Prepared by: MATTHEW GABRAIEL, Salesperson KELLER WILLIAMS REAL ESTATE ASSOCIATES, BROKERAGE

1939 Ironoak Way #101, Oakville, ON L6H3V8 416-400-9579

MLS#: X7374126 Sellers: Crowe Soberman Inc Contact Aft Holdover: 90 Possession Remarks: TBD Occup: Owner PIM#: 511260087 ARN#: 145011606013000 Exterior: Basement: Finished Drive: Circular Fireplace/Stv: Y Drive: Circular Fireplace/Stv: Y Drive: Circular Fireplace/Stv: Y Drive: Circular Apx Age: 31-50 GarGar Pk Spcs: 30.0 Phone: Ave: 3500-5000 Energy Cert: Sever: Sever: Sever: Apx Age: 31-50 Energy Cert: Sever: Sever: Sever: Apx Sqft: 3500-5000 Cert Level: Sever: Sever: Sever: Apx Age: 31-50 Cert Level: Sever: Sever: Sever: Sever: Apx Sqft: 3500-5000 Energy Cert: Sever:	or: Sale s: New
MLS#: X7374126 Sellers: Crowe Soberman Inc Contact Aft Holdover: 90 Possession Remarks: TBD Occup: Owner PIN#: 511260087 ARN#: 14501160613500 Kitchens: 3 Sellers: Crowe Soberman Inc Fineplace/Stv: Y PON: 63 Contact Aft Ponte: 1 Drive: North Bearner: Y Board/Batten Prive: Pinke: 151260087 ARN#: 145011606013500 Kitchens: 3 Exterior: Board/Batten Prive: Pinke: 511260087 Central K Alm: Kit Propane Drive: Pinker Solo A/C: Central Air UFFI: No Vater: Vell Apx Age: 31-50 Apx Age: 3500-5000 Central Vac: Pool: Pool: Inground Water: Well Apx Age: 3500-5000 Central Vac: Spec Desig: Apx Age: 31-50 Apx Age:<	
Image: Signature of the second sec	
Pt Lts 30-33 Conc 6 Haldimand Twp DOM: 63 Rural Resid Front On: W Rms: 14 + 4 2-Storey Acre: 100+ Bedrooms: 6 + 1 Irreg: Irregular 331.91 Acres As 331.91 Acres Washrooms: 7 Per Survey Dir/Cross St: Hwy45/12 Km N Of 401 No f 401 MLS#: X7374126 Sellers: Crowe Soberman Inc Contact Aft Holdover: 90 Possession Remarks: TBD Occup: Owner PIN#: 511260087 ARN#: 145011606013500 Contact Aft Kitchens: 3 Exterior: Board/Batten Cable TV: N Basement: Finished Brive: Circular Cable TV: N Heat: Forced Air / Propane Tot Pk Spcs: 30.0 Phone: Y Apx Age: 31-50 Energy Cert: Sewer: Septic Apx Agt: 3500-5000 Cert Level: Spec Desig: Uhknown Assessment: 236000 / 2024 GreenPIS: N Far/Agr: Mixed Use POTI: Elevator/Lift: Reiver/Stream, Wooded/Treed Retirement: Oth Struct: Aux Residences F <td></td>	
Rural ResidFront On: WRms: 14 + 42-StoreyAcre: 100+Bedrooms: 6 + 1Irreg:Irregular 331.91 Acres As 331.91 x 331.91 AcresWashrooms: 7Per SurveyIrreg:1x6, 2x4, 2x3, 2x2Dir/Cross St: Hwy45/12 Km N Of 4011x6, 2x4, 2x3, 2x2MLS#: X7374126Sellers: Crowe Soberman IncContact AftHoldover: 90Possession Remarks: TBDOccup: OwnerPN#: 511260087ARN#: 145011606013500CircularKitchens:3Exterior:Board/BattenBasement:FinishedGar/Gar Pk Spcs:30.0Fireplace/Stv:YDrive R Spcs:30.0A/C:Central AirUFFI:NoApx Age:31-50Energy Cert:Sever:Apx Sqft:3500-5000GreenPIS:NAssessment:236000 / 2024GreenPIS:NPoTL:Prop Feat:Grnbelt/Conserv,Farm/Agr:Heat:Prop Feat:Grnbelt/Conserv,Farm/Agr:Apx Age:31-50Energy Cert:Sever:Apx Sqft:3500-5000GreenPIS:NAssessment:236000 / 2024Prop Feat:Grnbelt/Conserv,Por Feat:Grnbelt/Conserv,Farm/Agr:Mixed UseProp Feat:Grnbelt/Conserv,Retirement:Chi Struct:Laundy Lev:Phys Hdcp-Eqp:KitchenetCircularPhys Hdcp-Eqp:KitchenetCircularCircularPhys Hdcp-Eqp:KitchenetCircularCircularContract Aft	er Exp: N
