace:		Waterfront:	
Roof Type/ Shingles rplcd:	Asphalt Shingle / (Full)	Water Src/Supply:	Municipal /	Pool:	None
Basement:	Unfinished	Water Meter:	Yes	Visitable:	
Basement Devel:	Private Single Wide(1)	Sewer:	Sewer	Elevator/Escalator:	No
Parking (spaces):	Attached, Inside Entry[1]	UFFI:		Retirement Com:	
Garage (spaces):		Energy Cert Lvl:		Recreational Use:	
Other Structures:		Amps/Volts:	100 /		
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

Refreshed February 2019! One of a kind Semi on a cul de sac. The main floor has been completely opened up to provide a bright and spacious open concept living space. So many stunning upgrades your eye doesn't know where to go first! Elegant double door entry. Laminate floors in the living areas and bedrooms. Marble floors in the foyer and powder room. Quartz countertops in the kitchen and updated bathrooms. Stunning kitchen with centre island and tumbled marble backsplash. Refinished staircase to the second level features classic hardwood treads and white risers. New roof 2016, new furnace February 2018. Backing onto the ravine and walking trail that stretches from 16 Mile Creek to Bronte Rd. The professionally landscaped yard with patterned concrete and flagstone is perfect for entertaining. Walk to schools, parks, shops and the Oakville Soccer Club. Easy access to Highway 5, QEW/403, Oakville Hospital and Glen Abbey Community Centre and a short trip to Rotherglen Elementary School. This exceptional home won't be on the market for long. Call to book your private showing today!

Financial / Additional Listing Information

Commence Date:	02/22/2019	Taxes/Year:	3,515.00/2018	Possession:	Flexible
Selling Date:		Assessment:	529,000/2016	Possession Date:	
Ownership Type:		HST Applicable:	Included	SPIIS	No
Condo Corp#:		Survey:	Available		
Condo Fee:		Add Mthly Fees:			
Included in Fees:					
Virtual Tour 1:	http://www.myvisuallistings.com/evtnb/274600				
Virtual Tour 2:	http://www.myvisuallistings.com/evt/274600				
Schools:	West Oak, St. Teresa of Calcutta Garth Webb, St. Ignatius of Loyola				
Area Features:	Cul de Sac/Dead End, Hospital, Park, Public Transit, Quiet Area, Ravine, Rec./Commun.Centre, Schools, Wooded/Treed				
Feat/Amenities:					
Inclusions:	S/S Fridge, Stove, Dishwasher, Washer, Dryer, All ELFS, AGDO with 1 remote, C/Vac and Accessories				
Exclusions:					

Listing Brokerage: **Realty Network : 100 Inc., Brokerage**

Courtesy of: **Hongjae Lee, Salesperson**
 Phone: **(905) 637-1700** Email: **lee.budongsan@gmail.com**

30714472
ACTIVE

233 Duskywing Way #21, Oakville

\$748,900
Sale



Listing Information

Type: **Townhouse**
Style: **2 Storey**
Region: **Halton**
Municipality: **Oakville (1)**
Neighbourhd: **BR Bronte (1001)**
Cross Street:
Location: **Urban**
Age / Year: **6-15 Years /**
Zoning: **Res**

DOM: **3**
Prop Type: **Residential**
Sub Type: **Condominium**
Rooms: **9**
Bedrooms: **3 (3 + 0)**
Bathrooms: **4 (3 + 1)**
2 pc Baths: **1**
3 pc Baths: **0**
4 pc Baths: **3**
5+ pc Baths: **0**

Fronting On:

Sq Ft / Src: **1,890 / Builder floor**

Lot Front/Depth: /

Lot Shape:

Acres/Range

Lot Irregs:

Legal Desc **UNIT 21, LEVEL 1 HSCP PLAN 575**

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Living Room/Dining Room	M	23'0" x 9'5"	7.01 x 2.87	
Kitchen	M	8'0" x 7'2"	2.44 x 2.18	
Bathroom	M			2-Piece
Master Bedroom	2	16'8" x 12'3"	5.08 x 3.73	
Bathroom	2			4-Piece
Bedroom	2	12'3" x 9'9"	3.73 x 2.97	
Bedroom	2	10'0" x 9'3"	3.05 x 2.82	
Bathroom	2			4-Piece
Other (see Remarks)	2	9'3" x 6'3"	2.82 x 1.9	
Great Room	B	16'6" x 10'8"	5.03 x 3.25	
Bathroom	B			4-Piece

Property Details

Foundation: **Brick**
Exterior Finish: **Brick**
Roof Type/ Shingles rplcd: **Asphalt Shingle /**
Basement: **Yes(Full)**
Basement Devel: **Fully Finished**
Parking (spaces): **Mutual/Shared(1)**
Garage (spaces): **Attached[1]**
Other Structures:
Air Conditioning: **Central Air**
Rental Items: **Hot Water Heater**

Heat Src/Type: **Gas / Forced Air**
Fireplace:
Water Src/Supply: **Municipal /**
Water Meter:
Sewer: **Sewer**
UFFI:
Energy Cert Lvl:
Amps/Volts: /

Soil Type:
Waterfront:
Pool:
Visible:
Elevator/Escalator:
Retirement Com:
Recreational Use:

Public Remarks

LAKESHORE WOODS. Established lakeside neighbourhood, the only one of it's kind in the GTA. Beautiful, upscale townhome backing on to gorgeous ravine/green space, and nestled among lush forest trails, ravine. Short stroll to superb lakefront, beach and many parks. Fabulous 3 beds/4 baths beauty. Bright & spacious. Great layout. Prof. finished lower level with 4- pc bath. 9 ft ceilings, gleaming hardwood floors & neutral ceramics. Gourmet kitchen with gorgeous granite, island/peninsula, smart cabinetry. Large breakfast room with walk-out to deck and fully fenced, well treed backyard oasis offering an enclosed area for year-round barbecuing and room for a hot tub. Spacious master suite with walk-in closet and spa bath. Beautiful home in sought-after established, lakeside neighbourhood. Abundant wooded trails just steps away. Walk to incredible lakefront and many wonderful parks. Easy access QEW/GO Train, shopping, entertainment & all amenities. Convenient access to visitor parking as well. Opportunity knocks!

Financial / Additional Listing Information

Commence Date: **02/21/2019**
Selling Date:
Ownership Type: **Condominium**
Condo Corp#: **575**
Condo Fee: **\$240.00**
Included in Fees: **Building Insurance, Common Elements, Property Management Fees**
Virtual Tour 1:
Virtual Tour 2:
Schools: **St Dominics; Gladys Speers; Eastview P.S T.A. Blakelock St. Thomas Aquinas**
Area Features: **Marina, Park, Place of Worship, Public Transit, Schools**
Feat/Amenities: **Visitor Parking**
Inclusions: **Fridge, Stove, Dishwasher, Washer & Dryer, Window Coverings, electrical light fixtures and garage door opener.**
Exclusions: **Overnight notice for showings per tenant. Please attach schedule B & C and form 801 with offers. Thank you for showing!**

Taxes/Year: **3,760.00/2018**
Assessment: **520,000/2016**
HST Applicable: **Included**
Survey:
Addl Mthly Fees:

Possession: **60 - 89 Days**
Possession Date:
SPIS: **No**

Listing Brokerage: [Royal LePage Realty Plus Oakville, Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: **lee.budongsan@gmail.com**

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30713389
ACTIVE

1100 Queens Avenue #24, Oakville

\$759,900
Sale

Listing Information



Type:	Townhouse	DOM:	3
Style:	3 Storey	Prop Type:	Residential
Region:	Halton	Sub Type:	Condominium
Municipality:	Oakville (1)	Rooms:	8
Neighbrhd:	CP College Park (1003)	Bedrooms:	3 (3 + 0)
Cross Street:		Bathrooms:	3 (2 + 1)
Location:	Urban	2 pc Baths:	1
Age / Year:	16-30 Years /	3 pc Baths:	1
Zoning:	Residential	4 pc Baths:	1
Fronting On:	South	5+ pc Baths:	0
Lot Front/Depth:	/	Sq Ft / Src:	1,823 / Public Records
Acres/Range:		Lot Shape:	Rectangular
Legal Desc:	HALTON CONDOMINIUM PLAN NO. 237 UNIT 24, LEVEL 1		

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Family Room	LLP	19'11" x 11'2"	6.08 x 3.4	
Living Room	M	20'0" x 11'4"	6.09 x 3.45	
Dining Room	2	11'10" x 7'10"	3.61 x 2.4	
Kitchen	2	14'0" x 11'11"	4.28 x 3.63	
Master Bedroom	3	14'8" x 11'11"	4.47 x 3.63	
Bedroom	3	11'7" x 10'5"	3.52 x 3.17	
Bedroom	3	11'9" x 9'1"	3.58 x 2.77	
Bathroom	3			4-Piece
Bathroom	LLP			2-Piece
Bathroom	3			3-Piece
Laundry Room	LLP			

Property Details

Foundation:	Unknown	Heat Src/Type:	Gas / Forced Air	Soil Type:	
Exterior Finish:	Brick	Fireplace:	Natural Gas	Waterfront:	
Roof Type/ Shingles rplcd:	Asphalt Shingle /	Water Src/Supply:	Municipal /	Pool:	None
Basement:	No (None)	Water Meter:		Visitable:	
Basement Devel:		Sewer:	Sewer	Elevator/Escalator:	No
Parking (spaces):	Private Single Wide(2)	UFFI:		Retirement Com:	
Garage (spaces):	Attached, Inside Entry[1]	Energy Cert Lvl:		Recreational Use:	
Other Structures:		Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	None				

Public Remarks

Luxurious professionally renovated 3-bedroom premium end unit condominium townhome w/great bkyrd in College Park. Ideal location in a small private enclave. Walk to most amenities & close to highways & GO Train for commuters. The bkyrd offers an extra-large 2-lvl private deck nestled among towering trees as well as a lrg side yard-perfect for summer entertaining! Everything has been redone in the last 4-5 years - dark oak hrdwd flooring, slate tiles, crown mouldings, deep baseboards, bathrooms renovated, upgraded cabinetry, granite & quartz counters, appliances, stacked stone feature wall w/fireplace, all windows & patio drs & 2-lvl deck replaced. Grand entrance w/ 11' ceiling, crown mouldings & dark-stained oak staircase w/custom handrails & iron pickets. Spacious lvg rm offers a soaring 12'4 ceiling w/crown mouldings, hrdwd flr, stacked stone feature wall w/gas frplc, scone lighting & sliding glass drs to the Juliette balcony. Separate dining room w/hrdwd flr & crown mouldings. Renovated eat-in kitchen w/custom white cabinetry, China cabinets, 2 islands w/bkrfst bars, granite counters & quality s/s appls. Generous family room w/hrdwd flooring & 2 walkouts to private deck & large side yard. Laundry room & landing area w/inside entry to the garage. Master retreat offers a lavishly renovated 4-pce ens bthrm w/skylight, slate flr tiles, Whirlpool tub & separate glass shower. Spacious bedrooms & beautifully renovated 4-pce mn bthrm w/skylight & slate flr tiles. Must see!

Financial / Additional Listing Information

Commence Date:	02/21/2019	Taxes/Year:	3,098.00/2018	Possession:	Flexible
Selling Date:		Assessment:	427,750/2019	Possession Date:	
Ownership Type:	Condominium	HST Applicable:	No	SPIS	No
Condo Corp#:	HCP 237	Survey:	Unknown		
Condo Fee:	\$482.81	Addl Mthly Fees:			
Included in Fees:	Building Insurance, Exterior Maintenance, Parking				
Virtual Tour 1:	http://www.qstudios.ca/HD/24-1100_QueensAve.html				
Virtual Tour 2:					
Schools:	St. Michael CES & Montclair Holy Trinity CSS & White Oaks				
Area Features:	Greenbelt/Conservation, Level, Park, Rec./Commun.Centre, Schools, Wooded/Treed				
Feat/Amenities:	Visitor Parking				
Inclusions:	Built-in dishwasher, fridge, stove, washer, dryer, all elf's, all window coverings, gdo, c/air, alarm, hot water tank				
Exclusions:					

Listing Brokerage: [Royal LePage Real Estate Services Ltd., Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: lee.budongsan@gmail.com

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30714724
ACTIVE

375 Kittridge Road, Oakville

\$788,000
Sale

Listing Information



Type:	Townhouse	DOM:	2
Style:	2 Storey	Prop Type:	Residential
Region:	Halton	Sub Type:	Freehold
Municipality:	Oakville (1)	Rooms:	10
Neighbrhd:	WC Wedgewood Creek (1018)	Bedrooms:	3 (3 + 0)
Cross Street:		Bathrooms:	3 (2 + 1)
Location:	Urban	2 pc Baths:	1
Age / Year:	16-30 Years / 2002	3 pc Baths:	2
Zoning:	Res.	4 pc Baths:	1
Fronting On:	East	5+ pc Baths:	0
Lot Front/Depth:	20.83 Ft / 98.28 Ft	Sq Ft / Src:	1,443 / Public Records
Acres/Range:	less than .50	Lot Shape:	Rectangular
		Lot Irregs:	

PT BLK 12, PL 20M801, PTS 31 TO 33 20R14553. T/W EASE OVER PTS 30 HR123773 & PT 35 HR123433 20R14553. S/T EASE OVER PT 32 HR123773 IN FAV OF PTS 29 & 30 20R14553. S/T EASE HR123433 IN FAV OF PTS 34 & 35 20R14553. S/T RIGHT HR123773. TOWN OF OAKVILLE

Next OH: **Public: Sun Feb 24, 2:00PM-4:00PM**

Legal Desc

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Living Room	M	12'5" x 10'0"	3.79 x 3.06	Hardwood Floor
Dining Room	M	10'0" x 8'2"	3.06 x 2.5	Hardwood Floor
Kitchen	M	11'1" x 8'10"	3.37 x 2.7	
Breakfast	M	11'2" x 8'4"	3.4 x 2.53	Walkout to Balcony/Deck
Master Bedroom	2	19'0" x 11'2"	5.8 x 3.4	3-Piece, Hardwood Floor, Walk-in Closet
Bedroom	2	10'1" x 9'10"	3.07 x 3	Hardwood Floor
Bedroom	2	13'1" x 10'5"	4 x 3.17	Hardwood Floor
Recreation Room	B	20'7" x 17'3"	6.28 x 5.26	Finished, Roughed-in
Bathroom	M			2-Piece
Bathroom	2			3-Piece
Bathroom	2			4-Piece

Property Details

Foundation:	Unknown	Heat Src/Type:	Gas / Forced Air	Soil Type:	
Exterior Finish:	Brick	Fireplace:		Waterfront:	
Roof Type/ Shingles rplcd:	Asphalt Shingle / 2015	Water Src/Supply:	Municipal /	Pool:	None
Basement:	Yes(Full)	Water Meter:			
Basement Devel:	Fully Finished	Sewer:	Sewer	Visitable:	
Parking (spaces):	Private Single Wide(2)	UFFI:		Elevator/Escalator:	No
Garage (spaces):	Attached[1]	Energy Cert Lvl:		Retirement Com:	
Other Structures:		Amps/Volts:	/	Recreational Use:	
Air Conditioning:	Central Air				
Rental Items:	None				

Public Remarks

Location, Location!! Executive, 3-Bdrm Freehold Townhouse. Apx. 2,000 Sq Ft. Of Luxurious Living Space Incl. A Prof. Finished Bsmt. Home Faces West W/Large Windows Letting Natural Light To Grace Every Room, Functional Floor Plan, Open Concept Living & Dining Rooms, Gleaming Hdwd Flrs Thruout, All New Led Upgraded Light Fixtures. Granite Kitchen W/Under Valance Lighting & Walk-Out To 2-Tiered Deck. Access To Garage From Home. Close To All Amenities.

