

# 2381 BURNHAMTHORPE Road W, Oakville, Ontario L6M 4H1

Client Full  
**Active / Residential**

**2381 BURNHAMTHORPE Rd W Oakville**

MLS®#: 40345510



## Halton/1 - Oakville/1012 - NW Northwest

### 2 Storey/House

	Beds	Baths	Kitch
Main		1	1
Second	3	1	

Beds (AG+BG): **3 (3 + 0)**  
 Baths (F+H): **2 (1 + 1)**  
 SF Fin Total: **1,930**  
 AG Fin SF Range: **1501 to 2000**  
 AG Fin SF: **1,930/Plans**  
 Tot Unfin SF: **722**

Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$5,983.00/2022**

### Remarks/Directions

Public Rmks: **Rare opportunity - a rural lot in North Oakville on almost an acre! Located just east of Hwy 25 on a cul-de-sac with no through traffic. Nearby horse farms add to the peaceful country setting. Farmhouse-style 2 storey home that has been updated and renovated throughout (except for the basement). Replaced windows, Kinetico water treatment system, replaced wiring, replaced bathrooms, flooring, etc. Large family room with wet-bar and windows to enjoy the country views. Patio doors access the deck - relax or soak in the hot tub. Vegetable and solar gardens provide fresh produce year round. Large paved parking area for your vehicles or mobile home/trailer. Detached single car garage. There is even a chicken coop so you can enjoy farm-fresh eggs! Come and see for yourself - you can have the country life yet be just minutes from the Oakville Hospital, shopping, Go Train or commuting highways.**

Directions: **Burnhamthorpe Rd east of Hwy 25. North of Hwy 407.**  
 Cross St: **Hwy 25**

### Common Elements

Locker:

Balcony:

### Exterior

Exterior Feat: **Deck(s)**  
 Construct. Material: **Aluminum Siding**  
 Shingles Replaced: // Foundation: **Block, Stone** Roof: **Asphalt Shingle**  
 Year/Desc/Source: // Prop Attached: **Detached**  
 Other Structures: **Gazebo** Apx Age: **51-99 Years**  
 Garage & Parking: **Detached Garage//Private Drive Double Wide//Asphalt Driveway** Winterized:  
 Parking Spaces: **13** Driveway Spaces: **12.0** Garage Spaces: **1.0**  
 Water Source: **Well** Water Tmnt: Sewer: **Septic**  
 Lot Size Area/Units: **0.858/Acres** Acres Range: **0.50-1.99** Acres Rent:  
 Lot Front (Ft): **150.00** Lot Depth (Ft): **250.00** Lot Shape: **Rectangular**  
 Location: **Rural** Lot Irregularities: Land Lse Fee:  
 Area Influences: **Airport, Cul de Sac/Dead End, Golf, Highway Access, Major Highway, Place of Worship, School Bus Route, Schools, Skiing** Fronting On: **North**  
 Topography: School District: **Halton Catholic District School Board, Halton District School Board**

### Interior

Interior Feat: **Bar Fridge, Central Vacuum, Water Softener, Water Treatment, Wet Bar**  
 Basement: **Full Basement** Basement Fin: **Unfinished**  
 Laundry Feat: **Lower Level**  
 Cooling: **Central Air**  
 Heating: **Forced Air, Propane**  
 Fireplace: **1** FP Stove Op: **Yes**  
 Under Contract: **HWT-Propane** Contract Cost/Mo:  
 Inclusions: **Dryer, Freezer, Microwave, Refrigerator, Stove, Washer**  
**Wardrobes, shoe cabinet in mudroom, 2 mini fridges, beer tap, bar chairs, gas fireplace, water treatment system, dehumidifier, dining rm in-wall cabinet, barn doors, linen cabinet in 2nd fl hall, b/in closet**  
 Add Inclusions: **organizers, picnic tables, hot tub**  
 Exclusions: **Yokes, paintings, window coverings in girl's bedroom, deck furniture, red umbrella, driveway pergola teck bench + cushion, ceramic bbq, snow blower, grass tractor (can be sold separately), video cameras, Starlink dish/modem (can be sold separately)**

### Property Information

Common Elem Fee: **No** Local Improvements Fee:  
 Legal Desc: **PT LT 29, CON 2 TRAFALGAR, NORTH OF DUNDAS STREET , PART 1 , 20R4622 ; TOWN OF OAKVILLE**  
 Zoning: **GB** Survey: **Unknown/**  
 Assess Val/Year: **\$817,000/2022** Hold Over Days: **90**  
 PIN: **249280019** Occupant Type: **Owner**  
 ROLL: **240101004003200**  
 Possession/Date: **Flexible/** Deposit: **75000**

List Brokerage: [Royal LePage Meadowtowne Realty Inc., Brokerage](#) 

Source Board: **The Oakville, Milton and District Real Estate Board**

**Prepared By: Joseph Brazeau, Salesperson**

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