



Kris Saric

Sales Representative - RE/MAX Aboutowne Realty Corp., Brokerage
Over 20 Years of Personal, Award Winning Service

Office: 905-842-7000

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2215 Nightingale WY , Oakville L6M 3R9

L Price: **\$619,000**

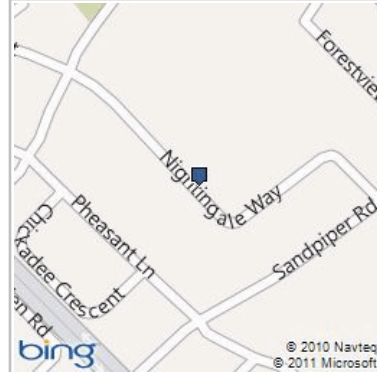
MLS: **2037391**

Status: **Active**

District: **OA Oakville**

Sub-District: **WT West Oak Trails**

Deposit: **25000**



Latitude: **43** Longitude: **80**

Holdover: **90**

Poss Dt: **60 TBA**

Directions: **3rd Line - East on West Oak Trails to Nightingale Way**

General Property Information

Class:	Freehold	Zoning:	Res	Age:	6-15 Years	Tax Year:	2011	
Acreage:	.25 Or Less Acres	Apx SqFt:		Side Road:	East	Tax Amnt:	\$4,169	
Style:	Raised Bungalow	Type:	Detached	Topography:	Ravine	SPIS:	N	
Legal Desc:	Plan M659 Lot 27	Lot Size:	40.03' x 111.55'	Rental Equip:	Hot water tank			
Restrictions:	None							
Inclusions:	SS Fridge, Stove & B/I DW. Washer, Dryer, All Elfs, All wdw cov's and more - pls see attached							

Rooms / Sizes

Room Code	L	Size (Meters)	Size (Feet)	Room Code	L	Size (Meters)	Size (Feet)
LR-DR Combo	G	6.65X4.10	21.8X13.5	Kitchen	G	6.50X2.72	21.3X8.9
Family Room	G	4.30X3.65	14.1X12.0	Bedroom Master	G	4.89X3.52	16.0X11.5
Bedroom	G	4.70X3.02	15.4X9.9	Recreation Room	B	9.10X4.62	29.9X15.2
Bedroom	B	3.36X2.84	11.0X9.3	Bedroom	B	3.44X2.85	11.3X9.4
4 Piece Bathroom	G			4 Piece Bathroom	G		
3 Piece Bathroom	B						
Beds:	2+2	Baths:	3+0	Kitchens:	1		

Details

Bsmnt Dvl:	Fully Finished	Basement:	Full	Wtr Supply:	Municipal
Garage:	2/Attached, Inside Entry			Sewer:	Sewer Connected
Driveway:	4/Private - Double (or more)			Heating:	Forced Air
Parking:				Fireplace:	1/Gas
Construction:	Brick			Fuel Type:	Gas
Features:	Central A/C, Central Vac System, Eat-In Kitchen, M.F. Family Room, Main Floor Laundry, Main Floor Master Bedroom				

Remarks



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Intrnt Rmrks:

- *Beautiful 2 + 2 Br raised bungalow backing onto lush ravine/woods.
- *Strip oak hardwood and ceramics t/o main level
- *Kaneff built, remodelled upstairs features main level Laundry & enlarged 2nd BR w/triple closet
- *Light & bright LR/DR w/strip oak hardwood floor
- *Updated white kitchen, stone backsplash, Stainless Steel app's, ceramic floors, pot lights and walk-out to side/rear wrap around deck w/built-in storage
- *Sunken Family room w/gas FP, hardwood floor and sliding door walk-out to wrap around deck in private garden backing to lush woods/ravine
- *Master BR w/ bow window overlooking ravine/woods
- *Interlock front walkway
- *Prof finished lower level features 3' above grade windows for natural light and ravine view, wet-bar, 2 BR's (each w/pocket doors), pot lites, 3 PC, ceramic tiled foyer w/double closet & entry to garage
- *Ideal location close to Shopping, parks, trails, transit, rec centre, library, schools, HWY access and site for new hospital
- *Includes: Fr, St, B/I DW, W/D, Electric light fixtures, Wdw covs, Closet organizers, Coat rack & shoe cabinet, Basement Fr & freezer, Bathroom shelving & mirrors, Gar shelves, GDO & remote, 2 Wardrobes