

	288 Reynolds St 16		List: \$415,000 For: Sale
	Oakville Ontario L6J 3L4 Oakville 1013 - OO Old Oakville Halton		
SPIS: N	Taxes: \$0/2025	DOM: 0	
Co-Op Apt	Apartment	Rms: 5	
Corp#: NONE / 0	#Shares%: 1	Bedrooms: 2	
Unit#: 16	Locker#:	Washrooms: 1	
	Locker Lev Unit: 1x4xFlat		
	Locker Unit#:		
	Level: 3		
Zoning:			
Prop Mgmt: Self Managed			
Dir/Cross St: Trafalgar and Cornwall			
Directions: South of Cornwall			

MLS#: W12886010 **Possession Remarks:** Flexible
Status Cert: N **Bldg Name:** Mayfield Apartments **PIN#:** 248080039

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: None
Fam Rm: N	Locker: Ensuite	Ens Lndry:
Basement: None	Maint: \$750	Lndy Lev: Lower
Fireplace/Stv: N	A/C: None	Exterior: Brick
Heat: Water / Gas	Central Vac: N	Gar/Gar Spcs: Detached / 0
Apx Age: 51-99	UFFI:	Park/Drive: Surface
Year Built: 1955	Elev/Lift: N Retirement:	Drive: Surface
Yr Built Source: MPAC	HST Applicable to: Included In	Park Type: Exclusive
Apx Sqft: 800-899	Sale Price:	Park/Drv Spcs: 1
Sqft Source: 854.09 Sq Ft	Taxes Incl: Y Water Incl: Y	Tot Prk Spcs: 1
Exposure: W	Heat Incl: Y Hydro Incl:	Park \$/Mo:
Assessment:	Cable TV Incl: CAC Incl:	Prk Lvl/Unit:
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl: Y	Bldg Amen: Visitor Parking
Survey Type: None	Com Elem Incl: Y	Prop Feat: Library, Marina, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School
Phys Hdp-Eqp:	Cert Level:	Interior Feat: Other
	Energy Cert:	Security Feat: Security System
	GreenPIS:	

#	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 Living in Historic Old Oakville Village Quiet boutique building in the heart of Old Oakville Village-perfect for retirees, downsizers, empty nesters, and snowbirds seeking a peaceful, low-maintenance lifestyle in one of Oakville's most desirable neighbourhoods. This bright and spacious 2-bedroom apartment (800+ sq. ft.) features beautiful hardwood floors and a functional layout designed for comfortable everyday living. Located in an intimate four-storey building with only 15 residences, the property offers a warm, friendly atmosphere where neighbours know each other and take pride in their community. Surrounded by meticulously maintained gardens and mature landscaping, residents enjoy a tranquil setting just steps from everything Oakville has to offer. Stroll 9 minutes to Lakeshore Road for cafes, restaurants, boutique shopping, the Oakville Centre for the Performing Arts, library, and marina. The Oakville GO Station is only a 7-minute walk, making trips to Toronto simple and convenient. Nearby amenities also include Whole Foods, Fortinos, Longo's, Food Basics, and the Oakville Trafalgar Community Centre, plus the Oakville Tennis Club and Curling Club just steps away. The Mayfair is a quiet, owner-occupied community-rentals are not permitted-helping preserve a calm environment and long-term pride of ownership. Monthly maintenance fees conveniently include property taxes, heat, water, and parking, making budgeting simple and predictable. This self-managed building has an on-site superintendent. All of this and located in a beautiful neighbourhood surrounded by prestigious homes. Co-operative ownership is available with financing through DUCA Credit Union (minimum 30% down payment). All purchases require board approval. This is a wonderful opportunity for those who love Oakville and want to remain close to the community, lifestyle & charm of Old Oakville in a peaceful, well-maintained building.
Inclusions: Fridge, Stove, Microwave, All electric light fixtures, Ceiling Fan, Bathroom Mirror, Pair of white kitchen chairs

Listing Contracted With: BOSLEY REAL ESTATE LTD. **Ph:** 416-530-1100