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一份信任，三份回报!




MLS Form of 3196 Preserve Dr, Oakville

Prepared by: HELEN WANG, Administrator
REAL ONE REALTY INC., BROKERAGE

1660 North Service Rd E #103, Oakville, ON L6H7G3 905-281-2888

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	3196 Preserve Dr		List: \$1,275,000 For: Sale
	Oakville Ontario L6M 0W6		
Oakville Rural Oakville Halton 471-26-M			
SPIS: N	Taxes: \$6,354.23 / 2020	DOM: 0	
Detached	Front On: W	Rms: 8	
Link: N	Acre:	Bedrooms: 4	
2-Storey		Washrooms: 3	
		1x2xMain, 1x5x2nd, 1x4x2nd	
Lot: 34.12 x 89.9 Feet Irreg:			
Dir/Cross St: Sixteen Mile/ Preserve Dr			

MLS#: W4905703 Contract Date: 9/10/2020 PIN#: Possession Remarks: Tba

Kitchens: 1	Exterior: Brick / Stone	Zoning:
Fam Rm: Y	Drive: Front Yard	Cable TV:
Basement: Full / Unfinished	Gar/Gar Spcs: Attached / 1.0	Hydro:
Fireplace/Stv: Y	Drive Park Spcs: 2	Gas:
Heat: Forced Air / Gas	Tot Prk Spcs: 3.0	Phone:
A/C: Central Air	UFFI:	Water: Municipal
Central Vac:	Pool: None	Water Supply:
Apx Age: 6-15	Energy Cert:	Sewer: Sewers
Apx Sqft: 2500-3000	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat: Hospital, Park, Public	Waterfront:
POTL Mo Fee:	Transit, School	Retirement:
Elevator/Lift:		Oth Struct:
Laundry Lev: Upper		
Phys Hdcap-Eqp:		

#	Room	Level	Length (m)	Width (m)	Description
1	Kitchen	Main	12.40	x 11.20	Crown Moulding Marble Counter Stainless Steel Coun
2	Breakfast	Main	12.40	x 9.00	Crown Moulding Tile Floor W/O To Yard
3	Family	Main	13.00	x 17.10	Crown Moulding Hardwood Floor Fireplace
4	Dining	Main	13.00	x 10.80	Crown Moulding Hardwood Floor
5	Living	Main	10.00	x 13.20	Crown Moulding Hardwood Floor Large Window
6	Master	2nd	13.20	x 10.80	5 Pc Ensuite Hardwood Floor W/I Closet
7	2nd Br	2nd	11.00	x 10.40	Crown Moulding Hardwood Floor Closet
8	3rd Br	2nd	10.00	x 11.00	Crown Moulding Hardwood Floor W/I Closet
9	4th Br	2nd	12.60	x 10.00	Crown Moulding Hardwood Floor Closet

Client Remks: Beautiful Mattamy "Trillium" Model Built-In 2014 With 2522 Sq Ft Of Spacious 4 Bdrms W/ High 9' Ceilings, All Hardwood Floor, Crown Moulding & Tile Throughout. Upgraded Kitchen Cabinets, Backsplash W/ A Large Center Island. Modern Open-Concept To Family Room. 2nd Floor - Spacious Master W/ Large Ensuite & W/I Closet. Spacious 2nd, 3rd And 4th Bdrm W/ Second Floor Laundry. Well Maintained Garden Backyard. Close Access To Parks, Schools And 407/403.

Extras: The Driveway Widens With Interlocking On Both Sides In 2017. All Appliances Included Plus Washer/Dryer, Window Coverings And Remote Garage Door Opener. Excl: White Sheer Shade. Hot Water Tank Is Rental.

Listing Contracted With: REAL ONE REALTY INC., BROKERAGE Ph: 905-281-2888

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