



**2170 Lower Base Line** **List: \$1,150,000 For: Sale**  
**Oakville Ontario L6M4G1**  
 Oakville Rural Oakville Halton 19-29-M  
**Taxes: \$4,495.60 / 2018** **SPIS: N** **Last Status: New**  
 Pt Lt 27, Con 2, Trafalgar, N. Of Dundas, As In \*\* **DOM: 0**

Detached **Front On: S** **Rms: 6 + 3**  
 Bungalow **Acre: .50-1.99** **Bedrooms: 3**  
 150 x 400.64 Feet **Washrooms: 2**  
 Irreg: \*\* 787344, S/T 53594 **1x4xMain, 1x3xMain**  
 Dir/Cross St: Hwy 25

**MLS#: w4254139** **Sellers: Ronal Charles Dupont & Elizabeth Ann Dupont** **Contact After Exp: N**  
**Holdover: 90** **Possession: 60-90 Days** **Occup: Owner**  
**PIN#: 249280003** **ARN#: 240101004012700**

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick / Wood	<b>Zoning:</b> Res
<b>Fam Rm:</b> Y	<b>Drive:</b> Pvt Double	<b>Cable TV:</b> N
<b>Basement:</b> Part Bsmt / Part Fin	<b>Gar/Gar Spcs:</b> Attached / 2	<b>Hydro:</b> Y
<b>Fireplace/Stv:</b> Y	<b>Drive Pk Spcs:</b> 7	<b>Gas:</b> N
<b>Heat:</b> Forced Air / Wood	<b>Tot Pk Spcs:</b> 9	<b>Phone:</b> Y
<b>A/C:</b> Central Air	<b>UFFI:</b> No	<b>Water:</b> Well
<b>Central Vac:</b> Y	<b>Pool:</b> None	<b>Water Supply:</b> Bored Well
<b>Apx Age:</b> 51-99	<b>Energy Cert:</b> N	<b>Sewer:</b> Septic
<b>Apx Sqft:</b> 1500-2000	<b>Cert Level:</b>	<b>Spec Deslg:</b> Unknown
<b>Assessment:</b> 691000 / 2016	<b>GreenPIS:</b>	<b>Farm/Agr:</b>
<b>POTL:</b>	<b>Prop Feat:</b> Grnbelt/Conserv,	<b>Waterfront:</b> None
<b>Elevator/Lift:</b> N	Hospital, Ravine, River/Stream, School, School	<b>Retirement:</b> N
<b>Laundry Lev:</b> Main	Bus Route	<b>Oth Struct:</b> Garden Shed
<b>Phys Hdcp-Eqp:</b> N		

#	Room	Level	Length (m)	Width (m)	Description
1	Foyer	Main	3.86	x 1.83	
2	Kitchen	Main	4.55	x 4.14	
3	Dining	Main	5.69	x 4.62	
4	Family	Main	3.81	x 2.87	
5	Living	Main	7.26	x 4.65	
6	Master	Main	4.6	x 3.51	
7	Br	Main	3.78	x 2.79	
8	Br	Main	4.09	x 2.74	
9	Office	Lower	3	x 2.77	
10	Rec	Lower	7.01	x 3.66	
11	Utility	Lower	8.92	x 4.83	

**Client Remks:** Amazing Location For This Lovely Immaculate Well-Maintained Bungalow.1.42 Wooded Acres.Open- Kit. W/Quality Kit Cabinets,Granite Counters,Island & Fam Rm W/Wood-Burning Insert.Main Bath & Mstr Ensuite Updated.Fin. Bsmt W/Rec. Rm.,Office/Craft Rm & Storage/Furnace Room.Huge Wdws To Take In The Beautiful Views In Every Season.All Opening Wndws Replaced.Ravine Lot W/Branch Of The 16 Mile Creek Flowing Thru.Perennial Gardens,Gazebo For Outside Entertaining,Decks.

**Extras:** 2 Garden Sheds, Double Garage W/Inside Entry, Metal Roof 2016. Charm Beyond Belief. Come & See What Privacy Feels Like While Living Just Mins From Qew & Lakeshore "Go" For Ease Commuting. Shows Extremely Well. Contact L.A. For Incl. & Excl.

**Brkage Remks:** Pls Attach Sched B & Form 801 To All Offers.

ROYAL LEPAGE MEADOWTOWNE REALTY, BROKERAGE Ph: 905-878-8101 Fax: 905-878-8188  
 459 Main St East 2nd Flr Milton L9T1R1  
 JOSEPH A. BRAZEAU, Salesperson 905-878-8101

**Contract Date:** 9/20/2018 **Condition:** **Ad: N**  
**Expiry Date:** 12/31/2018 **Cond Expiry:** **Escape:**  
**Last Update:** 9/20/2018 **CB Comm: 2.5%** **Original: \$1,150,000**