



28-1330 HAMPTON STREET, OAKVILLE



## “HOME SWEET HOME!”

Gorgeous Grand Gem Nestled In Rear Of Culdesac Overlooking Adjacent Lush Parkette! Stupendous Setting w/Views From Interior Windows Of Towering Trees & Greenery Surround! 2584 Sq.Ft. Of “Interior Space” In This 4+1 Bedroom, 3 Full Bath generously sized home with all principal rooms. Desirable “Above Grade Fully-Finished Walk-Out Basement” to Deck/Rear Yard For You, Guests, Your Teen Or Nanny’s own space!

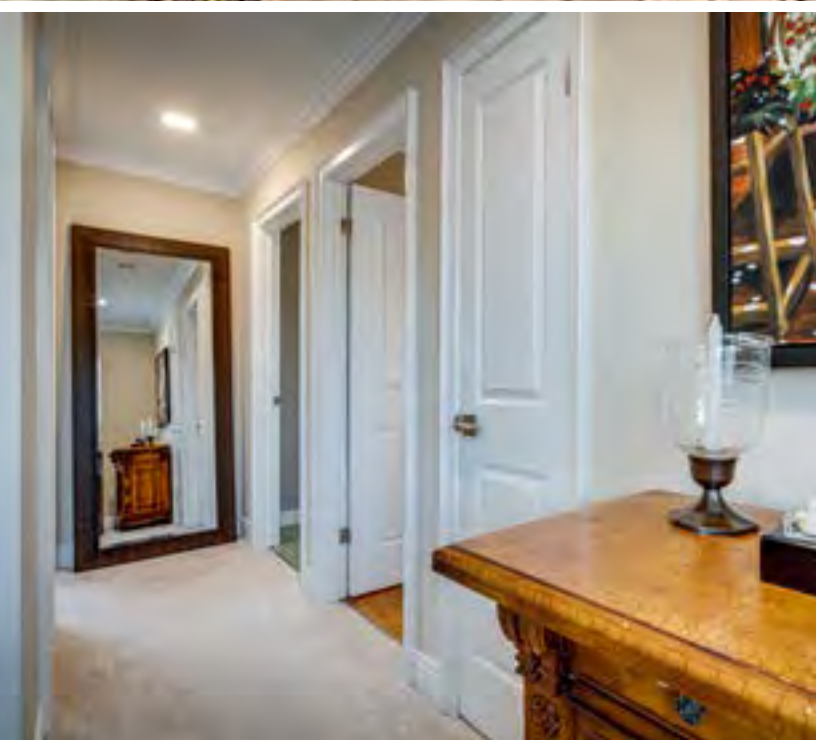
Absolutely Stunning & Grandiose Open Concept Main Floor Plan! Ovszd.Garage interior 21’6”L x 12’10”W w/wndws/closet Most impressive Ovrzsd Patio Door Walk-Outs In Your Entertainer’s Dining Room & Basement! Rarely offered awe-inspiring, meandering end unit “condo-lifestyle” townhome boasts large “oasis-like mature rear yard” with plenty of afternoon/evening sun on its approx. 40 ft. mature lot that is newly fenced and gated (5 ft. black chain link) surrounded by towering trees beside parkette and rear west exposure! Enjoy the great outdoors on the newer & inviting 15’ x 16’ awesome deck!

Gorgeous views from interior of this beauty boasting desirable outdoor living space - large front porch, large deck, and upper balcony off elegant dining room overlooking rear yard & parkette all outdoor areas to simply relax and enjoy! “Brand new Amana furnace, humidifier, electronic air cleaner, washer, dryer, and stove!” Newer kitchen SS appliances/EGDO. Offers 3 full bathrooms, “2 storey” foyer, natural gas bbq line, nest thermostat. WOW!!









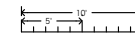
## Metric Conversions for 1330 Hampton Street