2-Storey Acre: 100+ Bedrooms: 6 + 1 Irreg: Irregular 331.91 Acres As 331.91 x 331.91 Acres Mashrooms: 7 Per Survey Dir/Cross St: Hwy45/12 Km N Of 401 1x6, 2x4, 2x3, 2x2 MLS#: X7374126 Sellers: Crowe Soberman Inc Contact Aft Holdover: 90 Possession Remarks: TBD Occup: Owner PIN#: 511260087 ARN#: 145011606013500 Circular Kitchens: 3 Exterior: Board/Batten Cable TV: N Basement: Finished Gar/Gar Pk Spcs: Built-In / 2.0 Hydro: Y Bacre: Forced Air / Propane Tot Pk Spcs: 30.0 Phone: Y A/C: Central Air UFFI: No Water: Well Pool: Inground Energy Cert: Sewer: Septic Apx Age: 31-50 Energy Cert: Sewer: Septic Apx Sqft: 3500-5000 GreenPIS: N Farm/Agr: Mixed Use PoTL: Prop Feat: Grnbelt/Conserv, Farm/Agr: Mixed Use PoTL: Prop Feat: Grnbelt/Conserv, Waterfront: <td>er Exp: N</td>	er Exp: N
Irreg: Irregular 331.91 Acres As 331.91 x 331.91 Acres Washrooms: 7 Name Per Survey 1x6, 2x4, 2x3, 2x2 Dir/Cross St: Hwy45/12 Km N Of 401 MLS#: X7374126 Sellers: Crowe Soberman Inc Possession Remarks: Contact Aft Contact Aft Holdover: 90 Possession Remarks: TBD Occup: Owner PINM: 511260087 ARN#: 145011606013500 Circular Cable TV: N Kitchens: 3 Exterior: Board/Batten Zoning: Cable TV: N Basement: Finished Gar/Gar Pk Spcs: Built-In / 2.0 Hydro: Y Heat: Forced Air / Propane Ar Tot Pk Spcs: 30.0 Gas: N A/C: Central Air UFFI: No Water: Well Central Vac: Apx Age: 31.50 Energy Cert: Spec Desig: Unknown Assessment: 236000 / 2024 GreenPIS: N Farm/Agr: Mixed Use POTL: Elevator/Lift: River/Stream, Wooded/Treed Retirement: Oth Struct: Aux Residences I <t< td=""><td>er Exp: N</td></t<>	er Exp: N
Per Survey 1x6, 2x4, 2x3, 2x2 Dir/Cross St: Hwy45/12 Km N Of 401 1x6, 2x4, 2x3, 2x2 MLS#: X7374126 Sellers: Crowe Soberman Inc Contact Aft Holdover: 90 Possession Remarks: TBD Occup: Owner PIN#: 511260087 ARN#: 145011606013500 Cable TV: N Kitchens: 3 Exterior: Board/Batten Cable TV: N Fam Rm: Y Drive: Circular Cable TV: N Basement: Finished Gar/Gar Pk Spcs: 30.0 Hydro: Y Heat: Forced Air / Propane Tot Pk Spcs: 30.0 Phone: Y A/C: Central Air UFFI: No Water: Well Central Vac: Apx Age: 31-50 Energy Cert: Seewer: Septic Apx Sqft: 3500-5000 Cert Level: Seewer: Spec Desig: Unknown Assessment: 236000 / 2024 GreenPIS: N Farm/Agr: Mixed Use POTL: Evator/Lifft: River/Stream, Wooded/Treed Waterfront: None Heat: Hytep-Eqp:	er Exp: N
