

	476 Dorland Rd Oakville Ontario L6J6B1 Oakville Eastlake Halton 477-31-S SPIS: N Taxes: \$7,539.80 / 2021	List: \$1,798,000 For: Sale DOM: 0
	Detached Front On: W Link: N Acre: 2-Storey	Rms: 11 Bedrooms: 4 + 1 Washrooms: 4 1x2xMain, 1x3x2nd, 1x4x2nd, 1x3xBsmt
Lot: 60 x 101.3 Feet Irreg: Dir/Cross St: Aspen Forest/Ford Dr		

MLS#: W5282180 Contract Date: 6/22/2021 PIN#: Possession Date: 9/15/2021

Kitchens: 1 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: 2000-2500 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Brick Drive: Pvt Double Gar/Gar Spcs: Attached / 2.0 Drive Park Spcs: 4 Tot Prk Spcs: 6.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fenced Yard, Park, Public Transit, School	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:
---	--	--

#	Room	Level	Length (m)	Width (m)	Description
1	Living	Main	3.33	x 6.27	Hardwood Floor Fireplace Pot Lights
2	Dining	Main	3.33	x 4.09	Hardwood Floor Open Concept Large Window
3	Kitchen	Main	6.73	x 2.64	Quartz Counter Centre Island Stainless Steel Appl
4	Family	Main	3.61	x 3.45	Hardwood Floor Large Window Pot Lights
5	Office	Main	3.10	x 4.04	Hardwood Floor Separate Rm Pot Lights
6	Master	2nd	3.48	x 5.49	Hardwood Floor W/I Closet 3 Pc Ensuite
7	2nd Br	2nd	3.48	x 4.24	Hardwood Floor Large Closet Large Window
8	3rd Br	2nd	3.94	x 3.25	Hardwood Floor Large Closet Large Window
9	4th Br	2nd	2.74	x 3.35	Hardwood Floor Large Closet Large Window
10	Rec	Bsmt	8.00	x 4.24	Laminate Pot Lights 3 Pc Bath
11	5th Br	Bsmt	4.42	x 2.57	Laminate Pot Lights Large Closet

Client Remks: Fully Renovated Georgian Style Home On Kid-Friendly St In Se Oakville! 2304 Sqft W/ 4+1 Beds & 4 Bths, Main Flr Office, Hrdwd Flr & P
 Lts T/O. Ktchn Reno'd In '15 W/ S/S Appls, Quartz Cntrtops & Waterfall Island. Lrg Mud Rm W/Storage & Outdr + Grg Entrance. Upgds Incl Fin. 906 Sqft
 Bsmt W/5th Bdrm, 3Pc Bth & Rec Rm(17), Roof(16), Ktchn & Bsmt Windows(17), Owned Hot Wtr Tnk(19), Furnace(14) & Irrigation System Updated In
 '21. Steps To Carol Prk, Move-In Rdy!

Extras: Top School Dstrct W/Mpl Grove, Ej James & Ot. Cls To Qew, 403, Lakeshr & Go Bus. Incl: S/S Ktchn+GrG Frdg, Dishwasher, Stove & Hood,
 Washer & Dryer, All Window Cvrngs & Elf's, Bsmt Tv+Bracket. Excl: Microwave, Tv In Fmly Rm, Lt In Pink Rm.

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