




MLS Form - 1566 Litchfield Rd., Oakville

	1566 Litchfield Rd Oakville Ontario L6H 5P3 Oakville College Park Halton 471-28-Q SPIS: N Taxes: \$3,778.79 / 2022 DOM: 0		List: \$1,188,000 For: Sale																																																
	Att/Row/Twnhouse 3-Storey	Front On: E Acre:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 3 1x4x2nd, 1x3x2nd, 1x2xBsmt																																																
Lot: 27 x 114.79 Feet Irreg: Dir/Cross St: Trafalgar Rd/Upper Middle Rd E																																																			
MLS#: W5889987 Contract Date: 2/03/2023 PIN#:		Possession Remarks: Tbd																																																	
Kitchens: 1 Fam Rm: Y Basement: Fin W/O / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: Apx Sqft: 1500-2000 Assessment: POTL: POTL Mo Fee: Elevator/Lift: N Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Stucco/Plaster Drive: Private Gar/Gar Spcs: Built-In / 1.0 Drive Park Spcs: 4 Tot Prk Spcs: 5.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat:	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct: Garden Shed																																																	
<table border="1"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (m)</th> <th>Width (m)</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Kitchen</td> <td>Main</td> <td>3.58</td> <td>x 3.43</td> <td>Ceramic Floor Eat-In Kitchen Bay Window</td> </tr> <tr> <td>2</td> <td>Dining</td> <td>Main</td> <td>4.27</td> <td>x 3.51</td> <td>Bamboo Floor Bay Window</td> </tr> <tr> <td>3</td> <td>Living</td> <td>Main</td> <td>5.97</td> <td>x 3.61</td> <td>Bamboo Floor Gas Fireplace Sunken Room</td> </tr> <tr> <td>4</td> <td>Prim Bdrm</td> <td>2nd</td> <td>4.09</td> <td>x 3.48</td> <td>Bamboo Floor 4 Pc Ensuite His/Hers Closets</td> </tr> <tr> <td>5</td> <td>2nd Br</td> <td>2nd</td> <td>3.18</td> <td>x 2.87</td> <td>Bamboo Floor Double Closet</td> </tr> <tr> <td>6</td> <td>3rd Br</td> <td>2nd</td> <td>3.18</td> <td>x 2.87</td> <td>Bamboo Floor Double Closet</td> </tr> <tr> <td>7</td> <td>Rec</td> <td>Bsmt</td> <td>5.31</td> <td>x 4.42</td> <td>Laminate Gas Fireplace W/O To Yard</td> </tr> </tbody> </table>	#	Room	Level	Length (m)	Width (m)	Description	1	Kitchen	Main	3.58	x 3.43	Ceramic Floor Eat-In Kitchen Bay Window	2	Dining	Main	4.27	x 3.51	Bamboo Floor Bay Window	3	Living	Main	5.97	x 3.61	Bamboo Floor Gas Fireplace Sunken Room	4	Prim Bdrm	2nd	4.09	x 3.48	Bamboo Floor 4 Pc Ensuite His/Hers Closets	5	2nd Br	2nd	3.18	x 2.87	Bamboo Floor Double Closet	6	3rd Br	2nd	3.18	x 2.87	Bamboo Floor Double Closet	7	Rec	Bsmt	5.31	x 4.42	Laminate Gas Fireplace W/O To Yard	<p>Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Great Investment Potential With Close Proximity To Sheridan College Plus End Unit Allows Separate Access To W/O Basement! 2. Fantastic College Park Location Close To Highly Rated Schools, Shopping, Restaurants & Amenities, Parks & Trails, Sheridan College & Quick Hwy Access! 3. Finished Walk-Out Basement Featuring Lovely Rec Room With Gas F/P & W/O To Rear Yard, Plus 2Pc Bath, Laundry & Access To Garage. 4. Great Space In The D/R & L/R Areas With Newer Bamboo Flooring & Large Windows - Plus A 2nd Gas F/P! 4. 3 Bdrms With Newer Bamboo Flooring & 2 Full Baths On The 2nd Level. All This & More... Loads Of Natural Light With Large Windows Thruout & Finished W/O Basement! Bright Eat-In Kitchen With Bay Window. Spacious Fully-Fenced Rear Yard With Garden Shed, Patio Area & Lots Of Space For Entertaining! B/I Garage Plus Ample Driveway Parking! End Unit Allows Access To Backyard & W/O Bsmt.</p> <p>Extras: Great Home For First-Time Home Buyers Looking For Lots Of Space, Large Backyard & Great Location In Close Proximity To All The Amenities, Plus Potential For Extra Income! Shingles, Windows & Doors '18. Most New Elf's '23.</p>		
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Listing Contracted With: REAL ONE REALTY INC., BROKERAGE Ph: 905-281-2888																																																			