

	<b>73 North Park Blvd</b>		<b>List: \$2,250,000 For: Sale</b>
	<b>Oakville Ontario L6M0W8</b>		
Oakville Rural Oakville Halton 471-26-M			
SPIS: N	Taxes: \$9,250.91 / 2020	<b>DOM: 0</b>	
Detached	Front On: N	Rms: 10	
Link: N	Acre: < .50	Bedrooms: 5	
2-Storey		Washrooms: 4	
		1x2xMain, 1x5x2nd, 1x4x2nd, 1x3x2nd	
Lot: 61.65 x 87 Feet Irreg:			
Dir/Cross St: Dundas/Preserve			

MLS#: W5124369 Contract Date: 2/23/2021 PIN#:  
 Possession Remarks: Tba

<b>Kitchens:</b> 1	<b>Exterior:</b> Stone / Stucco/Plaster	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Drive:</b> Pvt Double	<b>Cable TV:</b>
<b>Basement:</b> Full / Unfinished	<b>Gar/Gar Spcs:</b> Attached / 2.0	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 2	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Tot Prk Spcs:</b> 4.0	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>UFFI:</b>	<b>Water:</b> Municipal
<b>Central Vac:</b>	<b>Pool:</b> None	<b>Water Supply:</b>
<b>Apx Age:</b> 0-5	<b>Energy Cert:</b>	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b> 3500-5000	<b>Cert Level:</b>	<b>Spec Desig:</b> Unknown
<b>Assessment:</b>	<b>GreenPIS:</b>	<b>Farm/Ag:</b>
<b>POTL:</b>	<b>Prop Feat:</b> Fenced Yard, Ravine,	<b>Waterfront:</b>
<b>POTL Mo Fee:</b>	School	<b>Retirement:</b>
<b>Elevator/Lift:</b>		<b>Oth Struct:</b>
<b>Laundry Lev:</b> Main		
<b>Phys Hdcap-Eqp:</b>		

#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Main	3.89	x 4.01	Hardwood Floor	Pot Lights	Coffered Ceiling
2	Dining	Main	3.86	x 4.78	Hardwood Floor	Pot Lights	Coffered Ceiling
3	Family	Main	5.41	x 4.37	Hardwood Floor	Fireplace	O/Looks Ravine
4	Breakfast	Main	3.94	x 4.42	Hardwood Floor	Pot Lights	W/O To Deck
5	Kitchen	Main	3.71	x 4.11	Ceramic Floor	Stainless Steel Appl	Pantry
6	Laundry	Main			Ceramic Floor	Closet	Access To Garage
7	Master	2nd	3.94	x 4.50	Hardwood Floor	5 Pc Ensuite	His/Hers Closets
8	2nd Br	2nd	4.06	x 3.23	Hardwood Floor	Semi Ensuite	W/I Closet
9	3rd Br	2nd	3.56	x 3.68	Hardwood Floor	Semi Ensuite	W/I Closet
10	4th Br	2nd	3.89	x 3.20	Hardwood Floor	Semi Ensuite	W/I Closet
11	5th Br	2nd	3.86	x 3.20	Hardwood Floor	Large Window	Large Closet

**Client Remks:** Rarely Offer 5-Bedroom Mattamy Periwinkle Home In Sought-After Preserve! 62' Wide Premium Ravine Lot Backing Onto Quiet Greenspace. Great Layout W/Extensive Features & Upgrades: Open-To-Above Foyer, 10' Ceilings On Main, 9' Ceilings On 2nd Floor. ?hardwood Floor & Pot Lights Throughout. Chef's Kitchen Boasts High-End S/Sappliances, Island, Butler's Pantry & Breakfast W/O To Private Yard W/Covered Deck. 5 Bedrooms & 3 Bathroom On Upper Floor.

**Extras:** Incl: Solar Panel On Roof, Wolf 6 Burner Gas Stove, B/I Sub-Zero French Door Fridge, Dishwasher, Oven, Washer & Dryer, All Window Coverings, All Lighting Fixtures, Garage Door Remote, Etc.

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