

Property Member Full

1166 SHERWOOD Court, Oakville, Ontario L6L 2S6

Member Full
Incomplete / Residential

Confidential for REALTORS® Only

MLS® #: 40210912
List Price: \$1,799,000



Halton/1 - Oakville/1020 - WO West Bungalow Raised/House/Detached

	Beds	Baths	Kitch
Main	3		1

Beds (AG+BG): 3 (3 + 0)
Baths (F+H): 0 (0 + 0)
SF Fin Total: 1,200
AG Fin SF Range: 1001 to 1500
AG Fin SF: 1,200/Other
DOM/CDOM
Common Interest: Freehold/None
Tax Amt/Yr: \$4,408.44/2021

Seller: LAURA RUTH MCKENNA AND MARK ALEXANDER MCKENNA

Remarks/Directions

Public: Building lot on quiet court in southwest Oakville ready for demolition and construction. New survey has been completed, along with site preparation such as tree hoarding. 3200 sq.ft. Modern farmhouse plans available. Fabulous location surrounded by million dollar homes close to Lake Ontario, fabulous private and public schools, parks, recreation centres and shopping minutes away. House is as is. Please book appointment to walk the lot only.

Directions to Property: Bridge Road / Lees Lane
Cross St: Sherwood Court / Lees Lane

Common Elements

Exterior

Construct. Material: Brick	Foundation: Unknown	Roof: Asphalt Shingle
Shingles Replaced: //		Prop Attached: Detached
Year/Desc/Source: //		Apx Age: 51-99 Years
Garage & Parking: Attached Garage//Private Drive Double Wide		
Parking Spaces: 5	Driveway Spaces: 4.0	Garage Spaces: 1.0
Water Source: Municipal	Water Tmnt:	Sewer: Sewer (Municipal)
Lot Size Area/Units: /	Acres Range: < 0.5	Acres Rent:
Lot Front (Ft): 102.99	Lot Depth (Ft): 50.00	Lot Shape: Rectangular
Location: Urban	Lot Irregularities:	Land Lse Fee:
Area Influences: Beach, Highway Access, Hospital, Library, Major Highway, Place of Worship, Playground Nearby, Rec./Community Centre, Schools		

Interior

Interior Feat: None	Basement Fin: Partially Finished
Basement: Full Basement	
Cooling: Central Air	
Heating: Electric, Forced Air	
Inclusions: Dryer, Refrigerator, Stove, Washer	
Add Inclusions: All appliances as is.	

Property Information

Common Elem Fee: No	Local Improvements Fee:
Legal Desc: LT 127, PL 716; S/T 57991 TOWN OF OAKVILLE	
Zoning: RL3-0	Survey: Available/
Assess Val/Year: \$611,000/2016	Hold Over Days:
PIN:	Occupant Type: Vacant
ROLL: 240102005009000	
Possession/Date: Immediate/	Deposit: 90000
Possession Rmks: Immediate	



Marketing

Showing Requirements: Lockbox
Showings:
Showing Remarks: Book through Broker Bay Appointment to walk the lot only.
Lockbox Type: Masterlock
Possession: Immediate
Locbox Loc/Serial#: /

Brokerage Information

List Date: 02/15/2022	Expiration Date: 05/15/2022	Int Bearing Bkg Trust Account: Yes
Financing:	SPIS:	Contact After Expired: No
Buyer Agency Compensation Remarks: 2.5%		Special Agreement: No
Assignment Of Listing:		HST Applicable to Sale: Included
Offer Remarks: Offers to be reviewed in Tuesday February 22nd at 7pm sharp. Please register by 5pm. Sellers reserve		

the right to review pre-emptive offers.

Original List Price:
List Brokerage: [RE/MAX Aboutowne Realty Corp., Brokerage](#)
List Salesperson: [Deborah Cooper, Salesperson](#) 
Email: deborah@avisteam.com
List Brokerage 2: [RE/MAX Aboutowne Realty Corp., Brokerage](#)
List Salesperson 2: [Cynthia M. Avis, Broker](#) 
Email: cindy@avisteam.com
Source Board: **Oakville**

Brkge #: **(905) 338-9000**
Direct #: **(905) 208-2694**
L/SP Cell: **(905) 208-2694**
Phone: **(905) 338-9000**
Phone: **(905) 338-9000**
L/SP2 Cell: **(905) 334-8728**

Prepared By: Cynthia Avis, Broker

Date Prepared: 02/15/2022

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