Financial / Additional Listing Information

Commence Date:	02/22/2019	Taxes/Year:	3,465.52/2018	Possession:	Flexible
Selling Date:		Assessment:	0/2019	Possession Date:	
Ownership Type:	Freehold	HST Applicable:	Included	SPIS	No
Condo Corp#:		Survey:	None		
Condo Fee:		Addl Mthly Fees:			
Included in Fees:	http://unbranded.mediatours.ca/property/375-kittridge-road-oakville/				
Virtual Tour 1:					
Virtual Tour 2:					
Schools:	Flagarwood E.S. Munn's St. Marguerite C.E.S Iroquois Ridge S.S. Holy Trinity White Oaks				
Area Features:	Hospital, Park, Rec./Commun.Centre, Schools				
Feat/Amenities:	Fridge, Stove, B/I Dw, Washer, Dryer, Pot Lights, All Elfs, & Window Cvrsgs, Reshingled Roof 2015. See Highlights				
Inclusions:	List. Mins. To Private & Public Schools (Highly Ranked Iroquois Ridge Hs), Sheridan College, Trails, Shopping, Qew, 403/407.				
Exclusions:	deep freezer and small fridge in the laundry room 2-Tire mounts in the garage				

Listing Brokerage: **Royal LePage Signature Realty, Brokerage - Rylpsig**

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: **lee.budongsan@gmail.com**

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30713169
ACTIVE

399 Kittridge Road, Oakville

\$799,900
Sale

Listing Information



Type:	Attached / Row	DOM:	2
Style:	2 Storey	Prop Type:	Residential
Region:	Halton	Sub Type:	Freehold
Municipality:	Oakville (1)	Rooms:	9
Neighbrhd:	WC Wedgewood Creek (1018)	Bedrooms:	3 (3 + 0)
Cross Street:		Bathrooms:	3 (2 + 1)
Location:	Urban	2 pc Baths:	1
Age / Year:	16-30 Years / 2002	3 pc Baths:	0
Zoning:	R	4 pc Baths:	3
Fronting On:	East	5+ pc Baths:	0
Lot Front/Depth:	19.69 Ft / 128.54 Ft	Sq Ft / Src:	1,449 / Public Records
Acres/Range:	less than .50	Lot Shape:	Rectangular
		Lot Irregs:	

Legal Desc

PT BLK 10, PLAN 20M801, PTS 7,8 & 9 20R14553; OAKVILLE.
T/W EASE HR127490 OVER PT 11 20R14553. S/T EASE
HR127490 OVER PTS 8 & 9 20R14553 FOR PTS 5 & 6
20R14553. S/T RIGHT HR127490.

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Living Room/Dining Room	M	20'0" x 10'0"	6.1 x 3.05	California Shutters, Hardwood Floor
Kitchen	M	9'0" x 11'0"	2.74 x 3.35	Double Sink, Hardwood Floor
Breakfast Room	M	11'0" x 10'0"	3.35 x 3.05	Hardwood Floor, Sliding Doors
Bathroom	M			2-Piece, Tile Floors
Master Bedroom	2	18'8" x 11'0"	5.69 x 3.35	4-Piece, Hardwood Floor
Bedroom	2	12'0" x 10'0"	3.66 x 3.05	Hardwood Floor
Bedroom	2	10'2" x 9'10"	3.1 x 3	Hardwood Floor
Bathroom	2			4-Piece, Double Sink, Tile Floors
Bathroom	2			4-Piece, Tile Floors
Laundry Room	B			

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	Clay
Exterior Finish:	Brick	Fireplace:		Waterfront:	
Roof Type/ Shingles rplcd:	Asphalt Shingle / 2015	Water Src/Supply:	Municipal /	Pool:	None
Basement:	Yes(Full)	Water Meter:	Yes	Visitable:	
Basement Devel:	Unfinished	Sewer:	Sewer	Elevator/Escalator:	No
Parking (spaces):	Private Double Wide(2)	UFFI:	No	Retirement Com:	No
Garage (spaces):	Attached[1]	Energy Cert Lvl:		Recreational Use:	No
Other Structures:		Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	None				

Public Remarks

STUNNINGLY RENOVATED TOWNHOME BACKING ONTO RAVINE IN WEDGEWOOD CREEK! QUALITY NEW OPEN CONCEPT KITCHEN, SOFT CLOSING DRAWERS/LARGE BREAKFAST BAR, QUARTZ COUNTERS/POT LIGHTS/UNDER CAB LIGHTING, STAINLESS STEEL APPLIANCES, LIVING/DINING ROOM POT LIGHTS/SMOOTH CEILINGS, ENGINEERED HARDWOOD FLOORS ON BOTH LEVELS, HARDWOOD REFACED STAIRS W/IRON PICKETS, ALL NEW LIGHTING INSIDE AND OUT, TOTALLY RENOVATED SPA LIKE ENSUITE BATH/OVERSIDED SHOWER WITH RAIN SHOWER HEAD, NEW BATHROOM LIGHTING/MIRRORS,ACCESSORIES, SINKS/FAUCETS/COUNTERS/TOILETS, NEW CLOSET DOORS, NEW DOOR HARDWARE THROUGHOUT, PAINTED THROUGHOUT IN DESIGNER COLORS, NEW GARAGE DOOR, ROOF SHINGLES 4YRS, PARKING FOR 3+ CARS AND THE LIST GOES ON. YOU WON'T BE DISAPPOINTED!

Financial / Additional Listing Information

Commence Date:	02/22/2019	Taxes/Year:	3,580.00/2018	Possession:	1 - 29 Days
Selling Date:		Assessment:	500,250/2019	Possession Date:	
Ownership Type:	Freehold	HST Applicable:	No	SPIS	No
Condo Corp#:		Survey:	Available		
Condo Fee:		Addl Mthly Fees:			
Included in Fees:					

Virtual Tour 1: <https://storage.googleapis.com/marketplace-public/slideshows/IM866mxXjQzqqzdoq18U5c7029a82418465f8d2b4627e4062251G7qEitAQd6s1Jah8Z5Vo.mp4>

Virtual Tour 2:

Schools:

Area Features: Greenbelt/ Conservation, Hospital, Level, Public Transit, Ravine, Schools

Feat/Amenities:

Inclusions: SS/ FRIDGE/ STOVE/ MICROWAVE/ DISHWASHER, WASHER/ DRYER, SHUTTERS/ BLINDS, ALL ELECTRIC LIGHT FIXTURES, EGDO/ REMOTES, SECURITY SYSTEM, C/ AIR

Exclusions:

Listing Brokerage: [Re/Max Aboutowne Realty Corp., Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: (905) 637-1700 Email: lee.budongsan@gmail.com

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30713040
ACTIVE

2178 Fiddlers Way #78, Oakville

\$799,999
Sale



Listing Information

Type:	Townhouse	DOM:	5
Style:	3 Storey	Prop Type:	Residential
Region:	Halton	Sub Type:	Freehold
Municipality:	Oakville (1)	Rooms:	12
Neighbrhd:	WM Westmount (1019)	Bedrooms:	3 (3 + 0)
Cross Street:		Bathrooms:	3 (2 + 1)
Location:	Urban	2 pc Baths:	1
Age / Year:	6-15 Years / 2011	3 pc Baths:	1
Zoning:	Residential	4 pc Baths:	1
Fronting On:	East	5+ pc Baths:	0
Lot Front/Depth:	18.01 Ft / 81.36 Ft	Sq Ft / Src:	1,750 / Builder floor plan(s)
Acres/Range:	less than .50	Lot Shape:	Rectangular
Legal Desc:	PT BLK 27, PL 20M1070, PTS 78 & 148 20R18799		

Next OH: **Public: Sun Feb 24, 2:00PM-4:00PM**

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Kitchen	2	12'6" x 9'2"	3.81 x 2.79	3-Piece
Living Room	2	20'4" x 10'0"	6.2 x 3.05	
Master Bedroom	3	13'0" x 10'0"	3.96 x 3.05	
Bedroom	3	9'1" x 8'0"	2.77 x 2.44	
Laundry Room	3			
Bathroom	M			2-Piece 4-Piece
Breakfast	2	13'1" x 8'0"	3.99 x 2.44	
Dining Room	2	20'4" x 10'0"	6.2 x 3.05	
Bedroom	3	10'0" x 8'8"	3.05 x 2.64	
Family Room	M	15'4" x 10'0"	4.67 x 3.05	
Bathroom	2			
Bathroom	3			

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	
Exterior Finish:	Brick Front, Vinyl Siding	Fireplace:		Waterfront:	
Roof Type/ Shingles rplcd:	Asphalt Shingle /	Water Src/Supply:	Municipal /	Pool:	None
Basement:	Yes(Full)	Water Meter:		Visible:	
Basement Devel:	Fully Finished	Sewer:	Sewer	Elevator/Escalator:	
Parking (spaces):	Private Single Wide(1)	UFFI:		Retirement Com:	
Garage (spaces):	Attached[1]	Energy Cert Lvl:		Recreational Use:	
Other Structures:		Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

Stunning townhome on a quiet street in highly sought after Westmount minutes away from the new hospital! Tastefully decorated throughout with modern Cappuccino cabinets gracing the kitchen, glass & marble backsplash with stainless steel appliances. Large kitchen like no other with a Juliet balcony overlooking the rear, while the formal living & dining rooms with inviting dark hardwood flooring and pot lights entice the most discerning buyer. California shutters, all drapes and rods, and a walk out to large landscaped backyard. The back has been professionally landscaped with minimal maintenance featuring a large stone patio, professional landscaping and fully fenced privacy. A fully finished lower level family room and laundry facilities complete the package with ample living space for a new family. This three bedroom home also features oak railing and pickets, 2 full bathrooms on the upper level with the master retreat featuring a corner shower. Walking distance to the hospital, schools, churches, shopping, walking trails and all major highways. Don't miss out on this opportunity!

Financial / Additional Listing Information

Commence Date:	02/19/2019	Taxes/Year:	3,086.42/2018	Possession:	Immediate
Selling Date:		Assessment:	424,000/2019	Possession Date:	
Ownership Type:	Freehold	HST Applicable:	Yes	SPIS	No
Condo Corp#:		Survey:	None		
Condo Fee:		Addl Mthly Fees:	77		
Included in Fees:					
Virtual Tour 1:					
Virtual Tour 2:					
Schools:					
Area Features:					
Feat/Amenities:					
Inclusions:					
Exclusions:					

Listing Brokerage: [Engel & Volkers Toronto Central, Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: **lee.budongsan@gmail.com**

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30712763
ACTIVE

3469 4th Line, Oakville

\$825,000
Sale

Listing Information



Type:	Townhouse	DOM:	4
Style:	2 Storey	Prop Type:	Residential
Region:	Halton	Sub Type:	Freehold
Municipality:	Oakville (1)	Rooms:	12
Neighbrhd:	SH Sixteen Hollow (1016)	Bedrooms:	4 (4 + 0)
Cross Street:		Bathrooms:	3 (2 + 1)
Location:	Urban	2 pc Baths:	1
Age / Year:	0-5 Years /	3 pc Baths:	0
Zoning:	Residential	4 pc Baths:	2
Fronting On:	East	5+ pc Baths:	0
Lot Front/Depth:	24.61 Ft / 95.21 Ft	Sq Ft / Src:	2,338 / Builder floor plan(s)
Acres/Range:	less than .50	Lot Shape:	Rectangular
Legal Desc:	PART BLOCK 36 PLAN 20M1168 PARTS 9 AND 10, PLAN 20R20481; SUBJECT TO AN EASEMENT OVER PART 9, PLAN 20R20481 AS IN HR1314550		

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Living Room/Dining Room	M	21'8" x 13'3"	6.6 x 4.04	
Breakfast	M	12'0" x 10'7"	3.66 x 3.23	
Kitchen	M	12'0" x 8'2"	3.66 x 2.49	
Family Room	M	19'3" x 12'0"	5.87 x 3.66	
Bedroom	2	12'8" x 12'1"	3.86 x 3.68	
Bedroom	2	12'6" x 11'4"	3.81 x 3.45	
Bedroom	2	12'2" x 9'0"	3.71 x 2.74	
Bathroom	M			2-Piece
Ensuite	2			4-Piece
Bathroom	2			4-Piece
Laundry Room	2			
Master Bedroom	2	18'0" x 13'0"	5.49 x 3.96	Ensuite Privilege

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	
Exterior Finish:	Brick, Stone	Fireplace:		Waterfront:	
Roof Type/ Shingles rplcd:	Asphalt Shingle /	Water Src/Supply:	Municipal /	Pool:	None
Basement:	Yes(Full)	Water Meter:		Visitable:	
Basement Devel:	Unfinished	Sewer:	Sewer	Elevator/Escalator:	
Parking (spaces):	Private Single Wide(1)	UFFI:		Retirement Com:	
Garage (spaces):	Built-In, Inside Entry[1]	Energy Cert Lvl:		Recreational Use:	
Other Structures:		Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

GORGEOUS FREEHOLD 2338 SQ FT LARGE TOWNHOME LINKED ONE SIDE AT THE GARAGE, LOCATED ACROSS THE WOODLOT IN THE QUIET AND TRENDY GLENORCHY. THIS CARPET FREE 4 BEDROOM & 3 BATHS HOME BOASTS LOTS OF UPGRADES THRUOUT. LARGE AND INVITING LIVING/DINING INVITES YOU TO THE BEAUTIFUL GOURMET WHITE KITCHEN FEATURING SS APPLIANCES, GRANITE AND SPACIOUS BREAKFAST AREA. GREAT FAMILY ROOM WITH GAS FIREPLACE AND LOTS OF POT LIGHTS. HUGE MASTER BEDROOM OVERLOOKING BEAUTIFUL LANDSCAPE FROM KING'S COLLEGIATE, GREAT ENSUITE AND LARGE WALK-IN CLOSET. ALL 3 BEDROOMS ARE VERY GOOD SIZES AND BOAST DOUBLE DOOR CLOSETS. UPGRADED MAIN BATH AND VERY CONVENIENT 2ND FLOOR LAUNDRY. CLOSE TO THE HOSPITAL, KING'S COLLEGIATE, SCHOOLS, SHOPPING AND ALL AMENITIES. JUST MOVE IN AND ENJOY!

