

Together, for better!

一份信任, 三份回报!



List: \$999,000 For: Sale

DOM: 0

MLS Listing - 2049 Fiddlers Way, Oakville



2049 Fiddlers Way Oakville Ontario L6M 0M4 Oakville West Oak Trails Halton

Taxes: \$4,093.69 / 2023

Att/Row/Twnhouse Front On: W **Rms**: 7 + 32-Storey Bedrooms: 3 Acre:

1x2xMain, 1x4x2nd, 1x4x2nd

Municipal

Washrooms: 3

Lot: 19.68 x 109.81 Feet Irreg:

Dir/Cross St: Dundas St W/Postmaster Dr

MLS#: W5975228 PIN#: 250720607 Contract Date: 5/11/2023

Possession Remarks: Tbd

Kitchens: Fam Rm: Ν Finished **Basement:** Fireplace/Stv:

Heat: Forced Air / Gas

A/C: Central Air Central Vac:

Apx Age: Apx Sqft: Assessment: POTL:

POTL Mo Fee: Elevator/Lift:

Laundry Lev: Upper

Phys Hdcap-Eqp:

Exterior:	Brick	Zoning:	
Drive:	Private	Cable TV:	
Gar/Gar Spcs:	Attached / 1.0	Hydro:	
Drive Park Spcs:	1	Gas:	
T-4 B-1-0	2.0	Di	

Tot Prk Spcs: UFFI:

Pool: None

Energy Cert: Cert Level: GreenPIS: Prop Feat:

Phone:

Water:

Water Supply: Sewer: Sewers Unknown

Spec Desig: Farm/Agr: Waterfront: Retirement:

Oth Struct:

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

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