

# 274 HONEYVALE ROAD

OAKVILLE, ONTARIO

<b>Property Size:</b>	4,854.52 sq ft	<b>Lot Dimensions:</b>	49.3 ft x 98.6 ft
<b>District:</b>	Bronte	<b>Assessment:</b>	\$766,000 (2020)
<b>Side of Road:</b>	West	<b>Taxes:</b>	\$5,438.37 (2021)
<b>Zoning:</b>	RL5-0		
<b>Legal Description:</b>	PCL 48-1, SEC 20M368; LT 48, PL 20M368; OAKVILLE	<b>Age:</b>	1987
<b>Topography:</b>	Level	<b>Air Conditioning:</b>	Central Air
<b>Construction:</b>	Brick/Concrete Foundation	<b>Heat:</b>	Forced Air Gas
<b>Roof:</b>	Replaced 2007	<b>Windows:</b>	Replaced 2017-2020
<b>Garage:</b>	Double Attached (2 Spaces)	<b># of Rooms:</b>	10
<b>Parking/Front Yard:</b>	Double Private/Asphalt Drive/Parking for 4 vehicles	<b># of Bedrooms:</b>	4
<b>Outdoor/Back Yard:</b>	New Trex Composite Deck/Steps to Green Space & Bronte Creek	<b># of Baths:</b>	2 ½
<b>Basement:</b>	Full Basement Unfinished	<b># of Fireplaces:</b>	1 Wood Burning
<b>Water Heater:</b>	Rheem Performance Plus (Dec 2017/ <b>Owned</b> )	<b>Water:</b>	Municipal
<b>Furnace:</b>	Trane (July 2020/ <b>Owned</b> )	<b>Sewer:</b>	Municipal
<b>Air Conditioner:</b>	Fedders Super High Efficiency (2007/ <b>Owned</b> )	<b>Central Vacuum:</b>	Yes
<b>Deposit:</b>	\$75,000	<b>Possession:</b>	Flexible



- New white custom eat-in kitchen (2014).
- Updated cabinetry in main and master en suite bathrooms.
- New hardwood flooring throughout with hand-scraped hardwood flooring on second level (2020).
- All new windows in upper level (2017); kitchen, dining room and family room (2018); sliding doors and surround in kitchen (2019); and living room (2020).
- New Trex composite deck with walk-out from kitchen.



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