Financial / Additional Listing Information

Commence Date:	02/20/2019	Taxes/Year:	4,089.00/2018	Possession:	Flexible
Selling Date:		Assessment:	735,000/2016	Possession Date:	
Ownership Type:	Freehold	HST Applicable:	Included	SPIS	No
Condo Corp#:		Survey:	None		
Condo Fee:		Addl Mthly Fees:			
Included in Fees:	https://storage.googleapis.com/marketplace-public/slideshows/Y9CP4GIvVfSXX2ouvUGb5afc28c174684704a54e465fe4062251JrVC7oonw6XI9fA3I3gL.mp4				
Virtual Tour 1:					
Virtual Tour 2:					
Schools:					
Area Features:					
Feat/Amenities:					
Inclusions:					
Exclusions:					

Listing Brokerage: [Right At Home Realty Inc., Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: **lee.budongsan@gmail.com**

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30713381
ACTIVE

3328 Erasmus Street #4, Halton

\$899,000
Sale

Listing Information



Type:	Townhouse	DOM:	4
Style:	3 Storey	Prop Type:	Residential
Region:	Halton	Sub Type:	Freehold
Municipality:	Oakville (1)	Rooms:	13
Neighbrhd:	GO Glenorchy (1008)	Bedrooms:	4 (4 + 0)
Cross Street:		Bathrooms:	4 (3 + 1)
Location:	Rural	2 pc Baths:	1
Age / Year:	0-5 Years / 2018	3 pc Baths:	0
Zoning:	Residential	4 pc Baths:	2
Fronting On:	West	5+ pc Baths:	1
Lot Front/Depth:	25.43 Ft / 60.70 Ft	Sq Ft / Src:	1,952 / Builder floor plan(s)
Acres/Range:	less than .50	Lot Shape:	Rectangular
Legal Desc:	Plan 4 Part Block 0271 Parts of lots 18 and 19		

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Bedroom	M	11'0" x 10'0"	3.35 x 3.05	
Living Room/Dining Room	2	19'0" x 11'0"	5.79 x 3.35	
Kitchen	2	11'0" x 9'0"	3.35 x 2.74	
Breakfast	2	9'0" x 8'0"	2.74 x 2.44	
Family Room	2	11'0" x 11'0"	3.35 x 3.35	
Master Bedroom	3	13'0" x 12'0"	3.96 x 3.66	
Bedroom	3	10'0" x 9'0"	3.05 x 2.74	
Bedroom	3	12'0" x 9'0"	3.66 x 2.74	
Bathroom	2			2-Piece
Laundry Room	2			
Bathroom	3			5+ Piece
Bathroom	3			4-Piece
Bathroom	M			4-Piece

Property Details

Foundation:	Unknown	Heat Src/Type:	Gas / Forced Air	Soil Type:	
Exterior Finish:	Brick	Fireplace:		Waterfront:	
Roof Type/ Shingles rplcd:	Asphalt Shingle /	Water Src/Supply:	Municipal /	Pool:	None
Basement:	No (None)	Water Meter:		Visitable:	
Basement Devel:		Sewer:	Sewer	Elevator/Escalator:	
Parking (spaces):	None(0)	UFFI:		Retirement Com:	
Garage (spaces):	Attached, Inside Entry[2]	Energy Cert Lvl:		Recreational Use:	
Other Structures:		Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

Extensively upgraded brand new Mattamy end unit townhome, The Chestnut model, approx 1952 sq.ft. of luxurious living space plus a huge 19'10 x 10'0 balcony & extra-large attached double garage w/inside entry. Located in the sought after community of The Preserve in north Oakville's Glenorchy close to shopping, hwy's, schools & new hospital. 9' ceilings & 8' interior doors on the main & 2nd floors, beautiful hrdwd flrs on 2 lvls, modern profile baseboards & casings, upgrd oak staircase, neutral flr tiles, lavish bthrms & Cat5 wiring. Main flr bdrm w/ens bth, walk-in pantry in the kitchen, "oasis" master ensuite bath & reconfigured finished main floor laundry & separate utility area. Main lvl 4th bdrm is equipped with a large walk-in closet & 4-piece ensuite bath with a deep moulded soaker tub. Well-planned 2nd lvl offers a generous living & dining room w/several lrg windows & plenty of space for entertaining. Gorgeous kit w/extensive off-white cabinetry w/crown mouldings, separate walk-in pantry, peninsula/island w/brkfst bar, quartz cntrs, subway tile backsplash & deluxe hrdwd flr. Bright brkfst rm w/sliding glass dr walkout to lrg sun-splashed balcony. The adjoining family rm features hrdwd flrng & extra-large window. Master retreat w/ w/i closet & lavishly appointed 4-pce ens bthrm w/freestanding soaker tub & extra-large frameless glass shower. Bright bedrooms & large 4-pce mn bthrm equipped w/soaker tub complete the upper lvl. Taxes to be assessed.

Financial / Additional Listing Information

Commence Date:	02/20/2019	Taxes/Year:	0.00/2018	Possession:	Flexible
Selling Date:		Assessment:	0/2019	Possession Date:	
Ownership Type:	Freehold	HST Applicable:	No	SPIS	No
Condo Corp#:		Survey:	Unknown		
Condo Fee:		Addl Mthly Fees:			
Included in Fees:					
Virtual Tour 1:	http://www.qstudios.ca/HD/4-3328_ErasmusSt.html				
Virtual Tour 2:					
Schools:	St. Gregory the Great CES & Palermo St. Ignatius of Loyola CSS & White Oaks				
Area Features:	Greenbelt/Conservation, Hospital, Level, Park, Schools, Wooded/Treed				
Feat/Amenities:					
Inclusions:					
Exclusions:					

Listing Brokerage: [Royal LePage Real Estate Services Ltd., Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: lee.budongsan@gmail.com

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30713063
ACTIVE

2238 Whitworth Drive, Oakville

\$910,000
Sale

Listing Information



Type:	Townhouse	DOM:	5
Style:	2 Storey	Prop Type:	Residential
Region:	Halton	Sub Type:	Freehold
Municipality:	Oakville (1)	Rooms:	14
Neighbrhd:	BC Bronte Creek (1000)	Bedrooms:	4 (4 + 0)
Cross Street:		Bathrooms:	3 (2 + 1)
Location:	Urban	2 pc Baths:	1
Age / Year:	6-15 Years / 2006	3 pc Baths:	0
Zoning:	Residential	4 pc Baths:	2
Fronting On:	West	5+ pc Baths:	0
Lot Front/Depth:	31.00 Ft / 111.45 Ft	Sq Ft / Src:	2,090 / 3rd Party
Acres/Range:	less than .50	Lot Shape:	Measuring Service
Legal Desc:	PT BLK 339, PL20M950, PT 33 20R16664; OAKVILLE S/T EASE FOR ENTRY HR519238		
		Lot Irregs:	Rectangular

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Living Room	M	13'1" x 10'0"	3.99 x 3.05	
Dining Room	M	12'0" x 10'5"	3.66 x 3.17	
Kitchen	M	9'0" x 9'0"	2.74 x 2.74	
Breakfast	M	9'0" x 7'10"	2.74 x 2.39	
Family Room	M	16'0" x 12'0"	4.88 x 3.66	
Bathroom	M			2-Piece
Master Bedroom	2	18'2" x 11'0"	5.54 x 3.35	
Ensuite	2			4-Piece
Bedroom	2	10'2" x 9'11"	3.1 x 3.02	
Bedroom	2	11'4" x 10'2"	3.45 x 3.1	
Bedroom	2	11'0" x 10'0"	3.35 x 3.05	
Den	2	10'5" x 7'4"	3.17 x 2.24	
Laundry Room	2			
Bathroom	2			4-Piece
Recreation Room	B	20'5" x 15'1"	6.22 x 4.6	
Games Room	B	14'7" x 10'11"	4.44 x 3.33	

Property Details

Foundation:	Concrete Block	Heat Src/Type:	Gas / Forced Air	Soil Type:	
Exterior Finish:	Brick	Fireplace:	Natural Gas	Waterfront:	
Roof Type/ Shingles rplcd:	Asphalt Shingle /	Water Src/Supply:	Municipal /	Pool:	None
Basement:	Yes(Full)	Water Meter:		Visitable:	
Basement Devel:	Fully Finished	Sewer:	Sewer	Elevator/Escalator:	
Parking (spaces):	Private Single Wide(3)	UFFI:		Retirement Com:	
Garage (spaces):	Attached[1]	Energy Cert Lvl:		Recreational Use:	
Other Structures:	Gazebo	Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

Bronte Creek Family Home - Spacious end unit townhome on 111 foot deep lot in family friendly neighbourhood. Rear garden features a gazebo with hot tub and patio. This 4 bdrm/3bath home has over 3000 sq ft of finished living space and features an open concept kitchen/breakfast and family room. Two fireplaces, upper-level den, master ensuite, hardwood on main floor, separate living room, recreation room, wrap around deck and parking for 3 cars make this a wonderful home for a family of any size. This home is located close to the Oakville hospital and the 407. Features Interior: Hot Tub

Financial / Additional Listing Information

Commence Date:	02/19/2019	Taxes/Year:	4,368.96/2019	Possession:	60 - 89 Days
Selling Date:		Assessment:	604,250/2019	Possession Date:	
Ownership Type:	Freehold	HST Applicable:	Included	SPIS	No
Condo Corp#:		Survey:	Boundary Only		
Condo Fee:		Addl Mthly Fees:			
Included in Fees:					
Virtual Tour 1:					
Virtual Tour 2:					
Schools:	Palermo PS St. Mary's Garth Webb HS Loyola HS				
Area Features:	Hospital, Level, Public Transit, Schools				
Feat/Amenities:					
Inclusions:	All appliances (except second fridge in basement), all window coverings (except as noted), central vac and attachments, garage door opener				
Exclusions:	DR and FR drapes, basement refrigerator				

Listing Brokerage: [Johnston & Daniel Div - Royal LePage R.E.S. Ltd., B, Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: **lee.budongsan@gmail.com**

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30712940
ACTIVE

2624 Devonsley Crescent, Oakville

\$929,000
Sale



Next OH: **Public: Sun Feb 24, 2:00PM-4:00PM**

Listing Information

Type: **Detached**
Style: **2 Storey**
Region: **Halton**
Municipality: **Oakville (1)**
Neighbourhood: **RO River Oaks (1015)**
Cross Street:
Location: **Urban**
Age / Year: **16-30 Years / 1996**
Zoning: **RES**
Fronting On: **West**
Lot Front/Depth: **31.17 Ft x 111.55 Ft**
Acres/Range: **less than .50**
Legal Desc: **Plan 20M626, Lot 33**

DOM: **4**
Prop Type: **Residential**
Sub Type: **Freehold**
Rooms: **8**
Bedrooms: **4 (3 + 1)**
Bathrooms: **3 (2 + 1)**
2 pc Baths: **1**
3 pc Baths: **1**
4 pc Baths: **1**
5+ pc Baths: **0**
Sq Ft / Src: **1,470 / 3rd Party**
Measuring Service: **Rectangular**

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Living Room/Dining Room	M	21'2" x 10'11"	6.45 x 3.33	
Eat in Kitchen	M	15'3" x 11'0"	4.65 x 3.35	
Master Bedroom	2	15'10" x 10'7"	4.83 x 3.23	
Bedroom	2	11'11" x 8'1"	3.63 x 2.46	
Bedroom	2	12'11" x 9'0"	3.94 x 2.74	
Bedroom	B	9'8" x 9'7"	2.95 x 2.92	
Recreation Room	B	32'8" x 14'3"	9.96 x 4.34	
Utility	B	10'10" x 8'3"	3.3 x 2.51	
Cold Room	B	10'6" x 3'8"	3.2 x 1.12	
Bathroom	M			2-Piece
Bathroom	2			3-Piece
Bathroom	2			4-Piece

Property Details

Foundation: **Concrete Block**
Exterior Finish: **Brick**
Roof Type/Shingles rplcd: **Asphalt Shingle / 2017**
Basement: **Yes(Full)**
Basement Devel: **Fully Finished**
Parking (spaces): **Private Single Wide(5)**
Garage (spaces): **Detached[1]**
Other Structures:
Air Conditioning: **Central Air**
Rental Items: **Hot Water Heater**
Heat Src/Type: **Gas / Forced Air**
Fireplace:
Water Src/Supply: **Municipal /**
Water Meter:
Sewer: **Sewer**
UFFI:
Energy Cert Lvl:
Amps/Volts: **/**
Soil Type:
Waterfront:
Pool: **None**
Visitable:
Elevator/Escalator:
Retirement Com:
Recreational Use:

Public Remarks

Totally renovated 3+1 bedroom detached beauty with finished basement nestled in a coveted pocket on a quiet crescent in River Oaks! Offering 2,252 sqft of finished living space with gorgeous decor, newer kitchen, baths, windows, roof and more! Master with ensuite bathroom and walk-in closet. Basement with 4th bedroom and huge rec room! Designer decor throughout! Backyard with patio area and access to detached garage and driveway with plenty of parking! Walk to parks, trails, schools and River Oaks Rec Centre! Easy access to Dundas, highways, transit, shopping, hospital and plenty of great amenities!

Financial / Additional Listing Information

Commence Date: **02/20/2019**
Selling Date:
Ownership Type: **Freehold**
Condo Corp#:
Condo Fee:
Included in Fees:
Virtual Tour 1: <https://bit.ly/2TXOIT3>
Virtual Tour 2: <https://storage.googleapis.com/marketplace-public/slideshows/Vw234X6XQFPAtPdQCe7i5c6d893acdb8483180fc4513e40622519nLQt0TCFbZUTI5aHdHM.mp4>
Schools:
Area Features:
Feat/Amenities:
Inclusions: **FRIDGE, STOVE, DISHWASHER, ALL ELFS, WINDOW COVERINGS.**
Exclusions:
Taxes/Year: **3,822.00/2018** Possession: **Flexible**
Assessment: **537,000/2019** Possession Date:
HST Applicable: **Included** SPIS **No**
Survey: **Unknown**
Addl Mthly Fees:

Listing Brokerage: [Re/Max Aboutowne Realty Corp., Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: lee.budongsan@gmail.com

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H4046684
ACTIVE

2585 Longridge Crescent, Oakville

\$934,900
Sale

Listing Information



Type:	Detached	DOM:	2
Style:	2 Storey	Prop Type:	Residential
Region:	Halton	Sub Type:	Freehold
Municipality:	Oakville (1)	Rooms:	6
Neighbrhd:	RO River Oaks (1015)	Bedrooms:	5 (4 + 1)
Cross Street:	Grovehill	Bathrooms:	4 (3 + 1)
Location:	Urban	2 pc Baths:	1
Age / Year:	16-30 Years / 2000	3 pc Baths:	1
Zoning:		4 pc Baths:	2
		5+ pc Baths:	0
Fronting On:	West	Sq Ft / Src:	1,930 / Public Records
Lot Front/Depth:	31.17 Feet / 111.55 Feet	Lot Shape:	Rectangular
Acres/Range:	less than .50	Lot Irregs:	

LOT 16, PLAN 20M705, OAKVILLE. S/T EASE H761182 OVER PT 5, 20R12962. S/T RIGHT H761468 UNTIL THE LATER OF 5 YEARS FROM 98 10 23 OR THE DATE OF ACCEPTANCE AND ASSUMPTION BY THE CORPORATION OF THE TOWN OF OAKVILLE AND THE REGIONAL MUNICIPALITY OF HALTON.

