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Welcome to...

3099 Robert Brown Boulevard
OAKVILLE, ON



SHELLEY ANN SHARPE



STEVE PACHECO

SP Steve Pacheco
REAL ESTATE
team


Century21.
Miller Real Estate Ltd.,
Brokerage
FINE HOMES
& ESTATES



3099
R

Immaculate family home in Woodland Trails.

This 4 bedroom 3.5 bathroom home is bright and spacious. Open concept Living Room/Dining Room combo with gleaming hardwood flooring greets you at the entry way. Curved architecture leads you into the open concept Kitchen/Family Room. The Eat-in kitchen boasts a massive centre island with breakfast bar, rich dark cabinetry and stainless steel appliances. The Family Room offers gas fireplace and hardwood flooring.

Upper level features a large master retreat with spacious walk-in closet and 5 piece ensuite. 3 additional spacious bedrooms with large closets. The front bedroom offers large window and vaulted ceiling. 4 Piece main bathroom and upper level laundry finish the upper level off nicely.

Professionally finished lower level with large rec room, playroom, 3 piece bathroom and cold room. Private rear yard and single garage.

This home is located close to the new Oakville hospital and all highways and major amenities.



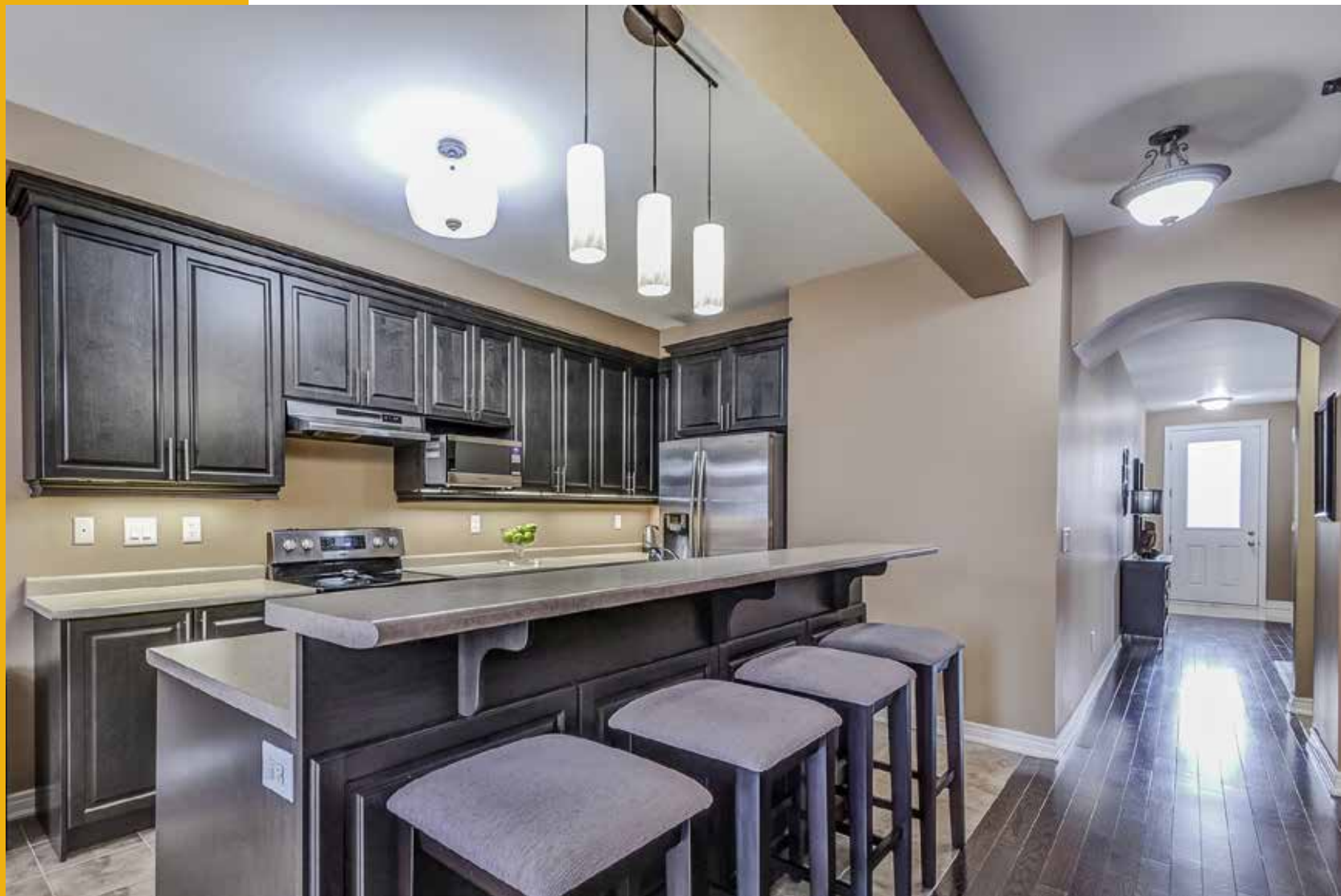
Living Room
&
Dining Room



Open Concept



Family Room



Eat-in
Kitchen



Powder Room



Master
Bedroom
Retreat



Bedrooms





Main Bathroom

Laundry Room





Lower Level

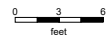
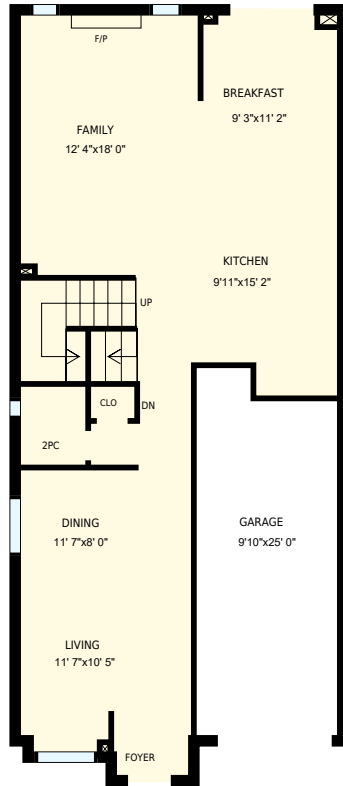


Rear Yard

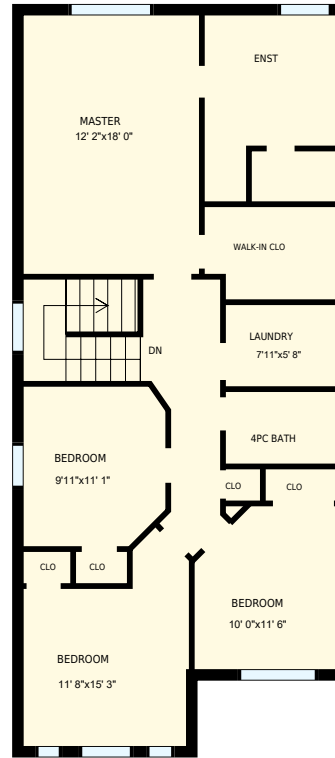


3099 Robert Brown Blvd, Oakville, ON

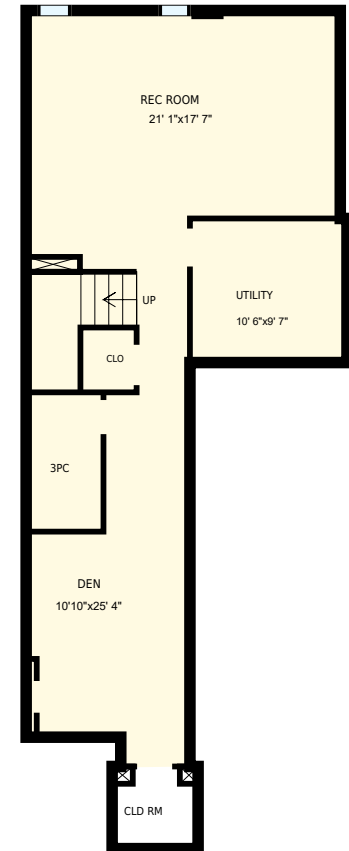
Total Exterior Area Above Grade 2167 sq. ft.



Main Floor
Exterior Area 1002 sq. ft.



2nd Floor
Exterior Area 1165 sq. ft.



Basement

SURVEYOR'S REAL PROPERTY REPORT

PART 1
PLAN OF LOTS 29, 30, 31, 32, 33,
34, 35, 36 AND 37

PLAN 20M-1085
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

SCALE 1:300



RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

- DENOTES MONUMENT FOUND
 - IB DENOTES IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
 - P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
 - P DENOTES PORCH
 - TOW DENOTES TOP OF WALL ELEVATION
- ALL FOUND MONUMENTS BY RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.
- ALL TIES TO CONCRETE FOUNDATIONS.

