

	<p><b>398 Maple Grove Dr</b>  <b>Oakville Ontario L6J4V7</b>                  Oakville Eastlake Halton 477-30-S  <b>SPIS: N</b>                      <b>Taxes: \$9,243.81 / 2020</b>                      <b>DOM: 0</b></p>
	<p>Detached                                      <b>Front On: W</b>                      <b>Rms: 8 + 1</b>  <b>Link: N</b>                                      <b>Acre:</b>                                      <b>Bedrooms: 3 + 1</b>                  2-Storey                                      <b>Washrooms: 4</b>  <span style="float: right;">1x2xMain, 2x3x2nd, 1x3xBsmt</span></p> <p><b>Lot: 88.2 x 146 Feet Irreg:</b>  <b>Dir/Cross St: Maple Grove/Devon</b></p>

**MLS#: W5172590**                      **Contract Date: 3/30/2021**                      **PIN#:**  
**Possession Remarks: Tba**

<p><b>Kitchens:</b> 2  <b>Fam Rm:</b> Y  <b>Basement:</b> Finished / Sep Entrance  <b>Fireplace/Stv:</b> Y  <b>Heat:</b> Forced Air / Gas  <b>A/C:</b> Central Air  <b>Central Vac:</b>  <b>Apx Age:</b>  <b>Apx Sqft:</b> 2500-3000  <b>Assessment:</b>  <b>POTL:</b>  <b>POTL Mo Fee:</b>  <b>Elevator/Lift:</b>  <b>Laundry Lev:</b> Main  <b>Phys Hdcap-Eqp:</b></p>	<p><b>Exterior:</b> Brick / Stucco/Plaster  <b>Drive:</b> Circular  <b>Gar/Gar Spcs:</b> Attached / 1.5  <b>Drive Park Spcs:</b> 15  <b>Tot Prk Spcs:</b> 16.5  <b>UFFI:</b>  <b>Pool:</b> None  <b>Energy Cert:</b>  <b>Cert Level:</b>  <b>GreenPIS:</b>  <b>Prop Feat:</b> Fenced Yard, Park, Public Transit, School, Wooded/Treed</p>	<p><b>Zoning:</b>  <b>Cable TV:</b>  <b>Hydro:</b>  <b>Gas:</b>  <b>Phone:</b>  <b>Water:</b> Municipal  <b>Water Supply:</b>  <b>Sewer:</b> Sewers  <b>Spec Desig:</b> Unknown  <b>Farm/Ag:</b>  <b>Waterfront:</b>  <b>Retirement:</b>  <b>Oth Struct:</b></p>
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#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Main	3.66	x 4.57	Hardwood Floor	Crown Moulding	Gas Fireplace
2	Dining	Main	3.30	x 4.22	Hardwood Floor	Crown Moulding	Large Window
3	Office	Main	3.35	x 3.66	Hardwood Floor	Crown Moulding	W/O To Deck
4	Kitchen	Main	7.00	x 2.59	Ceramic Floor	B/I Appliances	Pot Lights
5	Breakfast	Main	7.00	x 2.59	Ceramic Floor	W/O To Sunroom	Large Window
6	Sunroom	Main	3.66	x 3.25	Hardwood Floor	Bow Window	Cathedral Ceiling
7	Master	2nd	3.12	x 6.86	Hardwood Floor	His/Hers Closets	3 Pc Ensuite
8	2nd Br	2nd	4.00	x 4.27	Hardwood Floor	Large Closet	Crown Moulding
9	3rd Br	2nd	2.64	x 3.66	Hardwood Floor	Large Closet	Crown Moulding
10	4th Br	Bsmt	3.33	x 2.79	Laminate	Pot Lights	California Shutters
11	Rec	Bsmt	4.52	x 8.53	Laminate	Pot Lights	3 Pc Bath
12	Kitchen	Bsmt	4.52	x 8.53	Ceramic Floor	Pot Lights	California Shutters

**Client Remks:** Impressive 88X146' Huge Lot In Prestigious Southeast Oakville. Detached Home Offers U-Shape Driveway W/Massive Parkings. Spacious Sun Room W/Wall-To-Wall Large Windows Surrounded & Glass Cathedral Ceiling Filled W/Sunlight. Finished Basement Features Extra Kitchen, Bedroom, Full Bathroom & Sep. Entrance. 2-Tier Deck W/Vaulted Ceiling & Swing In Backyard W/Apple, Cherry, Magnolia Trees! Steps To Top-Rated Maple Grove, Ot & Public Transit, Shops, Restaurant.

**Extras:** Concrete Clay Tile Roof, Skylight, Crown Mouldings. Basement Floor/17, Water Heater/19, Ac Is Rental/20. Incl: All Elf's, All Appliances(Fridge/16), Washer & Dryer/16, Window Coverings, Gdo. Excl: Kitchen Water Filter, White Sheer Curtains.

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