

	<b>200 Lexington Rd</b> <b>Oakville Ontario L6H6L6</b> Oakville River Oaks Halton 471-26-N <b>SPIS: N Taxes: \$6,205.00 / 2021 DOM: 0</b>		<b>List: \$1,699,000 For: Sale</b>	
	Detached Link: N 2-Storey  Lot: 49.02 x 111.55 Feet Irreg: Dir/Cross St: River Glen/ Harman Gate	Front On: S Acre:	Rms: 12 Bedrooms: 4 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x5x2nd, 1x3xBsmt	

<b>MLS#:</b> W5368188	<b>Contract Date:</b> 9/13/2021	<b>PIN#:</b>
<b>Possession Remarks:</b> Tba		

<b>Kitchens:</b> 1 + 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished <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> <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>	<b>Exterior:</b> Brick <b>Drive:</b> Private <b>Gar/Gar Spcs:</b> Attached / 2.0 <b>Drive Park Spcs:</b> 6 <b>Tot Prk Spcs:</b> 8.0 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Hospital, Park, Public Transit, School	<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/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Oth Struct:</b>
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#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Main	3.35	x 4.27	Hardwood Floor	Coffered Ceiling	French Doors
2	Office	Main	3.35	x 2.74	Hardwood Floor	Large Window	Separate Rm
3	Dining	Main	3.35	x 4.34	Hardwood Floor	Fireplace	Pot Lights
4	Family	Main	3.51	x 4.50	Hardwood Floor	Fireplace	Pot Lights
5	Kitchen	Main	6.40	x 3.51	Ceramic Floor	Stainless Steel Appl	Centre Island
6	Master	2nd	3.51	x 6.17	Laminate	W/I Closet	4 Pc Ensuite
7	2nd Br	2nd	3.51	x 3.28	Laminate	Large Window	Large Closet
8	3rd Br	2nd	3.43	x 2.67	Laminate	Large Window	Large Closet
9	4th Br	2nd	3.43	x 3.35	Laminate	Large Closet	
10	Den	2nd	2.82	x 2.67	Laminate	Large Window	
11	Rec	Bsmt	6.33	x 7.47	Laminate	3 Pc Bath	Pot Lights
12	Br	Bsmt	3.35	x 3.66	Laminate		

<b>Client Remks:</b> Gorgeous 2706 Sqft Home W/ 4+1 Bdrms On Quiet, Kid-Friendly Street In Desirable River Oaks! Updated Main Fir W/ Hardwood Flr, Office, French Doors & Laundry Rm! Upgraded Custom Kitchen W/ High End S/S Appl, Central Island & Quartz Countertops (2021). Spacious Master Boasts Lrg W/I Closet & Upgraded 4 Pc Ensuite (2021)! Many Updates Incl New Pot Lts & Fresh Paint T/O, Primary Ensuite & New Lawn (2021). Finished Bsmt W/ Rec Rm, Kitchenette, Bdrm & 3Pc Bath! <b>Extras:</b> 6-10 Car Drvwy, Close To Top Ranked Schools, Parks, Trails & Transit. Incl: All Kitchen Appliances, Washer & Dryer, All Elf's, Gdo & Remote, Central Vac, Garburator, Soft Water Machine (As Is). Hwt Rental. <b>Listing Contracted With:</b> REAL ONE REALTY INC., BROKERAGE Ph: 905-281-2888							
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