

Property Client Full with Close Price

1332 HEATHFIELD Crescent, Oakville, Ontario L6M 1S8

Listing

Client Full
Closed / Residential

1332 HEATHFIELD Cr Oakville

MLS®#: 40311938

Price: **\$1,899,000**

Close Price: **\$1,850,000.00**



Halton/1 - Oakville/1007 - GA Glen Abbey

2 Storey/House

	Beds	Baths	Kitch
Basement		1	
Main		1	1
Second	4	2	

Alt MLS®#: **W5765208**
 Beds (AG+BG): **4 (4 + 0)**
 Baths (F+H): **4 (3 + 1)**
 SF Fin Total: **3,115**
 AG Fin SF Range: **2001 to 3000**
 AG Fin SF: **2,172/Plans**
 BG Fin SF: **943/Plans**
 Tot Unfin SF: **159**
 DOM/CDOM: **19/19**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$6,613.00/2022**
 Condo Fee/Freq: **\$0.00**

Remarks/Directions

Public Rmks: **Location! Location! Location! Quiet crescent in the heart of Glen Abbey near highly rated Abbey Park High School. A 'must have' premium lot (54' wide, 142' long on one side) that's private, professionally landscaped and maintained with a large, in ground solar heated salt water pool, unique changing room with privacy screens, lush, towering trees, soaring cedars, & a 400 sft patio to lounge on with family, BBQ, soak up the 'all day' sun, and enjoy the curated gardens. Updated, meticulously maintained 4 bed, 4 bath, approximately 3,200 sft home including finished basement and walk up to the back yard (consider an accessory apartment to help with the mortgage). Family friendly floor plan with kitchen that opens to the family room with built ins and wood burning fireplace. Shingles, gutters, windows, attic insulation, furnace, AC, and fence-items you don't want to spend money on now-are done. House has been thoroughly updated with recent flooring replacements, painting throughout, and light fixtures. All improvements are itemized on www.1332heathfield.com. Home inspection completed. Offers anytime. It's a great house. It's been our home for 14 years. Make it YOUR forever home today. Don't delay!**

Directions: **PILGRIMS WAY/WINDRUSH/HEATHFIELD**
 Cross St: **Pilgrim's Way/Windrush**

Common Elements

Condo Fees: **\$0.00**
 Locker: **Balcony:**

Exterior

Exterior Feat: **Landscape Lighting, Landscaped, Lawn Sprinkler System, Lighting, Patio(s)**
 Construct. Material: **Brick Front** Roof: **Asphalt Shingle**
 Shingles Replaced: **2009** Foundation: **Poured Concrete** Prop Attached: **Detached**
 Year/Desc/Source: **1986//Other** Apx Age: **31-50 Years**
 Other Structures: **Fence - Full, Shed, Storage** Winterized:
 Pool Features: **Inground, Outdoor, Salt**
 Garage & Parking: **Attached Garage//Private Drive Double Wide//Built-In Garage, Asphalt Driveway, Inside Entry**
 Parking Spaces: **5** Driveway Spaces: **3.0** Garage Spaces: **2.0**
 Water Source: **Municipal** Water Tmnt: Acres Range: **< 0.5** Sewer: **Sewer (Municipal)**
 Lot Size Area/Units: **6,566.000/Square Feet** Acres Rent:
 Lot Front (Ft): **50.00** Lot Depth (Ft): **120.08** Lot Shape: **Irregular**
 Location: **Urban** Lot Irregularities: **50.09 x 141.97 x 54.58 x 120.30** Land Lse Fee:
 Area Influences: **Golf, Highway Access, Hospital, Landscaped, Library, Major Highway, Park, Place of Worship, Playground Nearby, Public Transit, Rec./Community Centre, School Bus Route, Schools, Shopping Nearby, Trails**
 Topography: Fronting On: **South**
 Restrictions: Exposure: **North**
 School District: **Halton Catholic District School Board, Halton District School Board**
 High School: **Abbey Park HS, Loyal Catholic SS**
 Elementary School: **Pilgrim Wood P.S., St. Bernadette's**

Interior

Interior Feat: **Central Vacuum Roughed-in, Upgraded Insulation, Water Heater Owned, Work Bench**
 Security Feat: **Alarm System, Monitored**
 Access Feat: **Raised Toilet**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Basement Feat: **Walk-Up**
 Laundry Feat: **Laundry Room, Main Level**
 Cooling: **Central Air**

Heating: **Forced Air, Gas**
 Fireplace: **2/Natural Gas, Wood** FP Stove Op: **Yes**
 Under Contract: **None** Contract Cost/Mo:
 Lease to Own: **None**
 Inclusions: **Built-in Microwave, Carbon Monoxide Detector, Dishwasher, Dryer, Hot Water Tank Owned, Pool Equipment, Refrigerator, Smoke Detector, Stove, Washer**
 Add Inclusions: **Electrical light fixtures, California Shutters, built in shelving, alarm system hardware, 2 garage door opener remotes, TV wall mount brackets (2), lawn irrigation system, and closet organizers.**
 Exclusions: **Basement Fridge, Grandma's rhubarb patch.**
 Furnace Age: **2019** Tank Age: **2002** UFFI:

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PCL 144-1, SEC 20M360 ; LT 144, PL 20M360 ; S/T H281635 ; OAKVILLE**
 Zoning: **RL5** Survey: **Boundary Only/ 1986**
 Assess Val/Year: **\$903,000/2016** Hold Over Days: **90**
 PIN: **248670869** Occupant Type: **Owner**
 ROLL: **240102029061127**
 Possession/Date: **Flexible/** Deposit: **5%**

Brokerage Information

List Date: **09/16/2022**
 Close Date: **11/14/2022**
 List Brokerage: [Royal LePage Real Estate Services Ltd., Brokerage](#)

Prepared By: Blair Zilkey, Salesperson

Date Prepared: 03/07/2023

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***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

Rooms

MLS® #: 40311938

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Living Room	Main	15' 9" X 11' 3"	4.80 X 3.43	
Dining Room	Main	11' 3" X 11' 0"	3.43 X 3.35	
Kitchen	Main	16' 7" X 11' 3"	5.05 X 3.43	
Family Room	Main	17' 1" X 11' 3"	5.21 X 3.43	
Bedroom Primary	Second	19' 3" X 11' 5"	5.87 X 3.48	
Bedroom	Second	11' 5" X 11' 3"	3.48 X 3.43	
Bedroom	Second	11' 5" X 11' 3"	3.48 X 3.43	
Bedroom	Second	10' 9" X 9' 0"	3.28 X 2.74	
Recreation Room	Lower	22' 7" X 21' 8"	6.88 X 6.60	
Bonus Room	Lower	11' 6" X 11' 0"	3.51 X 3.35	
Bathroom	Basement			3-Piece
Primary Ensuite	Second			3-Piece
Bathroom				
Bathroom	Second			4-Piece
Bathroom	Main			2-Piece
Utility Room	Basement	11' 0" X 8' 4"	3.35 X 2.54	
Storage	Basement	11' 0" X 6' 1"	3.35 X 1.85	

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