

Together, for better!

一份信任, 三份回报!



List: \$2,450,000 For: Sale

DOM: 0

MLS Listing - 287 River Oaks Blvd. E., Oakville



287 River Oaks Blvd E Oakville Ontario L6H 0J7

Oakville River Oaks Halton 471-27-P

SPIS: N Taxes: \$10,420.97 / 2022

Detached Front On: N Rms: 8 + 3 Link: N Acre: Bedrooms: 4 + 1

2-Storey Washrooms: 5 1x2xMain, 1x5x2nd, 2x4x2nd,

1x3xBsmt

Lot: 71.39 x 116.84 Feet Irreg: Irregular Lot Dir/Cross St: Trafalgar Rd/Upper Middle Rd E

MLS#: W5806755 Contract Date: 10/26/2022 PIN#:

Possession Remarks: Tbd

Kitchens: Fam Rm:

Basement: Finished / Full

Fireplace/Stv:

Forced Air / Gas Heat:

A/C: Central Air

Central Vac:

Apx Age:

Apx Sqft: 3500-5000

Assessment: POTL:

POTL Mo Fee:

Elevator/Lift: Ν Main Laundry Lev:

Phys Hdcan-Fon-

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Exterior:	Brick / Stone	Zoning:
Drive:	Private	Cable TV:

Gar/Gar Spcs: Attached / 2.0 Drive Park Spcs:

4.0 Tot Prk Spcs: UFFI: No

None Pool:

Energy Cert: Cert Level: GreenPIS: Prop Feat:

Υ Hydro: Υ Υ Gas: Υ Phone:

Water: Municipal

Water Supply:

Sewer: Sewers Unknown Spec Desig:

> Farm/Agr: Waterfront: Retirement: Oth Struct:

FI	ys nucap-⊑qp.						
#	Room	Level	Length (m)	Width (m)	<u>Description</u>		
1	Kitchen	Main	5.49	x 3.66	Hardwood Floor	Granite Counter	W/O To Yard
2	Family	Main	6.55	x 4.04	Hardwood Floor	Pot Lights	Large Window
3	Dining	Main	4.80	x 3.96	Hardwood Floor	Bay Window	Coffered Ceiling
4	Living	Main	5.33	x 3.51	Hardwood Floor	Cathedral Ceiling	Large Window
5	Prim Bdrm	2nd	7.01	x 4.80	Hardwood Floor	5 Pc Ensuite	W/I Closet
6	2nd Br	2nd	3.66	x 3.66	Hardwood Floor	Semi Ensuite	Double Closet
7	3rd Br	2nd	4.88	x 4.19	Hardwood Floor	Semi Ensuite	Double Closet
8	4th Br	2nd	4.65	x 3.35	Hardwood Floor	Double Closet	
9	Rec	Bsmt	7.47	x 5.94	Hardwood Floor	Gas Fireplace	Open Concept
10	Other	Bsmt	5.72	x 4.80	Hardwood Floor	Wet Bar	Open Concept
11	5th Br	Bsmt	4.95	x 3.51	Hardwood Floor	Pot Lights	Window
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Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Space! Approx. 4,750 Sq.Ft. Of Finished Living Space W/4+1 Good-Sized Bdrms, 4.5 Baths, Large Principal Rooms & Finished Bsmt! 2. Spectacular Custom Kitchen Boasting Huge Centre Island/Breakfast Bar, Granite C/Tops, High End B/I Appliances, Tile B/Splash & Garden Door W/O To Pool-Sized Yard! 3. 4 Good-Sized Bdrms & 3 Full Baths On 2nd Level W/Pbr Featuring W/I Closet & Spacious 5Pc Ensuite W/Double Vanity, Soaker Tub & Glass-Enclosed Shower. 4. Stunning Finished Bsmt W/Open Concept Rec Room W/Eng. Hdwd Flooring, Gas F/P & Wet Bar, Plus 5th Bdrm & Full 3Pc Bath. 5. Loads Of Natural Light With Large Windows Thruout The Home! All This & More... Formal D/R W/Bay Window & Impressive 2-Storey L/R Plus Spacious F/R. Gorgeous Free-Floating Hdwd Staircase W/27' Ceiling! 9' Ceilings & Hdwd Flooring Thru Mn & 2nd Levels.

Extras: Great Space For Your Family! Fabulous River Oaks Location W/I Walking Distance To Many Parks & Trails, Schools, Sport Facilities, Restaurants, Shopping & Amenities, Plus Just Minutes To Hwy Access & Sheridan College Campus!

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

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