



## MLS Listing - 398 Maple Grove Dr., Oakville



**398 Maple Grove Dr** **List: \$2,390,000 For: Sale**

**Oakville Ontario L6J 4V7**

Oakville 1011 - MO Morrison Halton

**SPIS:** N **Taxes:** \$12,661.37/2025

**Detached**

**Link:** N

**2-Storey**

**Front On:** S

**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.

**Directions:** Maple Grove Dr. & Devon Rd.

**MLS#:** W12582938 **PIN#:** 247940069

**Possession Remarks:** TBD

**Legal:** Lot 26, Plan 598; Town of Oakville

**Kitchens:** 1 + 1  
**Fam Rm:** Y  
**Basement:** Finished / Separate Entrance  
**Fireplace/Stv:** N  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:**  
**Apx Sqft:** 2500-3000  
**Roof:** Tile  
**Foundation:** Unknown  
**Assessment:**  
**POTL:**  
**POTL Mo Fee:**  
**Elevator/Lift:** N  
**Laundry Lev:** Main  
**Phys Hdcp-Eqp:**

**Exterior:** Brick / Stucco/Plaster  
**Gar/Gar Spcs:** Attached / 1.5  
**Park/Drive:**  
**Drive:** Circular Drive  
**Drive Park Spcs:** 10  
**Tot Prk Spcs:** 11  
**UFFI:**  
**Pool:** None  
**Energy Cert:**  
**Cert Level:**  
**GreenPIS:**  
**Prop Feat:** Family Room  
**Interior Feat:** Carpet Free, Auto Garage Door Remote

**Zoning:**  
**Cable TV:**  
**Hydro:**  
**Gas:**  
**Phone:**  
**Water:** Municipal  
**Water Supply Type:**  
**Sewer:** Sewers  
**Spec Desig:** Unknown  
**Farm/Agr:**  
**Waterfront:** None  
**Retirement:**  
**HST Applicable to:** Included In  
**Sale Price:**  
**Oth Struct:**  
**Survey Type:** None

**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 Walkup 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.

**Inclusions:** All Light Fixtures, All Window Coverings, Refrigerator, B/I Gas Stove Top, B/I Oven, B/I Microwave, B/I Dishwasher, Washer & Dryer, Basement Refrigerator & Stove, Automatic Garage Door Opener & Remote(s)

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

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