Next OH: **Public: Sun Feb 24, 2:00PM-4:00PM**

Legal Desc

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Foyer	M			Inside Entry
Living Room/Dining Room	M	33'3" x 10'5"	10.13 x 3.17	Hardwood Floor
Eat in Kitchen	M	19' x 10'2"	5.79 x 3.1	
Bathroom	M			2-Piece
Master Bedroom	2	14'9" x 14'6"	4.5 x 4.42	Hardwood Floor, Walk-in Closet
Bedroom	2	12'3" x 10'1"	3.73 x 3.07	Hardwood Floor
Bedroom	2	14' x 11'	4.27 x 3.35	Hardwood Floor
Bedroom	2	10'1" x 9'	3.07 x 2.74	Hardwood Floor
Bathroom	2			4-Piece, Ensuite Privilege
Bathroom	2			4-Piece
Recreation Room	B	17' x 10'8"	5.18 x 3.25	
Bedroom	B	10'5" x 8'7"	3.17 x 2.62	
Den	B	10'1" x 9'11"	3.07 x 3.02	
Bathroom	B			3-Piece
Cold Room	B			

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	
Exterior Finish:	Brick	Fireplace:	Electric	Waterfront:	
Roof Type/ Shingles rplcd:	Asphalt Shingle / 2015	Water Src/Supply:	Municipal /	Pool:	None
Basement:	(Full)	Water Meter:	Yes	Visitable:	
Basement Devel:	Fully Finished	Sewer:	Sewer	Elevator/Escalator:	
Parking (spaces):	Private Double Wide(4)	UFFI:		Retirement Com:	
Garage (spaces):	Attached[1]	Energy Cert Lvl:		Recreational Use:	
Other Structures:	Shed	Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

Meticulously maintained and updated home in family friendly River Oaks. All brick, detached 4 + 1 BR, 1900 SF plus professionally finished basement. Kitchen and hardwood flooring done in 2012, roof 2015, so much room to grow in this home. Lower level has a rec room, full 3 pce bathroom a guest bedroom, a den and cold storage room. Master ensuite is spacious with a walk in shower and roman soaker tub. The yard features mature trees and landscaping, a no maintenance shed and a spacious patio for entertaining. Elegantly decorated in neutral colours and custom draperies, there is nothing to do but move right in! Parking for 4 vehicles in driveway! Close to highways and new Oakville hospital on a quiet crescent.

Financial / Additional Listing Information

Commence Date:	02/22/2019	Taxes/Year:	4,354.00/2018	Possession:	90+ Days
Selling Date:		Assessment:	644,000/2016	Possession Date:	
Ownership Type:		HST Applicable:	No	SPIS	No
Condo Corp#:		Survey:	Available		
Condo Fee:		Addl Mthly Fees:			
Included in Fees:					
Virtual Tour 1:	http://tour.cloudlistings.com/?I=3563&mls				
Virtual Tour 2:	http://tour.cloudlistings.com/?I=3563				
Schools:	River Oaks, Our Lady of Peace White Oaks, Holy Trinity				
Area Features:					
Feat/Amenities:					
Inclusions:	Fridge, Stove, BI DW, BI Micro, Washer, Dryer, all window coverings, ELF's, Electric FP, Central Vac and attach (no power nozzle), shed, patio umbrella				
Exclusions:	None				

Listing Brokerage: [Re/Max Escarpment Realty Inc., Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: lee.budongsan@gmail.com

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30712318
ACTIVE

1372 Goldhawk Trail, Oakville

\$939,800
Sale



Next OH: **Public: Sun Feb 24, 2:00PM-4:00PM**

Listing Information

Type:	Detached	DOM:	3
Style:	2 Storey	Prop Type:	Residential
Region:	Halton	Sub Type:	Freehold
Municipality:	Oakville (1)	Rooms:	9
Neighbrhd:	WT West Oak Trails (1022)	Bedrooms:	4 (3 + 1)
Cross Street:		Bathrooms:	3 (2 + 1)
Location:	Urban	2 pc Baths:	1
Age / Year:	16-30 Years / 1999	3 pc Baths:	0
Zoning:	Residential	4 pc Baths:	2
Fronting On:	South	5+ pc Baths:	0
Lot Front/Depth:	24.80 Ft / 105.54 Ft	Sq Ft / Src:	1,890 / Builder floor plan(s)
Acres/Range:	less than .50	Lot Shape:	Irregular
Legal Desc:	LOT 205, PLAN 20M716, OAKVILLE. S/T RIGHT H807252.	Lot Irregs:	94.39x24.32x105.73x39.77x60.31

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Eat in Kitchen	M	15'4" x 12'1"	4.67 x 3.68	
Dining Room	M	18'5" x 12'4"	5.61 x 3.76	
Family Room	M	12'4" x 15'0"	3.76 x 4.57	
Bathroom	M			2-Piece
Master Bedroom	2	17'10" x 14'1"	5.44 x 4.29	
Ensuite	2			4-Piece
Bedroom	2	12'0" x 10'2"	3.66 x 3.1	
Bedroom	2	11'0" x 10'0"	3.35 x 3.05	
Bathroom	2			4-Piece
Recreation Room	B	27'0" x 10'11"	8.23 x 3.33	Wet Bar
Bedroom	B	10'4" x 7'4"	3.15 x 2.24	
Laundry Room	B	8'0" x 6'0"	2.44 x 1.83	

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	
Exterior Finish:	Brick	Fireplace:	Natural Gas	Waterfront:	
Roof Type/ Shingles rplcd:	Asphalt Shingle / 2015	Water Src/Supply:	Municipal / Unknown	Pool:	None
Basement:	Yes(Full)	Water Meter:	Yes	Visible:	
Basement Devel:	Fully Finished	Sewer:	Sewer	Elevator/ Escalator:	No
Parking (spaces):	Private Single Wide(2)	UFFI:	No	Retirement Com:	No
Garage (spaces):	Attached, Inside Entry[1]	Energy Cert Lvl:		Recreational Use:	No
Other Structures:	Shed	Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

Stunning Detached home on huge pie-shaped lot. Over-sized back yard with super summertime privacy. Extravagant two tiered custom deck with built-in lighting, iron spindles, pergola for privacy and sun protection. Large custom shed. Updated kitchen with large pantry. Living-dining room open concept design with built-in window seats overlooking the private yard. Huge master bedroom with his & hers closets, strip hardwood floors, full ensuite with separate shower and corner soaker tub for a great relaxing unwind at the end of the busy day. All bedroom are a generous size with strip hardwood floors. Professionally finished basement with wetbar and above grade large windows make this a very sunfilled basement, for great entertaining and easy daily family fun. The den/office can also function as a great 4th bedroom with large sunny window. Quiet crescent street safe and family friendly. Steps to parks and trails as well as the Glen Abbey community center with ice rinks and family swimming pool. Close to Monastery bakery. Easy access to transportation. Elementary and high schools among the highest rankings in Ontario.

Financial / Additional Listing Information

Commence Date:	02/21/2019	Taxes/Year:	4,672.00/2018	Possession:	Flexible
Selling Date:		Assessment:	702,000/2016	Possession Date:	
Ownership Type:	Freehold	HST Applicable:	Included	SPIS	No
Condo Corp#:		Survey:	Unknown		
Condo Fee:		Add Mthly Fees:			
Included in Fees:					
Virtual Tour 1:	http://stingmedia.ca/1372goldhawk.html				
Virtual Tour 2:	https://drive.google.com/drive/folders/11OzcFNteDP_09RautBIH6HSZq4Zj160Q				
Schools:	West Oak, Forest Tr, St. Teresa Garth Webb, Blakelock, Loyola				
Area Features:	Greenbelt/Conservation, Hospital, Park, Public Transit, Ravine, Rec./Commun.Centre, Schools				
Feat/Amenities:					
Inclusions:	Fridge, Stove, Dishwasher, Washer/Dryer				
Exclusions:	Hot Water Heater under Rental				

Listing Brokerage: **Re/Max Aboutowne Realty Corp., Brokerage**

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: **lee.budongsan@gmail.com**

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30712891
ACTIVE

2032 Merchants Gate, Oakville

\$945,000
Sale

Listing Information



Type:	Detached	DOM:	5
Style:	2 Storey	Prop Type:	Residential
Region:	Halton	Sub Type:	Freehold
Municipality:	Oakville (1)	Rooms:	10
Neighbrhd:	GA Glen Abbey (1007)	Bedrooms:	3 (3 + 0)
Cross Street:		Bathrooms:	3 (2 + 1)
Location:	Urban	2 pc Baths:	1
Age / Year:	6-15 Years /	3 pc Baths:	0
Zoning:	Residential	4 pc Baths:	2
		5+ pc Baths:	0
Fronting On:	South	Sq Ft / Src:	2,002 / Public Records
Lot Front/Depth:	29.51 Ft x 186.61 Ft	Lot Shape:	Rectangular
Acres/Range:	less than .50	Lot Irregs:	
Legal Desc	LT 7, PL 20M800; OAKVILLE. S/T EASE HR80499 OVER PT 7 20R14339. T/W EASE HR86667 OVER PTS 1-6,8-13 20R14339. S/T EASE HR86667 OVER PT 7 20R14339 FOR LTS 1-6,8-13 20M800;S/T RIGHT IN HR131449		

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Living Room	M	13'5" x 11'10"	4.08 x 3.6	2-Piece
Dining Room	M	12'1" x 13'5"	3.69 x 4.08	
Kitchen	M	12'0" x 8'0"	3.66 x 2.44	
Family Room	M	17'7" x 14'7"	5.36 x 4.45	
Bathroom	M			
Master Bedroom	2	17'9" x 13'1"	5.42 x 3.99	4-Piece 4-Piece
Bedroom	2	14'9" x 8'2"	4.51 x 2.49	
Bedroom	2	13'0" x 10'0"	3.96 x 3.05	
Bathroom	2			
Bathroom	2			

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Electric / Forced Air	Soil Type:	
Exterior Finish:	Brick Front	Fireplace:	Natural Gas	Waterfront:	
Roof Type/ Shingles rplcd:	Asphalt Shingle /	Water Src/Supply:	Municipal /	Pool:	None
Basement:	Yes(Full)	Water Meter:		Visitable:	
Basement Devel:	Unfinished	Sewer:	Sewer	Elevator/Escalator:	No
Parking (spaces):	Private Double Wide(2)	UFFI:	No	Retirement Com:	
Garage (spaces):	Detached[2]	Energy Cert Lvl:		Recreational Use:	
Other Structures:		Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	Furnace, Hot Water Heater				

Public Remarks

Welcome to a gardener's paradise!! This 3 bedroom home offers wonderful gardens in the front and rear yard. With west sun exposure enjoy sun for most of the day while entertaining family and friends in your back yard. Beautiful open concept executive home with hardwood floors on the main floor and carpet on the upper level. Pride of ownership is displayed in every room! Short walk to community recreation centre, parks, and ravine trails. Easy access to major highways or public transit. Don't miss the opportunity to call this home! Features Area Influences: School Bus Route,

Financial / Additional Listing Information

Commence Date:	02/19/2019	Taxes/Year:	5,005.00/2018	Possession:	Flexible
Selling Date:		Assessment:	738,000/2016	Possession Date:	
Ownership Type:	Freehold	HST Applicable:	Included	SPIS	No
Condo Corp#:		Survey:	Unknown		
Condo Fee:		Addl Mthly Fees:			
Included in Fees:					
Virtual Tour 1:	https://www.youtube.com/watch?v=0-E_wHNM1P8				
Virtual Tour 2:					
Schools:					
Area Features:	Hospital, Level, Library, Park, Public Transit, Rec./Commun.Centre, Other (see Remarks)				
Feat/Amenities:					
Inclusions:					
Exclusions:					

Listing Brokerage: [Re/Max Aboutowne Realty Corp., Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: lee.budongsan@gmail.com

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30713387
ACTIVE

2384 Guildstone Crescent, Oakville

\$978,500
Sale



Listing Information

Type:	Detached	DOM:	3
Style:	2 Storey	Prop Type:	Residential
Region:	Halton	Sub Type:	Freehold
Municipality:	Oakville (1)	Rooms:	11
Neighbrhd:	WT West Oak Trails (1022)	Bedrooms:	5 (4 + 1)
Cross Street:		Bathrooms:	3 (2 + 1)
Location:	Urban	2 pc Baths:	1
Age / Year:	16-30 Years / 1999	3 pc Baths:	0
Zoning:	R13	4 pc Baths:	2
		5+ pc Baths:	0
Fronting On:	East	Sq Ft / Src:	1,701 / Public Records
Lot Front/Depth:	38.58 Ft / 77.10 Ft	Lot Shape:	Irregular
Acres/Range:	less than .50	Lot Irregs:	
Legal Desc:	LOT 108, PLAN 20M716, OAKVILLE. S/T RIGHT H831695. TOWN OF OAKVILLE		

Next OH: **Public: Sun Feb 24, 2:00PM-4:00PM**

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Kitchen	M	10'5" x 9'1"	3.18 x 2.77	
Living Room	M	12'4" x 11'6"	3.76 x 3.51	
Dining Room	M	10'9" x 7'4"	3.28 x 2.24	
Family Room	M	17'10" x 11'3"	5.44 x 3.43	
Bathroom	M			2-Piece
Master Bedroom	2	14'3" x 13'6"	4.34 x 4.11	
Ensuite	2			4-Piece
Bedroom	2	10'0" x 9'7"	3.05 x 2.92	
Bedroom	2	12'3" x 11'2"	3.73 x 3.4	
Bedroom	2	12'4" x 8'11"	3.76 x 2.72	
Bathroom	2			4-Piece
Bedroom	B	11'2" x 10'11"	3.4 x 3.33	

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	
Exterior Finish:	Brick	Fireplace:	Natural Gas	Waterfront:	
Roof Type/ Shingles rplcd:	Asphalt Shingle /	Water Src/Supply:	Municipal /	Pool:	None
Basement:	Yes(Full)	Water Meter:		Visible:	
Basement Devel:	Fully Finished	Sewer:	Sewer	Elevator/Escalator:	
Parking (spaces):	Private Double Wide(2)	UFFI:		Retirement Com:	
Garage (spaces):	Attached[1]	Energy Cert Lvl:		Recreational Use:	
Other Structures:		Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	None				

Public Remarks

Fantastic opportunity to live in a 2 storey 4 bedroom well maintained home that backs onto ravine in sought after West Oak Trails community. The main level features a living room, dining room, kitchen and family room with a gas fireplace. Kitchen has sliding glass doors with walk out to a large deck that overlooks ravine. Hardwood flooring, and crown moulding throughout the main and second levels. The second level features master bedroom with 4 piece en suite, three additional bedrooms and 4 piece bathroom. Finished basement with Bedroom, laundry room and pot lights throughout. Roof was updated in 2016, patterned concrete driveway, porch and walkway along side of house in 2017. Ideal location providing easy access and proximity to the QEW, 407, GO Transit, schools, walking trails, and the new Oakville Hospital.

