## Prepared by: JUSTIN JEFFERY, Salesperson KELLER WILLIAMS REAL ESTATE ASSOCIATES, BROKERAGE

521 Main Street, Georgetown, ON L7G3T1

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List: \$1,399,900 For: Sale

3246 Robert Brown Blvd Oakville Ontario L6M 0N8

Oakville Rural Oakville Halton

SPIS: N Taxes: \$6,395.00 / 2024 DOM: 0

905-812-8123

 Detached
 Front On: W
 Rms: 10

 Link: N
 Acre: < .50</td>
 Bedrooms: 3

 2-Storey
 Washrooms: 4

1x2xMain, 1x5x2nd, 1x3x2nd,

1x3xBsmt

Lot: 30.02 x 98.43 Feet

Irreg:

Dir/Cross St: N Park Blvd / Robert Brown Blvd

Possession Remarks: Flexible

Phys Hdcap-Eqp:

 Kitchens:
 1
 Exterior:
 Brick
 Zoning:
 Residential

 Fam Rm:
 N
 Drive:
 None
 Cable TV:
 A

Finished / Full Attached / 2.0 Α Basement: Gar/Gar Spcs: Hydro: Fireplace/Stv: Gas: **Drive Park Spcs:** 0 Α Heat: Forced Air / Gas Tot Prk Spcs: 2.0 Phone: Α

A/C: Central Air UFFI: Water: Municipal

Central Vac: Pool: None Water Supply:

Apx Age:6-15Energy Cert:NSewer:SewersApx Sqft:2000-2500Cert Level:Spec Desig:Unknown

Assessment: 841000 / 2024 GreenPIS: N Farm/Agr:

POTL: Prop Feat: Library, Park, Ravine, Waterfront:

Pot Centre School

Pot imment:

POTL Mo Fee:

Elevator/Lift:

Laundry Lev:

Rec Centre, School

Retirement:

Oth Struct:

<u>#</u>	Room	<u>Level</u>	Length (ft)	Width (ft)	<u>Description</u>		
1	Dining	Main	11.09	x 14.50	Hardwood Floor	Large Window	Open Concept
2	Living	Main	11.25	x 23.58	Fireplace	Hardwood Floor	Open Concept
3	Kitchen	Main	10.23	x 11.09	Quartz Counter	Hardwood Floor	Stainless Steel Appl
4	Breakfast	Main	10.23	x 11.15	Hardwood Floor	Open Concept	Pot Lights
5	Mudroom	Main	7.25	x 19.84	Access To Garage	Tile Floor	W/O To Patio
6	Prim Bdrm	2nd	12.40	x 20.24	5 Pc Ensuite	Broadloom	W/I Closet
7	2nd Br	2nd	10.17	x 11.58	Broadloom	Closet	Window
8	3rd Br	2nd	12.60	x 12.07	Broadloom	Closet	Window
9	Office	2nd	5.41	x 5.90	Broadloom	Window	
10	Rec	Bsmt	21.16	x 22.34	3 Pc Bath	Broadloom	Window

Client Remks: Here it is! The one you have been looking for. Situated in the high-demand community of The Preserve in Oakville, this home is close to everything. Right from the front porch and entry foyer, the 9' high ceilings and classic features welcome you in. The bright, large front room, currently used as a large formal dining room, leads you through a butler's pantry to the spacious kitchen and great room area. New (2024) Quartz counter and Quartz backsplash in the large, eat-in kitchen with an island. Cozy up to the fireplace in the family room, which is great for entertaining or family gatherings. French doors off the back hallway (with heated floors!) lead you to a landscaped backyard, perfect for relaxing or outside dining. There is also access to the double attached garage from the back entrance hall. Hardwood floors and plenty of natural light enhance the main floor. The large primary bedroom features A 5pc ensuite and walk-in closet. The other two bedrooms on the second floor share a main bathroom with an upgraded shower. There is also an office space on this level...perfect for working remotely! The basement is fully finished and adds a rec room, great for game night, storage space and another bathroom with a shower. They are conveniently located near top-rated schools, shopping, restaurants, parks and fabulous Sixteen Mile Sports Complex and community centre. Easy access to highways and transportation. You will not be disappointed!

Extras: 9" high ceilings on main level and basement

Listing Contracted With: KELLER WILLIAMS REAL ESTATE ASSOCIATES Ph: 905-812-8123