



	288 Reynolds St 16		List: \$472,000 For: Sale
	Oakville Ontario L6J 3L4		
	Oakville 1013 - OO Old Oakville Halton		
	SPIS: N	Taxes: /2024	DOM: 10
	Co-Op Apt	Apartment	Rms: 5
Corp#: NONE / 0	#Shares%: 1	Bedrooms: 2	
Unit#: 16	Locker#:	Washrooms: 1	
	Locker Lev Unit:	1x4xMain	
	Locker Unit#:		
	Level: 3		
	Zoning:		
	Prop Mgmt: Oakville Mayfair Apartment (Self Managed)		
	Dir/Cross St: TRAFALGAR/LAWSON		

MLS#: W11985426 Possession Remarks: Flexible			Status Cert: N Bldg Name: Mayfield Apartments PIN#: 248080039		
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Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Radiant / Gas Apx Age: 51-99 Apx Sqft: 800-899 Sqft Source: 854.09 sq ft as per floorplans Exposure: Nw Assessment: Spec Desig: Unknown Phys Hdp-Eqp: N		Pets Perm: Restrict Locker: Exclusive Maint: \$750 A/C: None Central Vac: N UFFI: No Elev/Lift: Retirement: N Taxes Incl: Y Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Com Elem Incl: Y Cert Level: Energy Cert: N GreenPIS: N		Balcony: None Ens Lndry: Lndy Lev: Lower Exterior: Brick Gar/Gar Spcs: Detached / 0 Park/Drive: Surface Park Type: Exclusive Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Visitor Parking Prop Feat: Library, Marina, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre	
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.06	x 15.78	Hardwood Floor	Large Window	
2	Dining	Main	13.06	x 8.04	Hardwood Floor	Combined W/Living	
3	Kitchen	Main	11.78	x 8.43	Tile Floor	Window	
4	Prim Bdrm	Main	12.04	x 11.55	Hardwood Floor	Double Closet	Window
5	2nd Br	Main	11.78	x 7.97	Hardwood Floor	Closet	Window

Client Remks: Charming Co-Op unit in Historic Old Oakville Village! Situated in the heart of Old Oakville Village, this exclusive co-op offers a unique blend of charm and convenience. Housed in a boutique four-storey building with only 15 units, this spacious 2-bedroom apartment spans over 800 sq. ft. and features gleaming hardwood floors. The property boasts meticulously manicured grounds adorned with perennial gardens, offering a serene environment for residents. New community centre 1 block away. Designed for down-sizers, empty nesters, snowbirds and young professionals seeking a peaceful, community-oriented lifestyle. The prime location offers proximity to downtown Oakville's vibrant shops, diverse restaurants, GO Transit, Whole Foods and Longos just minutes away. 5 minutes from Lake Front and amenities. The inclusive maintenance fee covers annual property taxes, heat, water, and parking. Parking for 1 car and storage locker with laundry facilities. Garage rentals available upon request as they become available. Units are ONLY owner-occupied; leasing is not permitted. Financing available through DUCA Credit Union, Burlington with 30% down. Cats are welcome but NO dogs. Storage lockers and coin operated laundry on ground floor. The building is self-managed, with an on-site superintendent.						
Extras: Listing Contracted With: BOSLEY REAL ESTATE LTD. 416-530-1100						