BEARINGS ARE GRID AND ARE REFERRED TO THE NORTHEAST LIMIT OF ROBERT BROWN BOULEVARD AS SHOWN ON PLAN 20M-1085 HAVING A BEARING OF N45°24'45"W.

PART 2 (SURVEY REPORT)

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: PART OF LOTS 35 AND 36, DESIGNATED AS PARTS 1 AND 2, PLAN 20R-18830 ARE SUBJECT TO AN EASEMENT AS SET OUT IN HR913775. THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

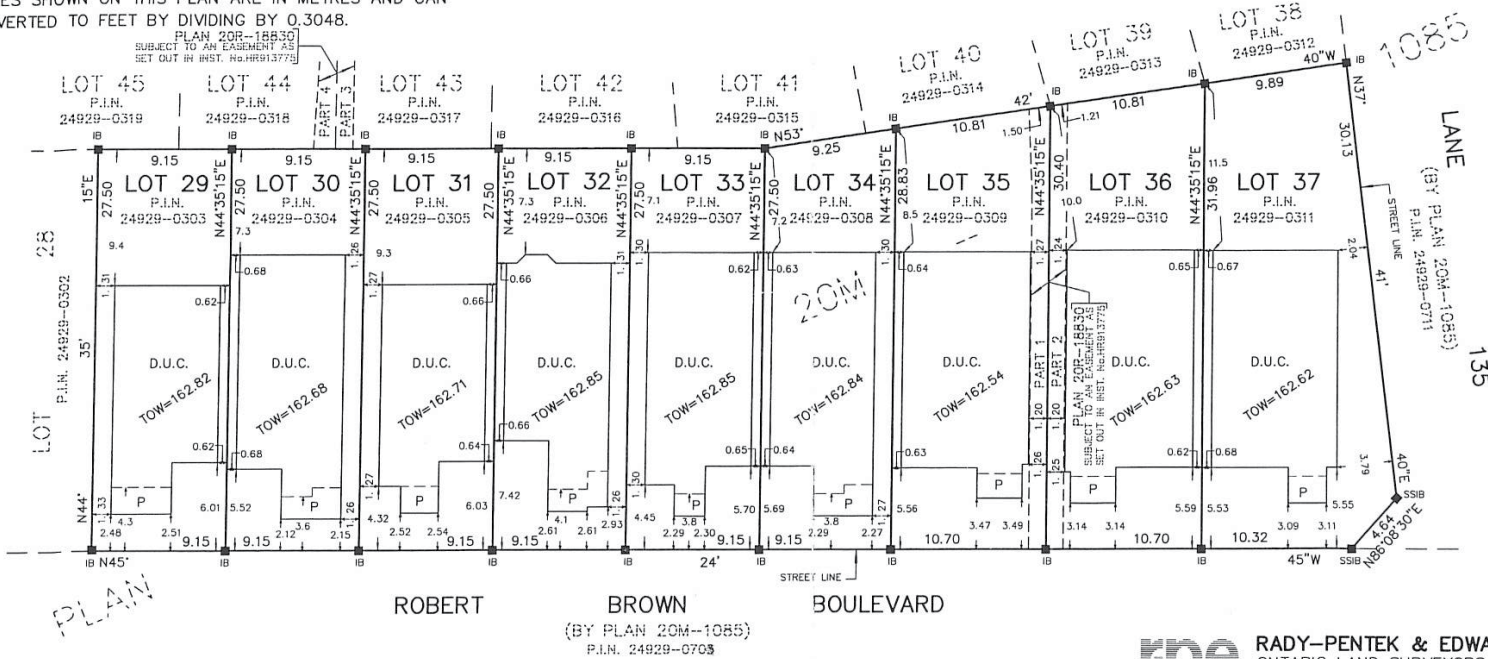
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 15 DAY OF April, 2011

DATE April 19, 2011

T. Singh
 T. SINGH
 ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
1799232

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1028, Section 29(3).



THIS REPORT WAS PREPARED FOR ROSEHAVEN HOMES AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

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 Tel. (905)264-0881 Fax (905)264-2099
 Website: www.r-pe.ca
 DRAWN: V.K. CHECKED: T.S.
 CAD FILE No.1085-29 JOB No.11-009

LISTING INFORMATION

Lot Size: 30.02' x 90.22'
 Taxes: \$5,221/ 2016



TO VIEW AN INTERACTIVE FLOORPLAN WITH PHOTOS & LIVE MEASUREMENTS, VISIT:

https://youriguide.com/3099_robert_brown_blvd_oakville_on

“Going Above & Beyond to Exceed Your Expectations”



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