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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:** \$12,661.37/2025

**Detached**      **Front On:** S      **Rms:** 8 + 2  
**Link:** N      **Acre:**      **Bedrooms:** 3 + 1  
**2-Storey**                **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

<b>Kitchens:</b> 1 + 1	<b>Exterior:</b> Brick / Stucco/Plaster	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Attached / 1.5	<b>Cable TV:</b>
<b>Basement:</b> Finished / Separate Entrance	<b>Park/Drive:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b> N	<b>Drive:</b> Circular Drive	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 10	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 11	<b>Water:</b> Municipal
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Water Supply Type:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b> 2500-3000	<b>Energy Cert:</b>	<b>Spec Desig:</b> Unknown
<b>Roof:</b> Tile	<b>Cert Level:</b>	<b>Farm/Agr:</b>
<b>Foundation:</b> Unknown	<b>GreenPIS:</b>	<b>Waterfront:</b> None
<b>Assessment:</b>	<b>Prop Feat:</b> Family Room	<b>Retirement:</b>
<b>POTL:</b>	<b>Interior Feat:</b> Carpet Free, Auto Garage	<b>HST Applicable to</b> Included In
<b>POTL Mo Fee:</b>	Door Remote	<b>Sale Price:</b>
<b>Elevator/Lift:</b> N		<b>Oth Struct:</b>
<b>Laundry Lev:</b> Main		<b>Survey Type:</b> None
<b>Phys Hdcap-Eqp:</b>		

**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 Remarks:** 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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