



Together, for better !

一份信任，三份回报！



MLS Listing - 398 Maple Grove Dr., Oakville



398 Maple Grove Dr
Oakville Ontario L6J 4V7

Oakville 1011 - MO Morrison Halton

SPIS: N **Taxes:** \$12,072.57/2024

List: \$2,320,000 For: Sale

Detached

Link: N

2-Storey

Front On: 5

Acre:

Rms: 8 + 2

Bedrooms: 3 + 1

Washrooms: 4

1x2xMain, 1x3x2nd, 1x3x2nd,
1x3xBsmt

Lot: 88 x 146 Feet **Irreg:**

Dir/Cross St: Maple Grove Dr. & Devon Rd.

MLS#: W12180723 **PIN#:** 247940069

Possession Remarks: TBD

Kitchens: 1 + 1	Exterior: Brick / Stucco/Plaster	Zoning:
Fam Rm: Y	Drive: Circular	Cable TV:
Basement: Finished / Sep Entrance	Gar/Gar Spcs: Attached / 1.5	Hydro:
Fireplace/Stv: N	Drive Park Spcs: 10	Gas:
Heat: Forced Air / Gas	Tot Prk Spcs: 11	Phone:
A/C: Central Air	UFFI:	Water: Municipal
Central Vac: N	Pool: None	Water Supply:
Apx Age:	Energy Cert:	Sewer: Sewers
Apx Sqft: 2500-3000	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat: Family Room	Waterfront: None
POTL Mo Fee:		Retirement:
Elevator/Lift: N		Oth Struct:
Laundry Lev: Main		
Phys Hdcap-Eqp:		

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	22.97	x 8.5	Ceramic Floor	Granite Counter	B/I Appliances
2	Dining	Main	10.83	x 13.85	Hardwood Floor	W/O To Deck	Crown Moulding
3	Living	Main	12.01	x 14.99	Hardwood Floor	Gas Fireplace	Crown Moulding
4	Office	Main	10.99	x 12.01	Hardwood Floor	Large Window	Crown Moulding
5	Sunroom	Main	12.01	x 10.66	Hardwood Floor	Gas Fireplace	W/O To Deck
6	Prim Bdrm	2nd	10.24	x 22.51	Hardwood Floor	3 Pc Ensuite	His/Hers Closets
7	2nd Br	2nd	13.12	x 14.01	Hardwood Floor	Closet	
8	3rd Br	2nd	8.66	x 12.01	Hardwood Floor	Closet	
9	Rec	Bsmt	27.99	x 14.83	Laminate	Pot Lights	Walk-Up
10	Kitchen	Bsmt	27.99	x 14.83	Ceramic Floor	Pot Lights	Combined W/Rec
11	4th Br	Bsmt	10.93	x 9.15	Laminate	Pot Lights	California Shutters

Client Remks: 5 Elite Picks! Here Are 5 Reasons to Make This Home Your Own: 1. Private, Oversized 88' X 146' Lot with Spectacular Backyard Oasis Boasting Mature Trees, Apple, Cherry & Magnolia Trees & Large 2-Level Deck with Covered Portion with Large Swing! 2. Spacious Kitchen with Ample Storage, Granite Countertops, B/I Appliances & Walk-Thru to Stunning Sun/Family Room Loaded with Natural Light Boasting Vaulted Glass Ceiling, Gas F/P & W/O to Deck & Yard! 3. Generous Principal Rooms with Hardwood Flooring & Classy Crown Moulding, Including Formal Living Room with Gas F/P & 2 Decorative Stained Glass Windows, Generous Dining Room with W/O to Deck & Private Main Floor Office with Large Windows. 4. Beautiful Hardwood Staircase Leads up to Bright 2nd Level with Skylight, W/O to Balcony & 3 Good-Sized Bedrooms with Hardwood Flooring, with Spacious Primary Bedroom Boasting His & Hers Closets & 3pc Ensuite. 5. Ample More Living Space in the Finished Basement Featuring Combined Rec Room & Fully-Functional Kitchen with Pot Lights, Large Windows & Walk-up to Garage & Backyard, Plus 4th Bedroom (No Closet), Full 3pc Bath & Loads of Storage! All This & More!!! Beautiful, Tree-Lined Driveway (with Room for 10+ Cars!) Leads to This Gorgeous, One-of-a-Kind Brick & Stucco Home with Flagstone Steps Leading to Covered Porch Entry. 2pc Powder Room & Convenient Laundry Room with B/I Storage Complete the Main Level. 2,507 Sq.Ft. of A/G Living Space PLUS 1,094 Sq.Ft. in the Finished Walk-up Basement! Fantastic Eastlake Location Just Steps from Top Schools, Parks & Trails, Rec Centre & Sports Facilities & within Walking Distance to the Lake... Plus Quick Access to Hwys, Shopping & Amenities! New Refrigerator & Dishwasher '25.

Extras:

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

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