



MLS Listing - 2049 Fiddlers Way, Oakville



2049 Fiddlers Way List: \$999,000 For: Sale

Oakville Ontario L6M 0M4

Oakville West Oak Trails Halton

SPIS: N Taxes: \$4,093.69 / 2023

DOM: 0

Att/Row/Twnhouse

Front On: W

Rms: 7 + 3

2-Storey

Acre:

Bedrooms: 3

Washrooms: 3

1x2xMain, 1x4x2nd, 1x4x2nd

Lot: 19.68 x 109.81 Feet Irreg:

Dir/Cross St: Dundas St W/Postmaster Dr

MLS#: W5975228

Contract Date: 5/11/2023

PIN#: 250720607

Possession Remarks: Tbd

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Drive: Private	Cable TV:
Basement: Finished	Gar/Gar Spcs: Attached / 1.0	Hydro:
Fireplace/Stv: Y	Drive Park Spcs: 1	Gas:
Heat: Forced Air / Gas	Tot Prk Spcs: 2.0	Phone:
A/C: Central Air	UFFI:	Water: Municipal
Central Vac:	Pool: None	Water Supply:
Apx Age:	Energy Cert:	Sewer: Sewers
Apx Sqft:	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat:	Waterfront:
POTL Mo Fee:		Retirement:
Elevator/Lift:		Oth Struct:
Laundry Lev: Upper		
Phys Hdcap-Eqp:		

#	Room	Level	Length (m)	Width (m)	Description		
1	Kitchen	Main	3.66	x 2.03	Porcelain Floor	Stainless Steel Appl	Open Concept
2	Breakfast	Main	3.28	x 3.07	Porcelain Floor	W/O To Patio	Open Concept
3	Great Rm	Main	5.26	x 3.10	Hardwood Floor	Gas Fireplace	Open Concept
4	Dining	Main	3.43	x 3.33	Hardwood Floor		
5	Prim Bdrm	2nd	5.26	x 3.48	Broadloom	4 Pc Ensuite	W/I Closet
6	2nd Br	2nd	3.58	x 2.79	Broadloom		
7	3rd Br	2nd	3.40	x 2.82	Broadloom		
8	Rec	Bsmt	5.21	x 2.95	Laminate		
9	Office	Bsmt	3.28	x 2.87	Laminate	Closet	
10	Den	Bsmt	4.04	x 2.31	Laminate	Closet	

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Lovely Kitchen & Breakfast Area Featuring Stainless Steel Appliances & W/O From Breakfast Area To Patio. 2. Generous Open Concept Great Room Boasting Gas F/P. 3. 3 Good-Sized Bdrms, 2 Full Baths & Convenient Upper Level Laundry On 2nd Level, With Primary Bdrm Featuring W/I Closet & 4Pc Ensuite With Large Soaker Tub & Separate Shower! 4. Loads Of Living Space In The Finished Bsmt Featuring Open Concept Rec Room & Office, Plus Separate Den (Could Be 4th Bdrm) & Ample Storage! 5. Convenient Location In Oakville's Convenient West Oak Trails Community Just Steps From Emily Carr P.S, Castlebrook Park & Mccraney Creek, And Just A Short Distance To Trafalgar Hospital, Shopping, Restaurants & Amenities! All This & More... Over 2,400 Sq.Ft. Of Finished Living Space! Lovely Open D/R (Or L/R). 2Pc Powder Room + Access To Garage Complete The Main Level. Lovely Fenced Backyard/Patio Area.

Extras: Hdwd Flooring & 9' Ceilings On Main Level. Backyard Patio & Front Natural Stone Porch '19, Bsmt Reno '18

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