Financial / Additional Listing Information

Commence Date:	02/21/2019	Taxes/Year:	4,135.65/2018	Possession:	Flexible
Selling Date:		Assessment:	570,500/2019	Possession Date:	
Ownership Type:	Freehold	HST Applicable:	Included	SPIS	No
Condo Corp#:		Survey:	None		
Condo Fee:		Addl Mthly Fees:			
Included in Fees:					
Virtual Tour 1:					
Virtual Tour 2:					
Schools:					
Area Features:					
Feat/Amenities:					
Inclusions:	Stove, Fridge, Built in Dishwasher, Washing Machine and Dryer. All existing Window Coverings and All Existing Electric Light Fixtures.				
Exclusions:	Drapes in Kitchen. TV Bracket in Family Room. Four large hanging mirrors in house.				

Listing Brokerage: [Right At Home Realty Inc., Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: **lee.budongsan@gmail.com**

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30714853
ACTIVE

3068 Viewmount Road, Oakville

\$999,900
Sale



Listing Information

Type:	Detached	DOM:	1
Style:	Backsplit	Prop Type:	Residential
Region:	Halton	Sub Type:	Freehold
Municipality:	Oakville (1)	Rooms:	7
Neighbrhd:	WO West (1020)	Bedrooms:	5 (3 + 2)
Cross Street:		Bathrooms:	3 (3 + 0)
Location:	Urban	2 pc Baths:	0
Age / Year:	16-30 Years /	3 pc Baths:	2
Zoning:	SINGLE FAMILY HOME	4 pc Baths:	1
		5+ pc Baths:	0
Fronting On:	South	Sq Ft / Src:	2,000 / Other (see Remarks)
Lot Front/Depth:	64.19 Ft / 129.26 Ft	Lot Shape:	Irregular
Acres/Range:	less than .50	Lot Irregs:	
Legal Desc:	PCL 7-1, SEC 20M418 ; LT 7, PL 20M418 ; OAKVILLE		

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Bathroom	2			4-Piece
Bathroom	LLP			3-Piece
Bathroom	LLP			3-Piece
Living Room	M	11'5" x 11'2"	3.48 x 3.4	Hardwood Floor
Dining Room	M	11'5" x 9'10"	3.48 x 3	Hardwood Floor
Kitchen	M	12'10" x 12'6"	3.92 x 3.82	Other (see Remarks)
Master Bedroom	2	11'10" x 9'10"	3.6 x 3	Hardwood Floor
Bedroom	2	11'6" x 10'10"	3.5 x 3.3	Hardwood Floor
Bedroom	2	10'6" x 8'10"	3.2 x 2.7	Hardwood Floor
Bedroom	LLP	9'4" x 8'6"	2.85 x 2.6	
Bedroom	LLP	10'6" x 6'11"	3.2 x 2.1	
Family Room	LLP	15'1" x 13'10"	4.6 x 4.22	Other (see Remarks)

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	
Exterior Finish:	Brick, Vinyl Siding	Fireplace:		Waterfront:	
Roof Type/ Shingles rplcd:	Asphalt Rolled /	Water Src/Supply:	Municipal /	Pool:	None
Basement:	Yes(Full)	Water Meter:		Visible:	
Basement Devel:	Fully Finished	Sewer:	Sewer	Elevator/Escalator:	
Parking (spaces):	Other (see Remarks)(4)	UFFI:		Retirement Com:	
Garage (spaces):	Attached[2]	Energy Cert Lvl:		Recreational Use:	
Other Structures:		Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	Air Conditioner				

Public Remarks

Welcome To 3068 Viewmount Rd. This Custom Built 5 Br 4 Level Backsplit Beauty On A Quiet Prestigious Oakville Cul De Sac! This One Of A Kind Home Is One Not To Miss! Open And Spacious Backing On To The Lush Bronte Creek Ravine Is Truly A Private Families Dream! Bring Your Fussiest Clients And Show Them The Slate Floors, Granite Counter Tops, S/S Appl Oversized Deck & More! This Amazing Home Has A Sep Entrance For *Income Potential* Will Not Disappoint!

Financial / Additional Listing Information

Commence Date:	02/23/2019	Taxes/Year:	7,156.00/2018	Possession:	30 - 59 Days
Selling Date:		Assessment:	768,000/2018	Possession Date:	
Ownership Type:	Freehold	HST Applicable:	Included	SPIS	No
Condo Corp#:		Survey:	None		
Condo Fee:		Addl Mthly Fees:			
Included in Fees:					
Virtual Tour 1:	http://unbranded.mediatours.ca/property/3068-viewmount-road-oakville/				
Virtual Tour 2:	http://mediatours.ca/property/3068-viewmount-road-oakville/				
Schools:					
Area Features:	Clear View, Ravine, Wooded/Treed				
Feat/Amenities:					
Inclusions:	Pot Lights, Hrdwd Firing, Crown Moulding, Newly Renovated Bathroom, Upper Level Skylight, Heated Floors In Main Bathroom, Deep Soaking Bathtubs, Dble Kit Sink, Wood Cabinets, Range Hood, Oversized Deck. Sir Home Insp Available To View!				
Exclusions:					
Listing Brokerage:	Royal LePage Signature, Brokerage				

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: **lee.budongsan@gmail.com**

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30713333
ACTIVE

2072 Bloomfield Drive, Oakville

\$1,168,800
Sale



Listing Information

Type:	Detached	DOM:	2
Style:	2 Storey	Prop Type:	Residential
Region:	Halton	Sub Type:	Freehold
Municipality:	Oakville (1)	Rooms:	14
Neighbrhd:	WT West Oak Trails (1022)	Bedrooms:	4 (4 + 0)
Cross Street:		Bathrooms:	4 (3 + 1)
Location:	Urban	2 pc Baths:	1
Age / Year:	16-30 Years / 2000	3 pc Baths:	1
Zoning:	RESIDENTIAL	4 pc Baths:	1
Fronting On:	West	5+ pc Baths:	1
Lot Front/Depth:	44.32 Ft x 106.63 Ft	Sq Ft / Src:	2,829 / Public Records
Acres/Range:	less than .50	Lot Shape:	Rectangular
Legal Desc:	PLAN M688, LOT 101	Lot Irregs:	APS

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Living Room/Dining Room	M	19'9" x 12'5"	6.02 x 3.78	
Kitchen	M	12'9" x 8'9"	3.89 x 2.67	
Breakfast	M	13'9" x 10'10"	4.19 x 3.3	
Family Room	M	18'5" x 10'9"	5.61 x 3.28	
Office	M	10'9" x 7'9"	3.28 x 2.36	
Laundry Room	M			
Bathroom	M			2-Piece
Master Bedroom	2	19'1" x 10'9"	5.82 x 3.28	5+ Piece
Bathroom	2			
Bedroom	2	15'5" x 10'9"	4.7 x 3.28	
Bathroom	2			4-Piece
Bedroom	2	13'9" x 12'9"	4.19 x 3.89	Ensuite Privilege
Bedroom	2	10'9" x 10'9"	3.28 x 3.28	Ensuite Privilege
Bathroom	2			3-Piece

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	Clay, Sand
Exterior Finish:	Brick	Fireplace:	Natural Gas	Waterfront:	
Roof Type/Shingles rplcd:	Other (see Remarks) / 2015	Water Src/Supply:	Municipal /	Pool:	Inground
Basement:	Yes(Full)	Water Meter:	Yes		
Basement Devel:	Unfinished	Sewer:	Sewer	Visible:	
Parking (spaces):	Private Double Wide(2)	UFFI:		Elevator/Escalator:	
Garage (spaces):	Attached, Inside Entry[2]	Energy Cert Lvl:		Retirement Com:	
Other Structures:	Gazebo, Other (see Remarks)	Amps/Volts:	/	Recreational Use:	
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

Stunning 4 bedroom 3.5 bathroom former model home in West Oak Trails. Fully upgraded on every level situated on a sunny Western exposed lot with extensive landscaping & spectacular pool! Enjoy this family friendly home with all the "I wants" including 9' ceilings on the main level. Entertain with ease in the formal living & dining rms. The spacious kitchen with Maple cabinetry & granite is open to the sunny breakfast area with sliding glass doors to your outdoor living space with pool. Off the breakfast area is the casual yet elegant family rm with a striking gas fireplace. A main floor office, a powder rm & a laundry/mudroom with garage access completes the main level. An upgraded hardwood staircase leads to the upper level & opens to a bonus den/office area separating the spacious master retreat & 5 piece upgraded spa like ensuite with bedroom two that is bright & spacious with a double closet & is adjacent to the main 4 piece bathrm. Bedrooms three & four enjoy large windows, ample closets & share an ensuite three piece bathrm. The unfinished lower level offers great potential to finish to suit your lifestyle. Enjoy outdoor living in the backyard oasis complete with a patio area w/gazebo & a tranquil sparkling pool surrounded by raised gardens with mature shrubs & trees. Located in the family friendly neighbourhood of West Oak Trails close to schools, parks & trails, shopping & the Hospital. Commute with ease with quick access to highways, transit & the Bronte GO train.

Financial / Additional Listing Information

Commence Date:	02/22/2019	Taxes/Year:	6,054.00/2018	Possession:	90+ Days
Selling Date:		Assessment:	835,250/2019	Possession Date:	
Ownership Type:	Freehold	HST Applicable:	Included	SPIS	No
Condo Corp#:		Survey:	Unknown		
Condo Fee:		Addl Mthly Fees:			
Included in Fees:	https://www.youtube.com/watch?v=H4BK0y_mCCw&feature=youtu.be				
Virtual Tour 1:					
Virtual Tour 2:					
Schools:					
Area Features:	Golf, Hospital, Major Highway, Park, Public Transit, Schools, Wooded/Treed				
Feat/Amenities:					
Inclusions:	Fridge, stove, over the range microwave, built in dishwasher, washer, dryer, all electrical light fixtures, all window treatments, central vacuum, gazebo, GDO & remote				
Exclusions:	NONE				

Listing Brokerage: [Re/Max Aboutowne Realty Corp., Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: lee.budongsan@gmail.com

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30712325
ACTIVE

3353 Liptay Avenue #27, Oakville

\$1,275,000
Sale

Listing Information



Type:	Townhouse	DOM:	3
Style:	Bungalow	Prop Type:	Residential
Region:	Halton	Sub Type:	Freehold
Municipality:	Oakville (1)	Rooms:	11
Neighbrhd:	BC Bronte Creek (1000)	Bedrooms:	3 (3 + 0)
Cross Street:		Bathrooms:	3 (3 + 0)
Location:	Urban	2 pc Baths:	0
Age / Year:	6-15 Years /	3 pc Baths:	1
Zoning:	Residential	4 pc Baths:	1
		5+ pc Baths:	1
Fronting On:	West	Sq Ft / Src:	2,569 / Public Records
Lot Front/Depth:	34.51 Ft / 103.54 Ft	Lot Shape:	Rectangular
Acres/Range:	less than .50	Lot Irregs:	

PT BLK 121, PL 20M1068, PT 27, 20R18959 T/W AN
UNDIVIDED COMMON INTEREST IN HALTON COMMON
ELEMENTS CONDOMINIUM CORPORATON NO.589 SUBJECT TO
AN EASEMENT AS IN HR937189 SUBJECT TO AN EASEMENT AS
IN HR937210 * See Schedule A For Complete Legal Description

Legal Desc

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Kitchen	M	17'1" x 11'11"	5.21 x 3.63	
Dining Room	M	13'5" x 11'11"	4.09 x 3.63	
Living Room	M	21'1" x 12'8"	6.43 x 3.86	
Laundry Room	M	9'11" x 5'11"	3.02 x 1.8	
Master Bedroom	M	16'11" x 12'0"	5.16 x 3.66	
Ensuite	M			5+ Piece
Bedroom	M	11'3" x 10'1"	3.43 x 3.07	
Bathroom	M			4-Piece, Semi-Ensuite (Walk-Thru)
Family Room	2	22'1" x 17'4"	6.73 x 5.28	
Bedroom	2	25'1" x 11'11"	7.65 x 3.63	
Bathroom	2			3-Piece, Semi-Ensuite (Walk-Thru)

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	
Exterior Finish:	Brick	Fireplace:	Natural Gas	Waterfront:	
Roof Type/ Shingles rplcd:	Asphalt Shingle /	Water Src/Supply:	Municipal /	Pool:	None
Basement:	Yes(Full)	Water Meter:		Visitable:	
Basement Devel:	Unfinished	Sewer:	Sewer	Elevator/Escalator:	No
Parking (spaces):	Private Double Wide(2)	UFFI:		Retirement Com:	
Garage (spaces):	Attached[2]	Energy Cert Lvl:		Recreational Use:	
Other Structures:		Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

Beautiful Monarch Built "The Manors" an Exclusive Enclave of Bungalow Loft Homes Surrounded by Bronte Creek Provincial Park. Sought After Home Perfect for Empty Nesters looking to Downsize in Oakville. Home Features 3 Bedrooms all with Ensuite Access. Main Floor Boasts 9ft Ceilings with Premium Upgrades and Engineered Hardwood Floors Throughout. Main Floor Master Retreat with 2-way gas fireplace, walk-in closet, Spa like Ensuite Features Double Sinks, Quartz Counters, Walk-in Shower & Gorgeous Freestanding Soaker Tub. Gourmet Kitchen with Granite Counters, Undercabinet Lighting, Stainless Steel Appliances, Built- In Wine Fridge, Large Breakfast Bar. Grand Living Room with 2-way Gas Fireplace Decorative Mantle, Walk-out to Backyard, Cathedral Ceiling Heights with Large Windows Allows Plenty of Natural Light into the Whole Home. Upper Loft Area Features Family Room with Engineered Hardwood Floors Open to Living Room Below, Third Bedroom with Walk-in Closet and Access to 3-Piece Semi-Ensuite. Enjoy the Vast Number of Trails and Tranquility this Location Gives You. Close to Shopping, Amenities, and Easy Access to QEW & 407.

