

James Neil
sales representative

RE/MAX[®]
Aboutowne Realty Corp., Brokerage



2107 Pelee Boulevard, Oakville

Three Bedroom Townhome for Sale

This charming home offers a bright, open floor plan in a very manageable size. No wasted space!

Professionally finished basement with recroom, computer niche and full bathroom.

Pride of ownership is evident throughout the home and extends to the beautifully landscaped, very private yard with a large patio area and gardens - perfect for entertaining!

Updates include hardwood, roof, windows, ductless air conditioning and more.

Desirable neighbourhood close to schools, parks, recreation centre, and the Oakville GO Station.



First Impressions

The well landscaped front yard and entry create an inviting first impression.



Kitchen (13'6" by 12'2")

Roomy kitchen with ample cupboard space. Ceramic flooring, built-in microwave.



Dining Room

Bright dining area with walkout to patio and private backyard. Hardwood flooring.



Living Room (13'6" by 12'2")

Good-sized living room with hardwood flooring and recently replaced window.



Master Bedroom

Large master bedroom with hardwood flooring and ceiling fan. Lots of natural light.



Main Bathroom

Updated main bath with double sink vanity and extra deep soaker tub with glass shower doors.



Second Bedroom

Large window lets in lots of natural light. Hardwood flooring.



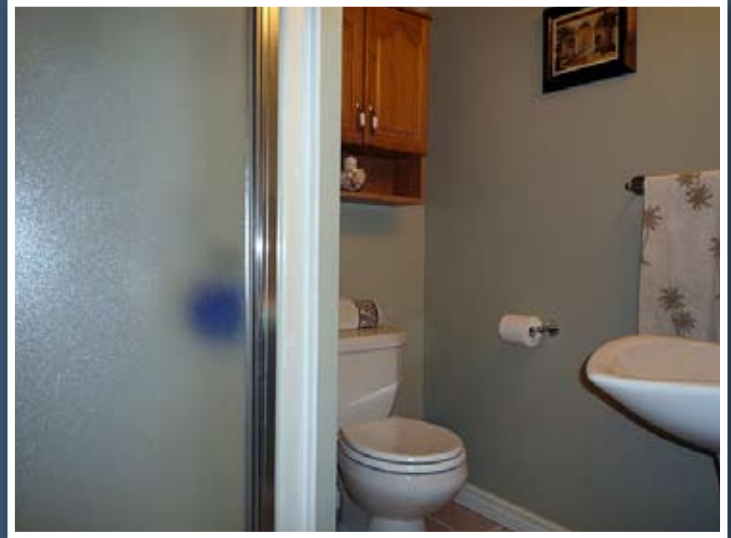
Third Bedroom

Large window lets in lots of natural light. Hardwood flooring and ceiling fan.



Recreation Room

Large flexible space with durable laminate flooring.
Area that would make a great computer niche.



Second Bathroom

Full bath with stand-up shower, ceramic flooring and pedestal sink located in lower level.

Features and Highlights

- 3 Bedrooms
- 2 Full Bathrooms
- Can Fit 2 Cars in Driveway
- Single Garage
- Ductless Air Conditioning
- Many Windows Replaced
- Ceramic Flooring
- Hardwood Flooring
- Broadloom
- Upgraded Lighting
- Finished Basement
- Computer Niche (lower level)
- Large Patio
- Storage Shed
- Beautiful Landscaping
- Open Concept Main Level
- Bright and Welcoming Home

Inclusions: Microwave, Fridge, Stove, and Dishwasher; Washer and Dryer; Light Fixtures; All Window Coverings, Storage Shed in Backyard

Exclusions: Water Heater (Rental)

2107 Pelee Blvd



November 2010



Main Floor Plan

476.6 sq. ft.+

239.6 sq. ft. (Garage)



Measurements may not be 100% accurate. Floor Plans provided for illustrative purposes only. Your site will need to be outlined area.

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2nd Floor Plan

724.5 sq. ft.



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Basement Plan

476.6 sq. ft.



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Property Details

Bedrooms: 3

Bathrooms: 2

Lot Size: 20.51 ft. by 124.67 ft.

Parking: Single Garage and Driveway

Taxes: \$2289

Possession: To Be Arranged



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