

	<p>308 Morrison Rd Oakville Ontario L6J4J9 Oakville Eastlake Halton 477-29-T SPIS: N Taxes: \$11,739.00 / 2021 DOM: 0</p>
	<p>Detached Front On: W Rms: 12 Link: N Acre: Bedrooms: 4 2-Storey Washrooms: 4 1x2xMain, 2x4x2nd, 1x3xBsmt</p> <p>Lot: 131.3 x 145.43 Feet Irreg: Dir/Cross St: Lakeshore/Morrison</p>

MLS#: W5310326 Contract Date: 7/16/2021 PIN#:
Possession Remarks: Tba

<p>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: 3000-3500 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:</p>	<p>Exterior: Brick Drive: Pvt Double Gar/Gar Spcs: Attached / 2.0 Drive Park Spcs: 8 Tot Prk Spcs: 10.0 UFFI: Pool: Inground Energy Cert: Cert Level: GreenPIS: Prop Feat: Fenced Yard, Park, School, Wooded/Treed</p>	<p>Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:</p>
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#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Main	3.96	x 7.39	Hardwood Floor	Fireplace	Pot Lights
2	Family	Main	3.28	x 5.94	Hardwood Floor	Fireplace	French Doors
3	Dining	Main	3.96	x 3.66	Hardwood Floor	Large Window	Pot Lights
4	Kitchen	Main	3.96	x 3.58	Porcelain Floor	Stainless Steel Appl	Quartz Counter
5	Breakfast	Main	3.12	x 4.27	Porcelain Floor	Bay Window	Pot Lights
6	Mudroom	Main	4.19	x 4.19	Vaulted Ceiling	Staircase	Skylight
7	Master	2nd	3.35	x 5.64	Hardwood Floor	W/O To Balcony	4 Pc Ensuite
8	2nd Br	2nd	3.96	x 2.67	Hardwood Floor	Large Window	Large Closet
9	3rd Br	2nd	3.96	x 3.30	Hardwood Floor	Large Window	Large Closet
10	4th Br	2nd	3.96	x 3.30	Hardwood Floor	Large Window	Large Closet
11	Family	2nd	6.71	x 8.23	Hardwood Floor	Fireplace	2 Pc Bath
12	Rec	Bsmt	6.25	x 7.01	Broadloom	Pot Lights	3 Pc Bath

Client Remks: Top To Bottom Remodelled 3367 Sqft Home On .41 Acre Lot In Se Oakville! Half Million Spent On All New Interior Drywall, Floors, Windows, Roof, Appliances & Other Finishes In 2019! 8-Car Drvwy, High Ceilings & Heated Porcelain Tile Throughout, Custom Kitchen W/ B/I Bosch S/S Appl & Quartz Countertops! 2 Sets Of Ac & Furnace, Spacious Family Rm Above Grg W/ Fireplace! Primary Bdrm W/ Balcony! Professionally Landscaped Backyard W/ Inground Heated Saltwater Pool!

Extras: Pls See Feature Sheet For All Upgrades. Rough-In Bath In 2nd Flr Family Rm. Incl: All Kitchen Appliances, Washer & Dryer, All Elf's & Window Coverings, Gdo, Pool Equipment. Excl: Pool Robot, Dehumidifier, Tv In Bsmt. Hot Water Tank Owned.

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