

	2237 Caldwell Dr Oakville Ontario L6H6H6 Oakville River Oaks Halton 471-27-P Taxes: \$4,691.26 / 2015 SPIS: N Last Status: Sc Pcl 10-1, Sec 20M623; Lt 10, Pl 20M623; S/T H61320		List: \$759,900 For: Sale 1
	Detached 2-Storey Lot: 39.37 x 108.68 Feet Irreg: Dir/Cross St: Glenashton & Caldwell	Fronting On: E Acre: < .49	Rms: 9 Bedrooms: 4 Washrooms: 3 1x2xMain, 1x5xUpper, 1x4xUpper

MLS#: W3371564 Possession: Feb 2016		PIN#:	
Kitchens: 1	Exterior: Brick	Zoning: Residential	
Fam Rm: Y	Drive: Private	Cable TV:	
Basement: Full / Unfinished	Garage: Attached / 2.0	Hydro:	
Fireplace/Stv: Y	Park Spaces: 2	Gas:	
Heat: Forced Air / Gas	UFFI: No	Phone:	
A/C: Central Air	Pool: None	Water: Municipal	
Central Vac:	Energy Cert:	Water Supply:	
Apx Age: 16-30	Cert Level:	Sewer: Sewers	
Apx Sqft: 2000-2500	GreenPIS:	Spec Desig: Unknown	
Assessment:	Prop Feat: Hospital, Library, Park,	Farm/Agr:	
Addl Mo Fee:	Public Transit, Rec Centre, School	Waterfront:	
Elevator/Lift:		Retirement: N	
Laundry Lev: Main		Oth Struct:	
Phys Hdp-Eqp: N			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main			Hardwood Floor	Granite Counter	Stainless Steel Appl
2	Family	Main			Hardwood Floor	Fireplace	Pot Lights
3	Living	Main			Hardwood Floor	Fireplace	Pot Lights
4	Dining	Main			Hardwood Floor	Coffered Ceiling	Wainscotting
5	Laundry	Main			Ceramic Floor		
6	Master	Upper			Hardwood Floor	His/Hers Closets	4 Pc Ensuite
7	2nd Br	Upper			Hardwood Floor	Ceiling Fan	
8	3rd Br	Upper			Hardwood Floor	Ceiling Fan	
9	4th Br	Upper			Hardwood Floor	Ceiling Fan	

Client Remks: Look No Further Than This Beautifully Upgraded Home With A Modern Rustic Flare Is Like Nothing Else On The Market Today, Located On A Quiet Family Oriented Street Right In The Heart Of Desirable River Oaks Shows Like A Designer Magazine. This Spacious 4 Bdrm Offers A Newer Kitchen W Granite & Ss Appl, Brand New Roof (11/15), Hardwood Throughout, Located In One Of Oakville's Top Desired School Districts, Close To Shops, Restaurants, Parks And Rec Centre,

Extras: S/S Fridge, S/S Stove, S/S Dishwasher, S/S B/I Microwave, Washer & Dryer, Gdo & Remotes, All Elf's All Ceiling Fans, All Window Coverings,

RE/MAX EDGE REALTY INC., BROKERAGE **Ph:** 416-201-0200 **Fax:** 416-201-0230