Financial / Additional Listing Information

Commence Date:	02/21/2019	Taxes/Year:	6,215.00/2018	Possession:	Flexible
Selling Date:		Assessment:	865,750/2019	Possession Date:	
Ownership Type:	Freehold	HST Applicable:	Included	SPIS	No
Condo Corp#:		Survey:	None		
Condo Fee:		Add Mthly Fees:	150		
Included in Fees:					
Virtual Tour 1:	http://listing.otbxair.com/273353liptayavenue/?mls				
Virtual Tour 2:	http://listing.otbxair.com/273353liptayavenue				
Schools:					
Area Features:	Golf, Hospital, Park, Quiet Area, River/Stream, Schools, Wooded/Treed				
Feat/Amenities:					
Inclusions:	Panasonic Microwave, Samsung Fridge, GE Oven and stove-top, Hood Fan, Bosch Dishwasher, Danby Wine Fridge, All Electrical Light Fixtures, All Window Coverings				
Exclusions:					

Listing Brokerage: [Royal LePage Real Estate Services Loretta Phinney,, Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: lee.budongsan@gmail.com

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30714621
ACTIVE

205 Lakeshore Road W #409, Oakville

\$1,394,900
Sale

Listing Information



Type:	Apartment Unit	DOM:	3
Style:	1 Storey/ Apartment Style	Prop Type:	Residential
Region:	Halton	Sub Type:	Condominium
Municipality:	Oakville (1)	Rooms:	13
Neighbrhd:	CO Central (1002)	Bedrooms:	3 (3 + 0)
Cross Street:		Bathrooms:	4 (3 + 1)
Location:	Urban	2 pc Baths:	1
Age / Year:	0-5 Years / 2014	3 pc Baths:	2
Zoning:	Residential	4 pc Baths:	0
Fronting On:	North	5+ pc Baths:	1
Lot Front/Depth:	/	Sq Ft / Src:	2,250 / 3rd Party
Acres/Range:		Lot Shape:	Measuring Service
		Lot Irregs:	

Legal Desc

Unit 9, Level 4, Halton Standard Condominium Plan No. 627 and its appurtenant interest subject to easements as set out in Schedule A as in HR1172907 Town of Oakville

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Foyer	M	11'10" x 6'0"	3.61 x 1.83	Crown Moulding, Hardwood Floor
Living Room	M	19'7" x 16'5"	5.97 x 5	Coffered Ceiling, Hardwood Floor, Walkout to Balcony/Deck
Dining Room	M	16'9" x 8'3"	5.11 x 2.51	Hardwood Floor, Wainscoting
Kitchen	M	15'2" x 11'4"	4.62 x 3.45	Hardwood Floor
Den	M	11'7" x 9'8"	3.53 x 2.95	Hardwood Floor
Bathroom	M			2-Piece, Tile Floors
Master Bedroom	M	15'11" x 12'4"	4.85 x 3.76	Crown Moulding, Ensuite Privilege, Hardwood Floor, Walk-in Closet, Walkout to Balcony/Deck
Ensuite Bedroom	M	17'8" x 9'0"	5.38 x 2.74	3-Piece, Tile Floors
Ensuite Bedroom	M	10'5" x 10'2"	3.17 x 3.1	Crown Moulding, Ensuite Privilege, Hardwood Floor, Walkout to Balcony/Deck
Ensuite Laundry Room	M			3-Piece, Tile Floors

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Ground Source / Heat Pump	Soil Type:
Exterior Finish:	Concrete, Stone, Stucco (Plaster)	Fireplace:	Electric	Waterfront:
Roof Type/ Shingles rplcd:	Other (see Remarks) /	Water Src/Supply:	Municipal /	Pool:
Basement:	No(None)	Water Meter:		None
Basement Level:		Sewer:	Sewer	Visible:
Parking (spaces):	Mutual/ Shared(0)	UFFI:		Elevator/ Escalator:
Garage (spaces):	Inside Entry, Underground[2]	Energy Cert Lvl:		Retirement Com:
Other Structures:		Amps/Volts:	/	No
Air Conditioning:	Central Air			Recreational Use:
Rental Items:	None			No

Public Remarks

Elegantly appointed, 2250sf sun-filled unit in trendy upscale building. Unique floor plan completed by the builder combines 2 units into 1 sprawling masterpiece! Completely wheelchair accessible w/extra wide door frames and hallways. 3rd bdrm located off the living room designed to accommodate 24hr/full-time caregiver. Rare His & Her Master suites! All 3 bdrms w/ensuite baths. Multiple walkouts to 2 balconies & 1 Juliette balcony. Private den/office. Motorized Hunter Douglas Silhouette blinds, Brazilian hardwood flrs, pot lights, 2 electric fireplaces, wainscoting, crown, u/g baseboards, coffered & tray ceilings, custom closets, alarm system & b/i speakers. Open concept custom kitchen with u/g maple cabinetry, display cabinet, undermount lighting, SS b/i appliances, centre island/breakfast bar & granite counter. Spacious living room w/huge floor to ceiling windows. Large Master w/custom w/i closet, w/o to balcony & u/g ensuite w/walk-in shower & seated vanity. 2nd Master bdrm with w/o to balcony, b/i closet & 3 piece w/walk in tub. 3rd bedroom boasts a walk thru closet, 5pc ensuite w/his/her sinks, free standing tub, sconce lighting & glass shower. Gorgeous roof top terrace w/BBQ & lounge areas for outdoor entertaining. Fantastic party/meeting rooms, gym, sauna & business centre. Ultimate downtown Oakville living experience, steps to shops, restaurants, lakefront parks & town square! 2 owned parking spots, 2 lockers. Geothermal energy is used to heat/cool the unit. Must see!

Financial / Additional Listing Information

Commence Date:	02/21/2019	Taxes/Year:	7,762.00/2018	Possession:	Immediate
Selling Date:		Assessment:	1,061,250/2019	Possession Date:	
Ownership Type:	Condominium	HST Applicable:	Included	SPIS	No
Condo Corp#:	627	Survey:			
Condo Fee:	\$1,183.75	Add Mthly Fees:			
Included in Fees:	Building Insurance, Common Elements, Exterior Maintenance, Heat, Parking				
Virtual Tour 1:	http://virtualviewing.ca/mm16b/409-205-lakeshore-road-w-oakville/				
Virtual Tour 2:					
Schools:	Oakwood PS, W.H. Morden PS, St James CES T.A. Blakelock HS, St Thomas Aquinas CSS				
Area Features:	Lake/Pond, Level, Library, Major Highway, Marina, Park, Public Transit, Quiet Area, Waterfront				
Feat/Amenities:	BBQs Permitted, Business Centre (WiFi Bldg), Concierge, Exercise Room, Games Room, Media Room, Party Room, Roof Top Deck/ Garden, Security System, Visitor Parking, Year Round Road Access, Year Round Living				
Inclusions:	Fridge, cooktop, built-in dishwasher, built-in microwave & wall oven, electric light fixtures & window coverings, washer & dryer, 2 electric fireplaces				
Exclusions:					

Listing Brokerage: [Royal LePage Real Estate Services Ltd., Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: (905) 637-1700 Email: lee.budongsan@gmail.com

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30713260
ACTIVE

2202 Meadowland Drive, Oakville

\$1,399,000
Sale

Listing Information



Type:	Detached	DOM:	4
Style:	2 Storey	Prop Type:	Residential
Region:	Halton	Sub Type:	Freehold
Municipality:	Oakville (1)	Rooms:	14
Neighbrhd:	RO River Oaks (1015)	Bedrooms:	4 (4 + 0)
Cross Street:		Bathrooms:	4 (3 + 1)
Location:	Urban	2 pc Baths:	1
Age / Year:	16-30 Years / 1997	3 pc Baths:	0
Zoning:	SFR	4 pc Baths:	2
		5+ pc Baths:	1
Fronting On:		Sq Ft / Src:	3,480 / Public Records
Lot Front/Depth:	49.21 Ft / 109.91 Ft	Lot Shape:	Rectangular
Acres/Range:	less than .50	Lot Irregs:	
Legal Desc:	PCL 71-1, SEC 20M623 ; LT 71, PL 20M623 ; S/T H610315 TOWN OF OAKVILLE		

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Kitchen	M	20'0" x 14'7"	6.1 x 4.44	
Dining Room	M	14'9" x 12'4"	4.5 x 3.76	
Den	M	12'2" x 11'4"	3.71 x 3.45	
Laundry Room	M	11'0" x 5'9"	3.35 x 1.75	
Family Room	M	16'2" x 14'8"	4.93 x 4.47	
Great Room	M	16'11" x 11'4"	5.16 x 3.45	
Master Bedroom	2	25'0" x 14'11"	7.62 x 4.55	
Bedroom	2	12'10" x 11'6"	3.91 x 3.51	
Bedroom	2	17'11" x 14'5"	5.46 x 4.39	
Bedroom	2	18'0" x 10'4"	5.48 x 3.15	
Great Room	B	25'7" x 21'7"	7.8 x 6.58	
Bathroom	2			4-Piece
Bathroom	2			4-Piece
Bathroom	2			5+ Piece
Bathroom	M			2-Piece

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	
Exterior Finish:	Brick, Stone	Fireplace:		Waterfront:	
Roof Type/ Shingles rplcd:	Asphalt Shingle /	Water Src/Supply:	Municipal /	Pool:	None
Basement:	Yes(Full)	Water Meter:			
Basement Devel:	Fully Finished	Sewer:	Sewer	Visitable:	
Parking (spaces):	Private Double Wide(2)	UFFI:		Elevator/Escalator:	
Garage (spaces):	Attached[2]	Energy Cert Lvl:		Retirement Com:	
Other Structures:		Amps/Volts:	/	Recreational Use:	
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

Client Remks:Welcome To 2202 Meadowland This Home Boasts 4 Large Bedrooms & 3 Bathrooms On The 2nd Floor. Maple Hardwood Floors Throughout Upper & Main Level Approx 5000Sqft Finished Living Space Main Floor Features Grand Foyer,Separate Living,Family,Dining,Den,Great Room & Eat In Kitchen With Granite Counter Tops,Island,Ss Appliances & Backsplash Furnace & A/C 2016. Way Too Many Features Too List! This Home Is A Must See!!! Features Area Influences: School Bus Route,

Financial / Additional Listing Information

Commence Date:	02/20/2019	Taxes/Year:	6,976.00/2018	Possession:	Flexible
Selling Date:		Assessment:	964,750/2019	Possession Date:	
Ownership Type:	Freehold	HST Applicable:	Included	SPIS	No
Condo Corp#:		Survey:	None		
Condo Fee:		Addl Mthly Fees:			
Included in Fees:					
Virtual Tour 1:	https://tours.panapix.com/idx/754375				
Virtual Tour 2:					
Schools:					
Area Features:	Park, Public Transit, Schools, Other (see Remarks)				
Feat/Amenities:					
Inclusions:	Stainless Steel Appliances,Fridge Dishwasher & Stove 2016, Window Coverings, Electrical Light Fixtures, Cvac & Attachments.				
Exclusions:					

Listing Brokerage: [Royal LePage Terrequity Realty Inc., Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone:(905) 637-1700 Email:lee.budongsan@gmail.com

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30714723
ACTIVE

2480 North Ridge Trail, Oakville

\$1,399,900
Sale

Listing Information



Type:	Detached	DOM:	2
Style:	2 Storey	Prop Type:	Residential
Region:	Halton	Sub Type:	Freehold
Municipality:	Oakville (1)	Rooms:	12
Neighbrhd:	JC Joshua Creek (1009)	Bedrooms:	4 (4 + 0)
Cross Street:		Bathrooms:	4 (3 + 1)
Location:	Urban	2 pc Baths:	1
Age / Year:	6-15 Years / 2005	3 pc Baths:	1
Zoning:	Residential	4 pc Baths:	0
Fronting On:	North	5+ pc Baths:	3
Lot Front/Depth:	46.99 Ft / 110.09 Ft	Sq Ft / Src:	2,738 / Public Records
Acres/Range:	less than .50	Lot Shape:	Irregular
		Lot Irregs:	IRREGULAR CORNER LOT

Legal Desc **LOT 174, PLAN 20M858, OAKVILLE;S/T EASEMENT FOR ENTRY UNTIL 2010 05 16AS IN HR376898**

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Kitchen	M	13'4" x 9'6" x 29'6"	4.06 x 2.9 x 9	California Shutters
Breakfast	M	13'4" x 7'10" x 29'6"	4.06 x 2.39 x 9	California Shutters, French doors
Living Room	M	16'0" x 11'7" x 29'6"	4.88 x 3.53 x 9	California Shutters, Crown Moulding, Hardwood Floor
Dining Room	M	13'0" x 11'1" x 29'6"	3.96 x 3.38 x 9	California Shutters, Crown Moulding, Hardwood Floor
Family Room	M	16'0" x 13'0" x 29'6"	4.88 x 3.96 x 9	California Shutters, Crown Moulding, Fireplace, Hardwood Floor
Bathroom	M			2-Piece
Master Bedroom	2	19'8" x 13'2" x 26'3"	5.99 x 4.01 x 8	5+ Piece, Ensuite Privilege, Hardwood Floor
Bathroom	2			5+ Piece
Bedroom	2	16'3" x 13'1" x 26'3"	4.95 x 3.99 x 8	California Shutters, Hardwood Floor
Bedroom	2	14'2" x 14'1" x 26'3"	4.31 x 4.29 x 8	California Shutters, Hardwood Floor
Bedroom	2	12'7" x 11'1" x 26'3"	3.84 x 3.38 x 8	California Shutters, Hardwood Floor
Bathroom	2			5+ Piece
Kitchen	B	12'8" x 11'0" x 26'3"	3.86 x 3.35 x 8	
Recreation Room	B	17'0" x 11'0" x 26'3"	5.18 x 3.35 x 8	Fireplace
Games Room	B	17'0" x 12'8" x 26'3"	5.18 x 3.86 x 8	
Bathroom	B			3-Piece

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	
Exterior Finish:	Brick, Stucco (Plaster)	Fireplace:	Natural Gas	Waterfront:	None
Roof Type/ Shingles rplcd:	Asphalt Shingle /	Water Src/Supply:	Municipal /	Pool:	None
Basement:	Yes(Full)	Water Meter:		Visitable:	
Basement Devel:	Fully Finished	Sewer:	Sewer	Elevator/Escalator:	
Parking (spaces):	Private Triple Plus Wide(3)	UFFI:		Retirement Com:	
Garage (spaces):	Attached[2]	Energy Cert Lvl:		Recreational Use:	
Other Structures:	Shed, Other (see Remarks)	Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

Welcome to 2480 North Ridge Trail. Executive 4 Bdrm home with approximately 4000 sq. ft of finished living space, located in Joshua Creek. The main floor boasts, gleaming hardwood, 9 ft ceilings & large windows providing ample natural light. Large family room, W/gas fireplace overlooks the custom eat-in kitchen w/high-end stainless steel appliances, extended cupboards, granite counter tops, custom glass-mirrored backsplash. Garden doors lead to the "Tuscany" Inspired fully fenced backyard. Large master suite, with 5 piece ensuite, custom designed walk-in closet. Three additional sunfilled bedrooms all have custom designed closets. Professionally finished lower level, complete with rec room, with fireplace, games room, Cedarwood Closet/Spa, Three piece bath, with glass enclosed shower. Second Kitchen with custom built-ins. This family home is located to parks, trails, walking distance to Oakville's top-rated schools. Easy access to the QEW, 403. Immediate occupancy, Move In and Enjoy!

