

2170 Lower Base Line Oakville, ON L6M 4G1

RES/Freehold/Sale

Price: \$1,150,000 (SALE)

Prior Price:



MLS@#: **30687773**
 Region: **Halton**
 Age/Yr: **51-99 Years/1966**
 Municip: **1 - Oakville**
 Nbhd: **1012 - NW Northwest**
 SF/Src: **2,825/Floor plan(s)**
 Lot Front/Depth: **150.00 Ft/400.64 Ft**
 Acres: **0.50-1.99**
 CrossSt/Dir: **Hwy 25, East on Lower Base Line**
 Recent Change: **09/20/2018 : NEW**

Status: **Active**
 Bldg Type: **Detached**
 Style: **Bungalow**

Beds AG: **3**
 Beds BG: **0**
 Bathrooms: **0.0**

Lot Shape: **Rectangular**
 DOM:

Property Details

Exterior: Brick, Wood	Bsmt/Fn: Partial Basement/Partially Finished	Heat Src: Oil
Foundation: Concrete Block	Bsmt Ent: Well/Bored Well, Cistern	Heat Type: Forced Air
Roof/Yr: Metal/2016	Water: Well/Bored Well, Cistern	FP #/Type: /Wood
Pool: None	Well: Well/Bored Well, Cistern	AC/Type: /Central Air
Prkg Type: 2/Inside Entry	Wtr Meter: No	Wtrfront: Indirect
Garage: 7/Front Yard/Asphalt	Sewers: Septic	Retiremnt: No
Drive Type: 7/Front Yard/Asphalt		Visitable:
Soil Type: Loam		
Rec Use: No	Elev YN: No	Frhld w/Com Elem Fee: No

Remarks: Amazing setting and location for this lovely immaculate well-maintained Bungalow. 1.42 wooded Acres. Open-kitchen with quality kitchen cabinets, granite counters, island and family room with wood-burning insert. Main bath and master ensuite updated. Finished basement with rec. rm., office/craft room and storage/furnace room. Huge windows to take advantage of the beautiful views/vistas in every season. All opening windows replaced. Ravine lot with branch of the 16 Mile Creek flowing through. Perennial Gardens, Gazebo for outside entertaining, decks, 2 garden sheds, double garage with inside entry, metal roof and charm beyond belief. Come and see what privacy and nature really feels like while living just minutes from the QEW / Hwy 407 and the Lakeshore "GO" for ease of commuting. Shows extremely well.

Property Features

Feat/Amen: **Auto Garage Door Remote(s), Central Vacuum, Hot Tub, Sump Pump, Water Purifier, Water Softener, Year Round Living**
 Area Feat: **Golf, Greenbelt/Conservation, Hospital, Place of Worship, Ravine, Schools, Skiing, Wooded/Treed**
 Othr Structure: **Shed**
 Inclusions: **Dishwasher, All Blinds & Rods, 2000 Gal. Cistern, Washer, Dryer, Storage Unit in 3 bdrm, C.V. Gazebo on Deck, Work Bench in Garage, Hot Tub**
 Exclusions: **Water Heater is a Rental, Fridge, Stove, 2 Sink not Plumbed, Front Hall Light Fixture. 2 Vices on Garage Workbench, Curio Shelf in Bsmt, Dyson Charger Holder, Fridge, Freezer in Garage**

Tax and Miscellaneous Information

Taxes: \$4,496/2018	Survey: None	HST Applic: No
Assessment: \$691,000		
Legal Desc: PT LT 27, CON 2 TRAFALGAR		
Zoning: Residential	UFFI: No	Front On: South
Location: Rural	Under Contr: Hot Water Heater	

REALTOR® Information

Please attach Schedule B and Form 801 to all offers

Sellers: Ann & Ronal Dupont			
Appts: TLBO			
Deposit: 85,000	Occup: Owner	Possess: 60 - 89 Days	
Commission: 2.5%		Possess Dt:	
Commence Dt: 09/20/2018	Expire Date: 12/31/2018	Hold Days: 90	Spec Agree: No
Income Pot: No	Cntct Expd: No		
List Broker 1: Royal LePage Meadowtowne Realty Inc., Brokerage		L/BR Phone: (905) 878-8101	
List SP 1: Joseph A. Brazeau, Salesperson		L/SP Phone: (905) 878-8101	
Email: jbrazeau@royalpage.ca			
SP Cell:	L/SP Fax: (905) 878-8188		
Brokerage Web: www.meadowtowne.com			
L/SP Web: www.BrazeauTeam.com			
List Broker 2: Royal LePage Meadowtowne Realty Inc., Brokerage		Bkr Phone: (905) 878-8101	
List SP 2: Virginia R. Brazeau, Salesperson		SP Phone:	
Email: vbrazeau@royalpage.ca			

Date Printed: 09/20/2018