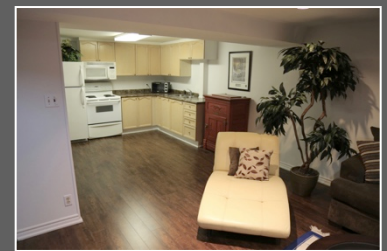


Welcome to:

122 Riverview Street



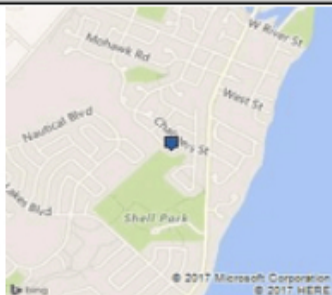
Looks are deceiving! This cute bungalow is bigger than it seems! Completely renovated from top to bottom, the main floor has hand-scraped hardwood floors, a sparkling white kitchen with granite counters and mosaic tile backsplash, 3pc bath with a large glass enclosed shower, master bedroom with walk-out to back patio and a 5pc ensuite bath. The basement has a legal apartment - great for added income or an in-law suite, with a kitchen, living area, bedroom, den and 4pc bath. Backing onto a ravine, the backyard offers a private oasis with a large patio and a deck off of the master bedroom walk-out. The bbq canopy and pergola with sun shade are also included. Located in Bronte, this home is close to the lake, shopping and restaurants.



122 RIVERVIEW Street, Oakville L6L 5P7List Price: **\$799,000**MLS®#: **30581838**Status: **Active**

Last Status:

DOM:

Prop Type: **Single Family**Neighbourhood: **1001 - BR Bronte**Beds: **3**Baths: **3+0**Kitchens: **2**Sign: **Yes**Lockbox: **Yes**SPIS: **No/No**Directions/Cross: **Lakeshore Rd W/Chalmers/Riverview**Comm Date: **06/16/2017**Expiry Date: **09/29/2017**

Sale Date:

Sllrs/Lssrs: **KEERY, PAUL**Occupant: **Owner**

Tenant:

General Property InformationType/Style: **Detached/Bungalow**Class: **Freehold**Age: **31-50 Years**Taxes/Yr: **\$4,042/2017**Acreage: **< 0.5**Apx SF: **1,046**Zoning: **RES**Assess/Yr: **\$666,000/2016**Possession: **Other**SqFt Src: **Public Records**Lot Fmt/Dpth: **33.14/83.91 Ft**Fronting on: **SOUTH**Holdover: **90**

Waterfront:

Legal Desc: **PCL 42-1, SEC M219 ; LT 42, PL M219 , ; T/W PT LT 43, PL M219, PT 31, 20R4504 AS IN H148444; S/T PT 30, 20R5404, IN FAVOUR OF LT 43, PL M219 AS IN H1484.****Room / Sizes**

Room	Level	Dimensions
Living Room	Main	16'9" x 14'10"
Master Bedroom	Main	13'8" x 12'11"
Bathroom	Main	
Living Room	Basement	15'5" x 11'2"
Bedroom	Basement	15'5" x 7'9"
Bathroom	Basement	

Room	Level	Dimensions
Eat in Kitchen	Main	26'7" x 9'1"
Bedroom	Main	13'8" x 8'2"
Bathroom	Main	
Kitchen	Basement	12'3" x 10'5"
Recreation Room	Basement	23'5" x 8'4"
Laundry Room	Basement	

Details

Bsmnt Dvl: **Other**
 Garage: **1.00 / Attached**
 Driveway: **Private Single Wide**
 Parking:
 Construction:
 Wtr Supply:

Basement: **Fully Finished**
 Sewer: **Sewer (Municipal)**
 Heating: **Forced Air**
 Fireplace:
 Fuel Type: **Gas**

Features:
 Exclusions: **Hot Tub, TVs, Wine Fridge**

Inclusions: **All ELFs, All Wdw Cvgs, DW, 2 Fridges, 2 Stoves, 2 B/I Microwaves, Washer, Dryer, BBQ Enclosure, Pergola w/Sun Shade, TV Wall Mount**

Remarks

Please include attached Schedule B & Form 801 with any offers.

FinancialCB Comm: **2.5% + HST**

Mortgage:

Cnct Exp: **No****Contact Information**

Listing SP: **Jo-Anne Copeland**
 Direct:
 Listing Brk: **Royal LePage Real Estate Services Ltd., Brokerage**
 Apptmnts: **Thru LBO 905-849-3261**

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 Phone: **(905) 338-3737**