Financial / Additional Listing Information

Commence Date:	02/22/2019	Taxes/Year:	6,475.00/2018	Possession:	Immediate
Selling Date:		Assessment:	0/2018	Possession Date:	
Ownership Type:	Freehold	HST Applicable:	No	SPIS	No
Condo Corp#:		Survey:	Available		
Condo Fee:		Add Mthly Fees:			
Included in Fees:					
Virtual Tour 1:					
Virtual Tour 2:					
Schools:	St. Andrew CES (JK-8), Joshua Creek (JK-8) Munns French Immersion (Gr2-8) Holy Trinity CSS Iroquois SS				
Area Features:	Hospital, Park, Public Transit, Schools				
Feat/Amenities:					
Inclusions:	Stainless Steel Fridge, Gas Stove, Dishwasher, B/I Microwave, Front Loading Washing & Dryer, Stainless Steel Fridge,& Electric Stove in Lower Level, All ELFS, All Window Coverings, Central Vac & Attachments.Garage Door Opener & Remotes, Garden Shed				
Exclusions:	N/A				

Listing Brokerage: [Century 21 Pace Realty Corp., Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: **lee.budongsan@gmail.com**

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30714610
ACTIVE

2127 Bingley Crescent, Oakville

\$1,419,000
Sale

Listing Information



Type: **Detached**
Style: **2 Storey**
Region: **Halton**
Municipality: **Oakville (1)**
Neighbrhd: **BC Bronte Creek (1000)**
Cross Street:
Location: **Urban**
Age / Year: **6-15 Years / 2007**
Zoning: **Residential**
Fronting On: **East**
Lot Front/Depth: **52.62 Ft / 110.00 Ft**
Acres/Range: **less than .50**
Legal Desc: **PLAN 20M982 LOT 117**

DOM: **3**
Prop Type: **Residential**
Sub Type: **Freehold**
Rooms: **13**
Bedrooms: **4 (4 + 0)**
Bathrooms: **4 (3 + 1)**
2 pc Baths: **1**
3 pc Baths: **0**
4 pc Baths: **2**
5+ pc Baths: **1**
Sq Ft / Src: **2,734 / Builder floor plan(s)**
Lot Shape: **Rectangular**
Lot Irregs:

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Living Room/Dining Room	M	17'1" x 13'0"	5.2 x 3.95	
Kitchen	M	20'4" x 13'0"	6.21 x 3.97	
Breakfast	M	11'11" x 10'8"	3.63 x 3.25	
Family Room	M	17'1" x 13'0"	5.2 x 3.95	
Den	M	10'0" x 10'0"	3.06 x 3.05	
Master Bedroom	2	22'0" x 18'0"	6.7 x 5.49	
Bedroom	2	13'11" x 10'6"	4.24 x 3.2	
Bedroom	2	12'0" x 11'6"	3.66 x 3.5	
Bedroom	2	12'9" x 11'2"	3.9 x 3.4	
Home Theatre or Media Room	B	20'4" x 11'11"	6.19 x 3.63	
Bathroom	M			2-Piece
Bathroom	2			5+ Piece
Bathroom	2			4-Piece
Bathroom	2			4-Piece

Property Details

Foundation: **Unknown**
Exterior Finish: **Brick, Stucco (Plaster)**
Roof Type/Shingles rplcd: **Asphalt Shingle /**
Basement: **Yes(Full)**
Basement Devel: **Fully Finished**
Parking (spaces): **Private Double Wide(2)**
Garage (spaces): **Attached, Inside Entry[2]**
Other Structures:
Air Conditioning: **Central Air**
Rental Items: **Hot Water Heater**
Heat Src/Type: **Gas / Forced Air**
Fireplace: **Natural Gas**
Water Src/Supply: **Municipal /**
Water Meter:
Sewer: **Sewer**
UFFI:
Energy Cert Lvl:
Amps/Volts: **/**
Soil Type:
Waterfront:
Pool: **None**
Visitable:
Elevator/Escalator: **No**
Retirement Com:
Recreational Use:

Public Remarks

A must see! Stunning Monarch built luxury home, the "Marlatt" model, approximately 2734 sq. ft. plus the professionally finished walkout basement in upscale Bronte Creek on executive family friendly street. Close to school & new hospital. Private backyard! Exposed aggregate front walkway, steps, porch & partially covered patio in the back yard. Dark hardwood floors, deep crown mouldings, LED pot lights, California shutters and custom blinds. All new appliances, new upper level broadloom, resealed driveway, re-stained upper back deck & fresh tasteful décor (2018). Formal living/dining room with crown mouldings & hardwood floor. Gourmet kitchen with upgraded cabinetry with crown mouldings & under-cabinet lighting, island with breakfast bar, granite counters, stone backsplash & new stainless steel appliances. Large breakfast room with walkout to the upper deck with a spiral staircase to the covered lower patio. Fabulous family room featuring a gas fireplace with an upgraded precast stone mantel. Main floor den. Laundry room with inside entry to garage. Beautiful master retreat with crown mouldings, custom closet organizer & lavish ensuite bath with soaker tub & separate glass shower. Large bedrooms & 3 full bathrooms on upper level. Massive lower level recreation room with pot lights, large windows & walkout to the exposed aggregate patio. Fabulous home theatre room, great storage space & large cold room. Amazing value. Don't miss it!

Financial / Additional Listing Information

Commence Date: **02/21/2019**
Selling Date:
Ownership Type: **Freehold**
Condo Corp#:
Condo Fee:
Included in Fees:
Virtual Tour 1: http://www.qstudios.ca/HD/2127_BingleyCres.html
Virtual Tour 2:
Schools: **Palermo & St. Mary CES Garth Webb & St. Ignatius of Loyola CSS**
Area Features: **Greenbelt/Conservation, Hospital, Level, Park, Ravine, Schools, Wooded/Treed**
Feat/Amenities:
Inclusions: **Built-in dishwasher, microwave, fridge, stove, washer, dryer, all elf's, all window coverings, c/air, gdo, c/vac, alarm, theatre projector, screen & equipment.**
Exclusions: **TV's and Mounts.**
Taxes/Year: **6,828.00/2018**
Assessment: **891,500/2018**
HST Applicable: **No**
Survey: **Unknown**
Addl Mthly Fees:
Possession: **Flexible**
Possession Date:
SPIS: **No**

Listing Brokerage: [Royal LePage Real Estate Services Ltd., Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: lee.budongsan@gmail.com

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30710373
ACTIVE

2318 Valleyridge Drive, Oakville

\$1,419,900
Sale

Listing Information



Type: **Detached**
Style: **2 Storey**
Region: **Halton**
Municipality: **Oakville (1)**
Neighbrhd: **BC Bronte Creek (1000)**
Cross Street:
Location: **Urban**
Age / Year: **6-15 Years / 2012**
Zoning: **Residential**
Fronting On: **West**
Lot Front/Depth: **47.21 Ft / 109.74 Ft**
Acres/Range: **less than .50**
Legal Desc: **PLAN 20M913 LOT 4**

DOM: **5**
Prop Type: **Residential**
Sub Type: **Freehold**
Rooms: **14**
Bedrooms: **5 (4 + 1)**
Bathrooms: **5 (4 + 1)**
2 pc Baths: **1**
3 pc Baths: **0**
4 pc Baths: **3**
5+ pc Baths: **1**
Sq Ft / Src: **3,182 / Public Records**
Lot Shape: **Rectangular**
Lot Irregs:

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Living Room	M	12'0" x 12'0"	3.65 x 3.65	
Dining Room	M	12'0" x 11'10"	3.66 x 3.61	
Kitchen	M	13'0" x 13'0"	3.97 x 3.96	
Breakfast	M	12'11" x 10'8"	3.94 x 3.25	
Family Room	M	18'11" x 13'10"	5.77 x 4.22	
Den	M	10'9" x 9'10"	3.28 x 3	
Master Bedroom	2	20'7" x 13'3"	6.27 x 4.05	
Bedroom	2	11'9" x 12'0"	3.58 x 3.66	
Bedroom	2	13'11" x 12'4"	4.24 x 3.75	
Bedroom	2	12'11" x 12'0"	3.94 x 3.67	
Bedroom	B	16'7" x 13'0"	5.05 x 3.97	
Bathroom	M			2-Piece
Bathroom	2			5+ Piece
Bathroom	2			4-Piece
Bathroom	2			4-Piece
Bathroom	B			4-Piece

Property Details

Foundation: **Unknown**
Exterior Finish: **Brick, Stone, Stucco (Plaster)**
Roof Type/Shingles rplcd: **Asphalt Shingle /**
Basement: **Yes(Full)**
Basement Devel: **Partially Finished**
Parking (spaces): **Private Double Wide(4)**
Garage (spaces): **Attached, Inside Entry[2]**
Other Structures:
Air Conditioning: **Central Air**
Rental Items: **Hot Water Heater**
Heat Src/Type: **Gas / Forced Air**
Fireplace: **Natural Gas**
Water Src/Supply: **Municipal /**
Water Meter:
Sewer: **Sewer**
UFFI:
Energy Cert Lvl:
Amps/Volts: **/**
Soil Type:
Waterfront:
Pool: **None**
Visitable:
Elevator/Escalator: **No**
Retirement Com:
Recreational Use:

Public Remarks

Gorgeous custom built Monarch home with 4+1 bedrooms on a premium lot backing onto a Ravine in upscale Bronte Creek with numerous Ravine trails & parks. Within walking distance to Starbucks & a 5-minute drive to the new hospital. Custom millwork, deluxe French doors, quality hand-scraped hardwood floors, dark-stained oak staircase with iron pickets, deep baseboards, fluted columns, 9' smooth main floor ceilings & numerous pot lights. Formal dining room with tray ceiling open to the living room offering plenty of space for entertaining. Stunning kitchen offers custom cabinetry, under-cabinet lighting, island with breakfast bar, granite counters, stone backsplash & top quality stainless steel appliances. Sun-filled breakfast room with oversized sliding glass doors to large deck & private rear yard. Beautiful family room with gas fireplace & upgraded precast stone mantel. Main floor den, elegant powder room & laundry room with inside entry to garage. Master retreat with upgraded gas fireplace, walk-in closet with custom organizer & lavish marble 5-piece ensuite bath featuring an oversized whirlpool tub & separate glass shower with body jets. Open concept loft overlooking the foyer, three additional large bedrooms & 2 additional full bathrooms with soaker tubs complete the upper level. Partially finished lookout basement with extra-large windows, 5th bedroom & fabulous 4-piece bath with a frameless glass steam shower. Ideal nanny suite. Make it home!

Financial / Additional Listing Information

Commence Date: **02/19/2019**
Selling Date:
Ownership Type: **Freehold**
Condo Corp#:
Condo Fee:
Included in Fees:
Virtual Tour 1: http://www.qstudios.ca/HD/2318_ValleyridgeDr.html
Virtual Tour 2:
Schools: **Palermo & St. Mary CES Garth Webb & St. Ignatius of Loyola CSS**
Area Features: **Greenbelt/Conservation, Hospital, Level, Park, Rec./Commun.Centre, Schools, Wooded/Treed**
Feat/Amenities:
Inclusions: **Built-in dishwasher, built-in microwave, fridge, built-in ovens, gas range, steam oven, washer, dryer, all window coverings, c/air, all elf's, gdo**
Exclusions: **Main Kitchen fridge to be replaced with basement fridge.**
Taxes/Year: **7,371.00/2018**
Assessment: **962,500/2018**
HST Applicable: **No**
Survey: **Unknown**
Addl Mthly Fees:
Possession: **Flexible**
Possession Date:
SPIS: **No**

Listing Brokerage: [Royal LePage Real Estate Services Ltd., Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: lee.budongsan@gmail.com

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30711825
ACTIVE

1136 Thoresby Drive, Oakville

\$1,498,000
Sale



Listing Information

Type: **Detached**
Style: **2 Storey**
Region: **Halton**
Municipality: **Oakville (1)**
Neighbourhd: **CV Clearview (1004)**
Cross Street:
Location: **Urban**
Age / Year: **16-30 Years /**
Zoning: **RES**
Fronting On: **West**
Lot Front/Depth: **54.53 Feet / 109.06 Feet**
Acres/Range: **less than .50**
Legal Desc: **PLAN M488 LOT 125**

DOM: **5**
Prop Type: **Residential**
Sub Type: **Freehold**
Rooms: **12**
Bedrooms: **4 (4 + 0)**
Bathrooms: **4 (3 + 1)**
2 pc Baths: **1**
3 pc Baths: **1**
4 pc Baths: **1**
5+ pc Baths: **1**
Sq Ft / Src: **2,624 / Public Records**
Lot Shape: **Rectangular**
Lot Irregs:

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Living Room	M	11'0" x 17'8"	3.35 x 5.38	
Dining Room	M	18'0" x 10'10"	5.49 x 3.3	
Kitchen	M	23'8" x 18'2"	7.21 x 5.54	
Office	M	10'0" x 9'4"	3.05 x 2.84	
Master Bedroom	2	15'0" x 17'6"	4.57 x 5.33	
Bedroom	2	14'8" x 11'1"	4.47 x 3.38	
Bedroom	2	13'5" x 10'0"	4.09 x 3.05	
Bedroom	2	13'8" x 10'10"	4.17 x 3.3	
Recreation Room	B	26'4" x 16'10"	8.03 x 5.13	
Den	B	8'4" x 7'6"	2.54 x 2.29	
Games Room	B	17'5" x 10'10"	5.31 x 3.3	
Ensuite	2			5+ Piece
Bathroom	2			4+ Piece
Bathroom	M			2+ Piece
Bathroom	B			3+ Piece
Laundry Room	M			
Laundry Room	B			

Property Details

Foundation: **Poured Concrete**
Exterior Finish: **Brick**
Roof Type/ Shingles rplcd: **Asphalt Shingle /**
Basement: **Yes(Full)**
Basement Devel: **Fully Finished**
Parking (spaces): **Private Double Wide(2)**
Garage (spaces): **Attached, Inside Entry[2]**
Other Structures:
Air Conditioning: **Central Air**
Rental Items: **Hot Water Heater**
Heat Src/Type: **Gas / Forced Air**
Fireplace: **Natural Gas**
Water Src/Supply: **Municipal /**
Water Meter:
Sewer: **Sewer**
UFFI:
Energy Cert Lvl:
Amps/Volts: **/**
Soil Type:
Waterfront:
Pool: **Inground**
Water Meter:
Visible:
Elevator/Escalator:
Retirement Com:
Recreational Use:

Public Remarks

Ideal for commuters! One of a kind solid brick Family Home located in the Award-Winning School District of James W. Hill Public and Oakville Trafalgar High School. Remodeled from top to bottom to satisfy even the pickiest buyer. Professionally renovated with quality finishes and loaded with features! Owners have spent hundreds of thousands of dollars in upgrades and renovations in the last 2 years; Top quality front, side and garage doors, new AC unit, smooth ceilings, upgraded doors baseboards; trims, hardwood floors and pot lighting throughout. The luxurious dream kitchen features; extra-large island with Quartz, B/I Professional Appls, and custom design solid wood cabinetry. Main Floor Office, Custom B/I in the living room with new remote controlled gas fireplace, dining room, powder room and laundry. Large Master W/Granite Ensuite; Built Ins in W/I Closet. 3 other good sized bed with double closets, and a brand new 5-piece SPA bathroom with heated floors. Professionally finished basement w large rec room, gas fireplace, large gym/play room area, second office / den, 3pc bath, a 2nd laundry room and lots of storage. Double garage fully insulated and heated with new doors and smart door openers. Beautiful, fenced and maintenance free backyard boasting an in-ground pool, mature trees; in-ground sprinkler system. Great family neighborhood with lots of parks and close to schools, shops, Clarkson or Oakville GO, 403 and QEW. You will not be disappointed!

