

	<b>1304 Valerie Cres</b> <b>Oakville Ontario L6J7E5</b> Oakville Clearview Halton 471-31-Q Taxes: \$3,613.75 / 2020 See "Mortgage Comments"		List: <b>\$849,900</b> For: <b>Sale</b>  SPIS: N Last Status: <b>New</b> DOM: 0
	Link 22.54 x 105.28 Feet 2-Storey Irreg: Front On: W Acre:  Dir/Cross St: Kingsway Dr & Winterbourne Dr	Rms: 6 + 1 Bedrooms: 3 + 1 Washrooms: 4 1x4x2nd, 1x3x2nd, 1x2xMain, 1x1xBsmt	

MLS#: W4902657 Sellers: Cassandra Scrofano Contact After Exp: N  
 Opn Hse Note: By Appt Only  
 Holdover: 365 Possession Remarks: 30-60-90 Tba Occup: Owner  
 PIN#: ARN#: 240104021108307

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> <b>Apx Age:</b> 31-50 <b>Apx Sqft:</b> 1500-2000 <b>Assessment:</b> <b>POTL:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> <b>Phys Hdcp-Eqp:</b>	<b>Exterior:</b> Brick <b>Drive:</b> Private <b>Gar/Gar Pk Spcs:</b> Attached / 1.0 <b>Drive Pk Spcs:</b> 2 <b>Tot Pk Spcs:</b> 3.0 <b>UFFI:</b> No <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b>	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Oth Struct:</b>
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	20.50	x 10.17	Combined W/Dining	Gas Fireplace	Hardwood Floor
2	Dining	Ground	20.50	x 10.17	Combined W/Living	Open Concept	Hardwood Floor
3	Kitchen	Ground	17.58	x 9.74	Granite Counter	Eat-In Kitchen	W/O To Deck
4	Master	2nd	17.58	x 9.91	4 Pc Ensuite	Double Closet	Parquet Floor
5	2nd Br	2nd	17.06	x 9.51	Double Closet	Parquet Floor	Crown Moulding
6	3rd Br	2nd	10.17	x 8.20	Parquet Floor	Closet	O/Looks Frontyard
7	Rec	Bsmt	20.24	x 16.99	Wainscoting	Pot Lights	B/I Shelves

**Client Remks:** Located On A Quiet Crescent Directly Across From Bishopstoke Park & Tennis Courts. Only One Block From Kingsford Gardens Soccer Field, Bike/Walking Trails & Dog Park. Updated Hvac, Reno'd Kitchen, Freshly Painted & Completely Turnkey. Large, Sunny & Private West Facing Back Deck. Top Ranked School District- St. Luke, James Hill, Oakville Trafalgar. A Short Drive To Clarkson Go Station, Qew/403/407 Or To An Abundance Of Retail, Entertainment, & Restaurants!

**Extras:** Included: All Appliances, All Elfs, Window Covgs - Hwt, Ac, Furnace, Thermostat, & Humidifier Rented @179.81/Month

**Brkage Remks:** All Showings Subject To Strict Covid Policies - Offers Will Be Reviewed Monday Sept 14th @ 6:00Pm - Easy To Show With Lb - Please See Attached Schedule B & Ad Permission - Wire, Certified Cheque Or Bank Draft Deposit - La Responds Quickly To Email - Thanks For Showing!

**Mortgage Comments:** Legal Description: Pcl Block 196-4, Sec 20M416 ; Pt Bk 196, PI 20M416 , Part 3 , 20R8302 , S/T H322828 ; Oakville

RE/MAX HALLMARK REALTY LTD., BROKERAGE Ph: 416-465-7850 Fax: 416-463-7850  
 785 Queen St East Toronto M4M1H5  
 WILLIAM BRIGGS WILKINSON, ABR, Salesperson 416-414-9887  
**Contract Date:** 9/08/2020 **Condition:** Appt: Through Office **Ad:** N  
**Expiry Date:** 2/12/2021 **Cond Expiry:** **Escape:**  
**Last Update:** 9/08/2020 **CB Comm:** 2.5% + Hst **Original:** \$849,900