

## Property Client Full

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

Listing

**2381 Burnhamthorpe Rd W Oakville**

MLS®#: W5823011

**Active / Residential Freehold / Detached**



### Halton/Oakville/Rural Oakville

Tax Amt/Yr: **\$5,983.00/2022** Transaction: **Sale**  
SPIS: **No**  
Legal Desc: **Pt Lt 29, Con 2 Trafalgar, North Of Dundas Street**

Style: **2 Storey** Rooms Rooms+: **9+0**  
Fractional Ownership: BR BR+: **3(3+0)**  
Assignment: Baths (F+H): **2(1+1)**  
Link: **No** SF Range: **1500-2000**  
Stories: **2.0** SF Source:  
Lot Irreg: Lot Acres: **0.50 - 1.99**  
Lot Front: **150.00** Fronting On: **N**  
Lot Depth: **250.00**  
Lot Size Code: **Feet**

Zoning: **Rural Residential**  
Dir/Cross St: **Burnhamthorpe East Of Hwy 25**

PIN #: **249280019**  
Holdover: **90**  
Possession: **Flexible**

ARN #: **240101004003200** Contact After Exp: **No**  
Possession Date:

Kitch Kitch + **1 (1+0)**  
Fam Rm: **Yes**  
Basement: **Yes/Full, Unfinished**  
Fireplace/Stv: **Yes**  
Heat: **Forced Air, Propane**  
A/C: **Yes/Central Air**  
Central Vac: **Yes**  
Apx Age: **51-99**  
Property Feat: **Cul De Sac, Golf, Hospital, Place of Worship, Skiing**

Exterior: **Alum Siding**  
Drive: **Pvt Double**  
Gar/Gar Spcs: **Detached Garage/1.0**  
Drive Pk Spcs: **12.00**  
Tot Pk Spcs: **13.00**  
Pool: **None**

Utilities: **No Gas, Hydro, No Sewers, No Cable, Telephone**  
Water: **Well**  
Sewers: **Septics**  
Special Desig: **Unknown**

### Remarks/Directions

Client Rmks: **Almost An Acre-So Rare To Be Able To Find A Rural Lot In North Oakville. 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, Kinetic 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.**

Extras: **Incl/Excl List Attached**

Listing Contracted With: **ROYAL LEPAGE MEADOWTOWNE REALTY, BROKERAGE 905-878-8101**

Prepared By: **JOSEPH A. BRAZEAU, REALTOR Salesperson**