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

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

Printed on 01/19/2021 10:16:18 AM

List: \$1,199,900 For: Sale

1x4xMain, 1x3xBsmt



1195 Half Moon Lane Oakville Ontario L6H2E4

Oakville Iroquois Ridge South Halton 477-28-R

SPIS: N Taxes: \$5,097.58 / 2020 DOM: 0

Detached Front On: E **Rms**: 3 Link: N Acre: < .50 Bedrooms: 3 + 1 Bungalow Washrooms: 2

Lot: 60 x 132 Feet Irreg: 131.54' X 60.10' X 156.15' X 64.94'

Dir/Cross St: Eighth Line To Falgarwood

PIN#: 240104023 MLS#: W5088076 Contract Date: 1/19/2021

Possession Remarks: Tba

Kitchens: Exterior: Brick Zoning: Fam Rm: Ν Drive: Front Yard Cable TV: **Basement:** Finished / Full Gar/Gar Spcs: Attached / 1.0 Hydro:

Fireplace/Stv: **Drive Park Spcs:** Gas: Forced Air / Gas 5.0 Heat: Tot Prk Spcs: Phone:

Central Air A/C: UFFI: Water: Municipal Central Vac: Pool: Inground Water Supply:

Energy Cert: Sewers Apx Age: Sewer: Unknown Apx Sqft: Cert Level: Spec Desig:

Assessment: GreenPIS: Farm/Agr:

POTL: Prop Feat: Fenced Yard, Golf, Waterfront: None **POTL Mo Fee:** Hospital, Level, Library, Rec Centre Retirement:

Elevator/Lift: Ν Oth Struct: Garden Shed Lower

Laundry Lev: Phys Hdcap-Eqp:

#	<u>Room</u>	<u>Level</u>	Length (m)	Width (m)	<u>Description</u>		
	1 Great Rm	Main	4.70	x 4.14	Hardwood Floor	Fireplace	Pot Lights
	2 Dining	Main	3.25	x 2.84	Hardwood Floor	Large Window	Crown Moulding
	3 Kitchen	Main	4.29	x 2.54	Skylight	Granite Counter	Stainless Steel Appl
	4 Master	Main	3.78	x 3.56	Hardwood Floor	Crown Moulding	Closet
	5 2nd Br	Main	3.61	x 3.15	Hardwood Floor	Crown Moulding	Closet
	6 3rd Br	Main	3.15	x 2.39	Hardwood Floor	Crown Moulding	Closet
	7 Rec	Bsmt	6.22	x 6.20	Wet Bar	Fireplace	Broadloom
	8 Office	Bsmt	3.66	x 3.23	French Doors	Pot Lights	Broadloom
	9 Laundry	Bsmt	3.43	x 2.34	Renovated	Pot Lights	Quartz Counter

Client Remks: Renovated & Meticulously Maintained Bungalow On An Oversized 60X132X65X156Ft Lot W/Resort-Style Backyard! Professionally Landscaped W/Glistening Inground Pool & Cedar Cabana. Open Concept Great Rm/Dining Rm/Chef's Kitchen W/Skylight, B/I Stainless Steel Appliances & Granite Countertops. Hardwood Floor & Crown Mouldings Throughout. Finished High-Quality Basement Features Rec Room, Wet Bar, Gas Fireplace, Office, Full Bathroom & Upgraded Laundry Room!

Extras: Full Upgrades List Attached. Incl: Kitchen Appliances, Washer & Dryer, Pool Equipment, Cabana, Basement Fridge, All Window Coverings, Elf's, Tv Brackets, Bbq Gas Line, Sprinkler System, Etc. Excl: Storage Shed In Backyard.

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