Prepared By: Joseph Brazeau, Salesperson Royal LePage Meadowtowne Realty Inc., Brokerage

	•			-	-		-			
2170 Lower Base Line Oakville,			ille, ON L6M 4	ON L6M 4G1				Price: \$1,150,000 (SALE)		
RES/Fro	eehold/Sale	MLS®#:	30687773		Status:	Active	Prior Price:			
	and the state		Halton		Bldg Type:		ed			
	NO. TO PAR	5	51-99 Years/19	66	Style:	Bungal		Beds AG:	3	
Carlos and			1 - Oakville		, -			Beds BG:	0	
		Nbhd:	1012 - NW Nort	hwest				Bathrooms:	0.0	
	A CONTRACTOR		2,825/Floor pla							
	A State As a second		epth: 150.00 Ft 0.50–1.99	/400.64 Ft				Lot Shape: DOM:	Rectangular	
			: Hwy 25, East	on Lower B:	aseline			00™.		
			ange: 09/20/20		ase Enic					
Property D					=					
Exterior:	Brick, Wood		Bsmt/Fn:	Partial Ba Finished	asement/Par	tially	Heat Src:	Oil		
Foundation:	Concrete Block		Bsmt Ent				Heat Type:	Forced Air		
Roof/Yr:	Metal/2016		Water:	-	ed Well, Cist	tern	FP #/Type:			
Pool:	None		Well:	-	•		AC/Type:	/Central Air		
Prkg Type:			Wtr Mete				Wtrfront:	Indirect		
Garage:	2/Inside Entry		Sewers:	Septic			Retiremnt:	No		
Drive Type: Soil Type:	7/Front Yard// Loam	Aspnalt					Visitable:			
Rec Use:	No		Elev YN:	No			Frhld w/Com	Elem Fee: N	lo	
		and locatio			e well-maint	ained Bu				
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										
	scellaneous Info	rmation	Suprovi	Nono			HCT Applice	No		
Taxes: Assessment:	\$4,496/2018 \$691,000		Survey:	None			HST Applic:	NO		
	PT LT 27, CON	2 TRAFALGA	AR							
Zoning:	Residential		UFFI:	No			Front On:	South		
Location:	Rural		Under Contr:	Hot Water	Heater					
	Information		all offere							
Please attack Sellers:	n Schedule B and I Ann & Rona		all offers							
Appts:	TLBO	Dupont								
Deposit:	85,000				Occup:	Owner	Posse	ss: 60 - 8		
	05,000				Occup.	Owner	PUSSE		9 Days	
Commission	•				occup.	owner		ess Dt:	9 Days	
Commence I	: <b>2.5%</b> Dt: <b>09/20/201</b>		xpire Date: 12/	31/2018	Hold Days:		Posse		9 Days	
Commence I Income Pot:	: 2.5% Dt: 09/20/201 No	C	ntct Expd: No		Hold Days:		Posse Spec	ss Dt: Agree: <b>No</b>	·	
Commence I Income Pot: List Broker 1	: 2.5% Dt: 09/20/201 No : <u>Royal LePa</u>	C Ige Meadow	Chtct Expd: No		Hold Days:		Posse Spec L/BR Phone: (	ess Dt: Agree: No (905) 878-81	.01	
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