Measurements and Calculations are approximate

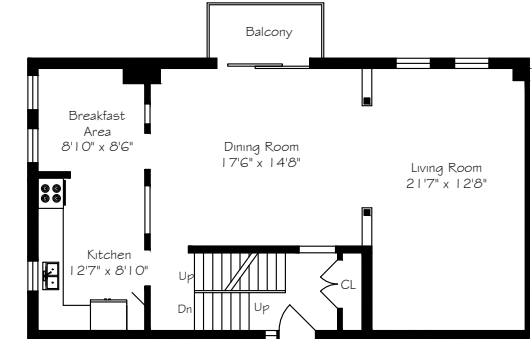
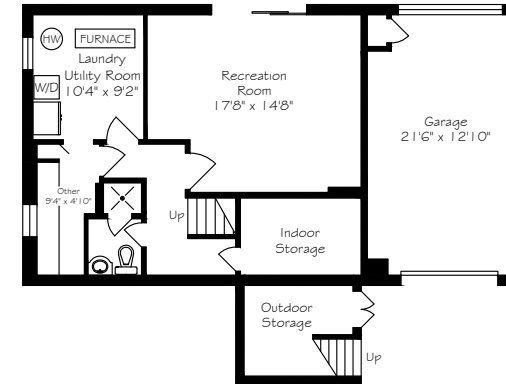
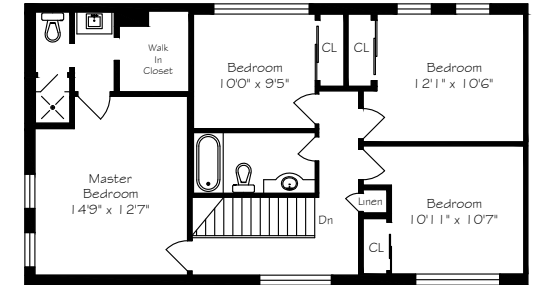
To be used as guidelines only

	IMPERIAL		METRIC	
<b>Main Floor</b>	<b>963</b>	<b>sf</b>	<b>89</b>	<b>sqm</b>
Kitchen	12' 7"	x 8' 10"	3.84	x 2.69
Breakfast Area	8' 10"	x 8' 6"	2.69	x 2.59
Living Room	21' 7"	x 12' 8"	6.58	x 3.86
Dining Room	17' 6"	x 14' 8"	5.33	x 4.47
<b>Second Floor</b>	<b>963</b>	<b>sf</b>	<b>89</b>	<b>sqm</b>
Master Bedroom	14' 9"	x 12' 7"	4.50	x 3.84
Bedroom	12' 1"	x 10' 6"	3.68	x 3.20
Bedroom	10' 11"	x 10' 7"	3.33	x 3.23
Bedroom	10' 0"	x 9' 5"	3.05	x 2.87
<b>Lower Level</b>	<b>658</b>	<b>sf</b>	<b>61</b>	<b>sqm</b>
Recreation Room	17' 8"	x 14' 8"	5.38	x 4.47
Other	9' 4"	x 4' 10"	2.84	x 1.47
Utility Room	10' 4"	x 9' 2"	3.15	x 2.79
<b>Total Square Footage</b>	<b>2584</b>	<b>sf</b>	<b>240</b>	<b>sqm</b>

1330 Hampton Street



Main Floor - 963 Square Feet  
 Second Floor - 963 Square Feet  
 Lower Level - 658 Square Feet  
 Total - 2584 Square Feet  
Measurements and Calculations are approximate  
 To be used as guidelines only  
 www.measuredup.ca



### FALGARWOOD PUBLIC SCHOOL

1385 GAINSBOROUGH DRIVE

OAKVILLE, ON

(905) 845-7478

PROGRAM STRUCTURE: ENGLISH JK-G8

### HOLY FAMILY CATHOLIC ELEMENTARY SCHOOL

1420 GROSVENOR STREET

OAKVILLE, ON

(905)-845-6987

### MUNN'S ELEMENTARY SCHOOL (TO BE CONFIRMED)

1511 SIXTH LINE

OAKVILLE, ON L6H 1X8

(905)-844-9461

PROGRAM STRUCTURE: JK-G8 FRENCH IMMERSION

### HOLY TRINITY CATHOLIC SECONDARY SCHOOL

2420 SIXTH LINE

OAKVILLE ON

L6H 5Z8

### IROQUOIS RIDGE HIGH SCHOOL

1123 GLENASHTON DR.

OAKVILLE ON L6H 5M1

(905) 845-0012

\*\*Measurements/Room sizes and Square Footage recorded by "Measured Up Inc."

Royal LePage Realty Plus and the Listing Salesperson are not liable for any discrepancies in the information\*\*



## Laurie A. Coughlin

Real Estate Sales Representative (All Property Types)

Real Estate Staging Association-Certified Staging Advocate (C.S.A.)

Accredited Senior Agent

SRES (Senior Real Estate Sales Specialist)

R.R.D.H., R.D.H.

**DIRECT 416.702.8485**



**ROYAL LEPAGE**  
**REALTY PLUS**  
INDEPENDENTLY OWNED AND OPERATED. BROKERAGE

*TIME TO  
BUY OR SELL?*

