



MLS Listing ~ 395 March Cres., Oakville



395 March Cres **List: \$1,849,000 For: Sale**

Oakville Ontario L6H 5X7

Oakville 1015 - RO River Oaks Halton

SPIS: No **Taxes:** \$8,228.78/2026

Detached

Front On: S

Rms: 11 + 3

Link: N

Acre:

Bedrooms: 4 + 1

2-Storey

Washrooms: 4

1x2xMain, 1x5x2nd, 1x4x2nd,
1x3xBsmt

Lot: 44.98 x 114.01 Feet **Irreg:** Rear Boundary 86.18'

Dir/Cross St: Dundas St. W. & Towne Blvd.

Directions: Dundas St. W. & Towne Blvd., Past River Glen Blvd. to March Cres

MLS#: W13596644 **PIN#:** 249220404

Possession Remarks: TBD

Legal: Parcel 91-1, Sec 20M556; Lot 91, Plan 20M556; Town of Oakville

Kitchens: 1 Fam Rm: Y Basement: Finished / Walk-Out Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 3000-3500 Lot Shape: Irregular Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:		Exterior: Brick Gar/Gar Spcs: Attached / 2 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: No Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fireplace/Stove Interior Feat: In-Law Capability, Auto Garage Door Remote	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: HST Applicable to Included In Sale Price: Oth Struct: Survey Type: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	12.83	x 11.68	Porcelain Floor	Centre Island	Quartz Counter
2	Breakfast	Main	13.48	x 10.99	Porcelain Floor	W/O To Deck	Open Concept
3	Family	Main	16.67	x 12.01	Hardwood Floor	Gas Fireplace	B/I Shelves
4	Dining	Main	14.01	x 11.09	Hardwood Floor		
5	Living	Main	21.82	x 11.09	Hardwood Floor		
6	Office	Main	12.01	x 9.68	Broadloom	Separate Rm	California Shutters
7	Prim Bdrm	2nd	22.18	x 12.99	Hardwood Floor	5 Pc Ensuite	W/I Closet
8	2nd Br	2nd	15.16	x 11.25	Hardwood Floor	W/I Closet	California Shutters
9	3rd Br	2nd	13.75	x 11.25	Hardwood Floor	Closet	California Shutters
10	4th Br	2nd	11.42	x 10.83	Hardwood Floor	Closet	California Shutters
11	Den	2nd	13.75	x 10.6	Hardwood Floor	Open Concept	California Shutters
12	Rec	Bsmt	23.92	x 11.58	Cork Floor	W/O To Patio	
13	5th Br	Bsmt	15.26	x 10.6	Cork Floor	W/I Closet	
14	Utility	Bsmt	21.42	x 10.99			

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Spectacular Ravine Lot Backing onto Shannon Creek Trail with Oversized, Private Fenced Backyard Surrounded with Mature Trees! 2. Stunning & Spacious Kitchen Boasting Expansive Modern Cabinetry, Centre Island, Quartz Countertops, Stainless Steel Appliances & Bright Breakfast Area with Patio Door W/O to Oversized Trex Composite Deck Overlooking the Treed Ravine! 3. Well-Proportioned Principal Rooms, Including Spacious Dining Room & Formal Living Room, Warm & Welcoming Family Room with B/I Shelving & Gas Fireplace, Plus Generous Private Office! 4. 4 Good-Sized Bedrooms, Open Concept Den/Sitting Area & 2 Full Baths on 2nd Level, with Double Door Entry to Oversized Primary Bedroom Boasting W/I Closet & 5pc Ensuite with Double Vanity, Soaker Tub & Separate Shower. 5. Lovely Walk-Out Basement Featuring Spacious Rec Room with Gas Fireplace & Garden Door W/O to Patio & Backyard, Plus 5th Bedroom with 4-Person Sauna, Large Utility/Tool Room, Full 3pc Bath & Ample Storage! All This & More!! 3,100 Sq.Ft. Plus Finished Walk-Out Basement! 2pc Powder Room & Convenient Main Level Laundry (with Side Door W/O & Garage Access) Complete the Main Level. Lovely Exposed Aggregate Driveway, Walkway & Front Porch. Beautiful Ravine Lot Conveniently Located on Quiet Crescent in Mature River Oaks Neighbourhood Just Minutes from Sixteen Mile Sports Complex & Park, Lions Valley Park & Trails, River Oaks Community Centre, Schools, Golf... and Many More Amenities! New Furnace, Humidifier & A/C '25, Driveway '18 (Resealed Annually), Trex Composite Deck '18, Gutters, Soffits & Downspouts Replaced/New In-Soffit Lights Installed '18, 35 Yr Shingles '11

Inclusions: All Light Fixtures, All Window Coverings/California Sutters, Refrigerator & Stove, B/I Dishwasher, B/I Beverage Fridge, B/I Microwave/Convection Oven, Washer & Dryer, Basement Freezer, Garage Door Opener (2nd Opener is Inoperable)

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

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