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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374 Riverstone Dr **List: $899,000 For: Sale**
Oakville Ontario L6H 7M3
Oakville Uptown Core Halton 471-28-N
SPIS: N **Taxes:** $4,281.12 / 2020 **DOM: 0**

Att/Row/Twnhouse
2-Storey

Front On: S
Acre: < .50

Rms: 7 + 2
Bedrooms: 3
Washrooms: 3
1x2xMain, 1x4x2nd, 1x4x2nd

Lot: 25.07 x 127.26 Feet **Irreg:**
Dir/Cross St: Rosegate-Milford-Riverstone

MLS#: W5223222 **Contract Date:** 5/06/2021 **PIN#:**
Possession Remarks: Tba

Kitchens:	1	**Exterior:**	Brick / Vinyl Siding	**Zoning:**	Residential
Fam Rm:	Y	**Drive:**	Private	**Cable TV:**	
Basement:	Finished / Full	**Gar/Gar Spcs:**	Attached / 1.0	**Hydro:**	
Fireplace/Stv:	N	**Drive Park Spcs:**	3	**Gas:**	
Heat:	Forced Air / Gas	**Tot Prk Spcs:**	4.0	**Phone:**	
A/C:	Central Air	**UFFI:**		**Water:**	Municipal
Central Vac:	N	**Pool:**	None	**Water Supply:**	
Apx Age:	16-30	**Energy Cert:**		**Sewer:**	Sewers
Apx Sqft:	1500-2000	**Cert Level:**		**Spec Desig:**	Unknown
Assessment:		**GreenPIS:**		**Farm/Agr:**	
POTL:		**Prop Feat:**	Grnbelt/Conserv, Level,	**Waterfront:**	
POTL Mo Fee:		Park, Ravine, School, Wooded/Treed		**Retirement:**	
Elevator/Lift:				**Oth Struct:**	
Laundry Lev:	Lower				
Phys Hdcap-Eqp:					

#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Main	5.03	x 3.61	Hardwood Floor	Large Window	Pot Lights
2	Dining	Main	3.05	x 2.13	Hardwood Floor	Combined W/Living	Open Concept
3	Kitchen	Main	5.49	x 3.15	Ceramic Floor	Stainless Steel Appl	Quartz Counter
4	Breakfast	Main	5.49	x 3.15	Ceramic Floor	Combined W/Kitchen	Open Concept
5	Family	Main	4.27	x 3.05	Hardwood Floor	W/O To Deck	Vaulted Ceiling
6	Master	2nd	4.47	x 3.84	Broadloom	W/I Closet	4 Pc Ensuite
7	2nd Br	2nd	4.24	x 2.64	Broadloom	Large Closet	Large Window
8	3rd Br	2nd	3.15	x 2.97	Broadloom	Large Closet	Large Window
9	Den	2nd	2.49	x 2.44	Broadloom	Open Concept	
10	Rec	Bsmt	5.43	x 2.96	Broadloom	Pot Lights	Window
11	Office	Bsmt	4.08	x 2.71	Broadloom	Pot Lights	Open Concept
12	Laundry	Bsmt					

Client Remks: Gorgeous Freehold End-Unit Townhouse In Beautiful Location Backing Onto A Trail! Munn's & Iroquois Ridge Hs District! Open Concept Main Floor W/Living, Dining, Breakfast Area & Family Room W/O To A Deck. Caesarstone Quartz Countertops In Kitchen & Bathrooms. 2nd Floor W/3 Spacious Bedrooms & Den As An Optional Home Office. Finished Basement! Large Deck & Shed In The Backyard. Close To Parks, Trails, Shopping, Community Centre, Library, Transit, Hwy 403/Qew.

Extras: Recent Upgrades: Newly Painted Throughout, Smooth Ceilings & Pot Lights In Living&Dining/20; Driveway, Roof/18, Attic Insulation/17. Water Heater Owned. Incl: Appliances, Existing Elf's, Gdo. Excl: Freezer In Cold Rm, White Sheer Curtains.

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

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