Financial / Additional Listing Information

Commence Date: **02/19/2019**
Selling Date:
Ownership Type: **Freehold**
Condo Corp#:
Condo Fee:
Included in Fees:
Virtual Tour 1:
Virtual Tour 2: <https://storage.googleapis.com/marketplace-public/slideshows/NuWNqiv0g4EUaoIYCyJL5c68406bde10420fbc7243e4e40622514j60ahSa5FXBCabjsy7m.mp4>
Schools: **St Luke Elementary School James W. Hill Public School John Knox Christian School Oakville Trafalgar High School**
Area Features: **Major Highway, Public Transit, Schools**
Feat/Amenities:
Inclusions: **Professional B/I Fridge, Microwave and Dishwasher, Washer/Dryer in basement, Most Elfs, Window Coverings/California Shutters, GDO + R MyQ smart, all pool equipment, Central Vac ('18), Alarm System ('18), Smart thermostat, Smart lock on front door,**
Exclusions: **Curtains, TVs and racks, chandelier in the dining room and master bedroom, washer/dryer on the main level. Bertazonni professional stove.**

Listing Brokerage: [Sutton Group Quantum Realty Inc., Brokerage](#)

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: lee.budongsan@gmail.com

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30712737
ACTIVE

3052 Post Road, Oakville

\$1,498,800
Sale

Listing Information



Type: **Detached**
Style: **2 Storey**
Region: **Halton**
Municipality: **Oakville (1)**
Neighbourhd: **GO Glenorchy (1008)**
Cross Street:
Location: **Urban**
Age / Year: **0-5 Years / 2018**
Zoning: **Residential**

DOM: **6**
Prop Type: **Residential**
Sub Type: **Freehold**
Rooms: **15**
Bedrooms: **4 (4 + 0)**
Bathrooms: **4 (3 + 1)**
2 pc Baths: **1**
3 pc Baths: **1**
4 pc Baths: **0**
5+ pc Baths: **2**

Fronting On: **West**
Lot Front/Depth: **38.06 Ft x 89.90 Ft**
Acres/Range: **less than .50**

Sq Ft / Src: **2,957 / Builder floor plan(s)**
Lot Shape: **Rectangular**
Lot Irregs:

Next OH: **Public: Sun Feb 24, 2:00PM-4:00PM**

Legal Desc

LOT 21, PLAN 20M1186 SUBJECT TO AN EASEMENT IN GROSS OVER PT 8, 20R20719 AS IN HR1434409 SUBJECT TO AN EASEMENT FOR ENTRY UNTIL 2027/10/12 AS IN HR1496466 SUBJECT TO AN EASEMENT FOR ENTRY AS IN HR1588191 TOWN OF OAKVILLE

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Foyer	M	9'10" x 8'10" x 10'0"	3 x 2.69 x 3.05	Tile Floors
Eat in Kitchen	M	20'11" x 13'11" x 10'0"	6.38 x 4.24 x 3.05	Hardwood Floor, Walkout to Balcony/Deck
Living Room	M	16'6" x 15'5" x 10'0"	5.03 x 4.7 x 3.05	Coffered Ceiling, Fireplace, Hardwood Floor
Dining Room	M	16'5" x 13'6" x 10'0"	5 x 4.11 x 3.05	Coffered Ceiling, Hardwood Floor
Pantry	M	5'4" x 4'11" x 10'0"	1.63 x 1.5 x 3.05	Hardwood Floor
Mud Room	M	6'3" x 5'4" x 10'0"	1.9 x 1.63 x 3.05	Inside Entry, Tile Floors
Master Bedroom	2	17'6" x 14'0" x 9'0"	5.33 x 4.27 x 2.74	Ensuite Privilege, Hardwood Floor, Walk-in Closet
Bedroom	2	14'11" x 9'11" x 9'0"	4.55 x 3.02 x 2.74	Ensuite Privilege, Hardwood Floor
Bedroom	2	11'11" x 11'0" x 9'0"	3.63 x 3.35 x 2.74	Ensuite Privilege, Hardwood Floor
Bedroom	2	13'5" x 11'4" x 9'0"	4.09 x 3.45 x 2.74	Ensuite Privilege, Hardwood Floor
Laundry Room	2	6'2" x 5'5" x 9'0"	1.88 x 1.65 x 2.74	Tile Floors
Ensuite	2	15'4" x 12'0" x 9'0"	4.67 x 3.66 x 2.74	5+ Piece, Tile Floors
Ensuite	2	6'4" x 11'4" x 9'0"	1.93 x 3.45 x 2.74	5+ Piece
Ensuite	2	8'9" x 5'11" x 9'0"	2.67 x 1.8 x 2.74	3-Piece
Bathroom	M	7'6" x 3'10" x 10'0"	2.29 x 1.17 x 3.05	2-Piece

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	
Exterior Finish:	Brick, Stone, Stucco (Plaster)	Fireplace:	Natural Gas	Waterfront:	None
Roof Type/ Shingles rplcd:	Asphalt Shingle /	Water Src/Supply:	Municipal /	Pool:	None
Basement:	Yes(Full)	Water Meter:		Visitable:	
Basement Devel:	Partially Finished	Sewer:	Sewer	Elevator/Escalator:	No
Parking (spaces):	Private Double Wide(2)	UFFI:		Retirement Com:	No
Garage (spaces):	Built-In[2]	Energy Cert Lvl:		Recreational Use:	No
Other Structures:		Amps/Volts:	/		
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

SPECTACULAR! Never lived in Fernbrook executive 4-bedroom 4-Bath home in sought after Seven Oaks community of Glenorchy. This home feels custom built with 10 ft main floor ceilings, 9 ft second floor and lower level ceilings. 8 ft front entry steel door w/leaded glass inserts opens to a soaring open to above spacious foyer. Upgraded Kitchen layout built by "Aya" kitchens with lots of cabinet space, walk in pantry, large center island with breakfast bar, and quartz counter tops. High end appliance package includes Sub-Zero fridge and Wolf gas stove. Kitchen opens to great room and dining room, featuring a cast stone fireplace and coffered ceilings. 5 inch solid sawn stained pre-fin oak flooring throughout main level and second level. Take the stained oak staircase with decorative steel spindles to second level to find 4 spacious bedrooms and a conveniently located laundry room with front load washer & dryer. Double door entry to majestic master retreat with walk-in closet, spa like ensuite features freestanding soaker tub, oversized seamless glass shower, double vanity with marble counter tops and under mount sinks. Three additional bedrooms all enjoy ensuite privileges. Open oak staircase with finished landing to unfinished basement ready to customize to your families needs. Fantastic uptown Oakville location puts you close to schools, parks, shopping, restaurants, public transit, the new Oakville hospital and more. Rest assured, home comes with Taron warranty!

Financial / Additional Listing Information

Commence Date:	02/18/2019	Taxes/Year:	1,351.81/2019	Possession:	Flexible
Selling Date:		Assessment:	363,967/2019	Possession Date:	
Ownership Type:	Freehold	HST Applicable:	Yes	SPIS	No
Condo Corp#:		Survey:	Available		
Condo Fee:		Addl Mthly Fees:			
Included in Fees:					
Virtual Tour 1:	https://vimeopro.com/realservices2/3052-post-road				
Virtual Tour 2:					
Schools:	Palermo St Gregory White oaks Holy Trinity				
Area Features:	Hospital, Library, Major Highway, Quiet Area, Rec./Commun.Centre, Schools				
Feat/Amenities:					
Inclusions:	Stainless Steel Sub Zero Fridge, Wolf Stove/Oven, Microwave, Clothes Washer And Dryer, Central Vac and attachments				
Exclusions:					

Listing Brokerage: **Royal LePage Real Estate Services Ltd., Brokerage**

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: **lee.budongsan@gmail.com**

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30712839
ACTIVE

2579 Felhaber Crescent, Oakville

\$1,538,000
Sale

Listing Information



Type:	Detached	DOM:	6
Style:	2 Storey	Prop Type:	Residential
Region:	Halton	Sub Type:	Freehold
Municipality:	Oakville (1)	Rooms:	13
Neighbrhd:	JC Joshua Creek (1009)	Bedrooms:	4 (4 + 0)
Cross Street:		Bathrooms:	5 (5 + 0)
Location:	Urban	2 pc Baths:	0
Age / Year:	6-15 Years /	3 pc Baths:	3
Zoning:	RES	4 pc Baths:	1
Fronting On:		5+ pc Baths:	2
Lot Front/Depth:	55.84 Ft x 110.76 Ft	Sq Ft / Src:	2,975 / Builder floor plan(s)
Acres/Range:	less than .50	Lot Shape:	Rectangular
		Lot Irregs:	

LOT 25, PLAN 20M881, OAKVILLE. S/T RIGHT UNTIL EARLIER OF 5 YRS FROM 04 05 21 OR ASSUMED BY TOWN OF OAKVILLE, HR295455.

Next OH: **Public: Sun Feb 24, 2:00PM-4:00PM**

Legal Desc

Room Details

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Living Room	M	12'5" x 18'1"	3.78 x 5.51	Bay Window, Hardwood Floor
Dining Room	M	15'6" x 12'10"	4.72 x 3.91	Cathedral Ceiling, Hardwood Floor, Vaulted Ceiling
Family Room	M	15'6" x 12'10"	4.72 x 3.91	Fireplace, Hardwood Floor
Kitchen	M	10'7" x 12'0"	3.23 x 3.66	Double Sink, Hardwood Floor
Breakfast	M	10'7" x 10'9"	3.23 x 3.28	Sliding Doors
Master Bedroom	2	16'1" x 12'3"	4.9 x 3.73	5+ Piece, Ensuite Privilege, Hardwood Floor, Walk-in Closet
Bedroom	2	10'9" x 12'0"	3.28 x 3.66	3-Piece, Ensuite Privilege, Hardwood Floor
Bedroom	2	11'10" x 14'0"	3.61 x 4.27	4-Piece, Ensuite Privilege, Hardwood Floor
Bedroom	2	12'5" x 21'2"	3.78 x 6.45	4-Piece, Ensuite Privilege, Hardwood Floor
Home Theatre or Media Room	B	26'0" x 27'0"	7.92 x 8.23	
Bathroom	M			3-Piece
Bathroom	2			3-Piece
Bathroom	2			4-Piece
Bathroom	2			5+ Piece
Bathroom	B			3-Piece

Property Details

Foundation:	Poured Concrete	Heat Src/Type:	Gas / Forced Air	Soil Type:	
Exterior Finish:	Brick, Stone	Fireplace:	Natural Gas	Waterfront:	
Roof Type/ Shingles rplcd:	Asphalt Shingle /	Water Src/Supply:	Municipal /	Pool:	None
Basement:	Yes(Full)	Water Meter:			
Basement Level:	Fully Finished	Sewer:	Sewer	Visible:	
Parking (spaces):	Front Yard(3)	UFFI:		Elevator/Escalator:	
Garage (spaces):	Built-In[2]	Energy Cert Lvl:		Retirement Com:	
Other Structures:		Amps/Volts:	/	Recreational Use:	
Air Conditioning:	Central Air				
Rental Items:	Hot Water Heater				

Public Remarks

Beautifully Appointed Spacious 4 Bedroom 2,975 sq.ft. Home Located Across From A Park. Professional Landscaping With Natural Stone and Custom Gazebo. Gleaming Parquet Floors Throughout, Hardwood Stairs, Open Concept Dining Room With Cathedral Ceilings Overlooking A Formal Living Room. Custom Kitchen Cabinets With Granite Counters Overlooking The Breakfast Area. Upgraded Bathrooms 2017, New Roof And New Garage Doors 2017. Contemporary Finished Basement with rough-in Bar/Kitchen, and Modern Bathroom with Heated Floor 2014. Water Softener & Reverse Osmosis.

Financial / Additional Listing Information

Commence Date:	02/18/2019	Taxes/Year:	6,931.00/2018	Possession:	Flexible
Selling Date:		Assessment:	959,000/2019	Possession Date:	
Ownership Type:	Freehold	HST Applicable:	Included	SPIS	No
Condo Corp#:		Survey:	None		
Condo Fee:		Addl Mthly Fees:			
Included in Fees:					
Virtual Tour 1:	https://www.youtube.com/embed/o40qOXvEE8U				
Virtual Tour 2:					
Schools:	Joshua Creek Public School Iroquois Ridge				
Area Features:					
Feat/Amenities:					
Inclusions:	Fridge, Cooktop, Washer, Dryer, Oven, Microwave, Water Softener, Reverse Osmosis In The Kitchen, Projection Tv With Receiver And Speakers In The Basement. All Window Coverings, All Mirrors In Bathroom. A/C, Cvac And 2 Gdo				
Exclusions:	Hot Water Tank Is Rented.				

Listing Brokerage: **Kingsway Real Estate, Brokerage**

Courtesy of: **Hongjae Lee, Salesperson**
Phone: **(905) 637-1700** Email: **lee.budongsan@gmail.com**

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