Dir/Cross St: Hwy45/12 Km N Of 401 MLS#: X7374126 Sellers: Crowe Soberman Inc Contact Aft Holdover: 90 Possession Remarks: TBD Occup: Owner PIN#: 511260087 ARN#: 145011606013500 Cable TV: N Kitchens: 3 Exterior: Board/Batten Zoning: Fam Rm: Y Drive: Circular Cable TV: N Basement: Finished Gar/Gar Pk Spcs: Built-In / 2.0 Hydro: Y Heat: Forced Air / Propane Tot Pk Spcs: 30.0 Phone: Y A/C: Central Air UFFI: No Water: Well Apx Age: 31-50 Energy Cert: Spec Desig: Unknown Aps Sqft: 3500-5000 Cert Level: Spec Desig: Unknown Assessment: 236000 / 2024 GreePIS: N Farm/Agr: Mixed Use POTL: Prop Feat: Grnbelt/Conserv, Waterfront: None Phys Hdcp-Eqp: Phys Hdcp-Eqp: Out Struct: Aux Residences I	er Exp: N
MLS#: X7374126 Sellers: Crowe Soberman Inc Contact Aft Holdover: 90 Possession Remarks: TBD Occup: Owner PIN#: 511260087 ARN#: 145011606013500 Cable TV: N Kitchens: 3 Exterior: Board/Batten Zoning: Cable TV: N Basement: Finished Gar/Gar Pk Spcs: Built-In / 2.0 Hydro: Y Y Heat: Forced Air / Propane Tot Pk Spcs: 30.0 Phone: Y Y A/C: Central Air UFFI: No Water: Well Contact Aft Pool: Inground Sewer: Septic Apx Age: 31-50 Energy Cert: Sewer: Septic Apx Sqft: 3500-5000 Cert Level: Spec Desig: Unknown Assessment: 236000 / 2024 GreenPIS: N Farm/Agr: Mixed Use Prop Feat: Grinbelt/Conserv, Retirement: Oth Struct: Aux Residences I Phys Hdcp-Eqp: Hydrop-Eqp: Hydrop-Eqp: Aux Residences I	er Exp: N
Holdover: 90Possession Remarks: TBDOccup: OwnerPIN#: 511260087ARN#: 145011606013500Kitchens:3Exterior:Board/BattenFam Rm:YDrive:CircularCable TV:NBasement:FinishedGar/Gar Pk Spcs:Built-In / 2.0Hydro:YFireplace/Stv:YDrive Pk Spcs:30Gas:NHeat:Forced Air / PropaneTot Pk Spcs:30.0Phone:YA/C:Central AirUFFI:NoWater:WellCentral Vac:Pool:IngroundWater Supply:Dug WellApx Age:31-50Energy Cert:Sewer:SepticApx Sqft:3500-5000Cert Level:Spec Desig:UnknownAssessment:236000 / 2024GreenPIS:NFarm/Agr:Mixed UsePOTL:Prop Feat:Grnbelt/Conserv,Waterfront:NoneElevator/Lift:River/Stream, Wooded/TreedRetirement:Aux Residences RPhys Hdcp-Eqp:Aux Residences R	er Exp: N
Holdover: 90Possession Remarks: TBDOccup: OwnerPIN#: 511260087ARN#: 145011606013500Kitchens:3Exterior:Board/BattenFam Rm:YDrive:CircularCable TV:NBasement:FinishedGar/Gar Pk Spcs:Built-In / 2.0Hydro:YFireplace/Stv:YDrive Pk Spcs:30Gas:NHeat:Forced Air / PropaneTot Pk Spcs:30.0Phone:YA/C:Central AirUFFI:NoWater:WellCentral Vac:Pool:IngroundWater Supply:Dug WellApx Age:31-50Energy Cert:Sewer:SepticApx Sqft:3500-5000Cert Level:Spec Desig:UnknownAssessment:236000 / 2024GreenPIS:NFarm/Agr:Mixed UsePOTL:Prop Feat:Grnbelt/Conserv,Waterfront:NoneElevator/Lift:River/Stream, Wooded/TreedRetirement:Aux Residences RPhys Hdcp-Eqp:Aux Residences R	er Exp: N
Holdover: 90Possession Remarks: TBDOccup: OwnerPIN#: 511260087ARN#: 145011606013500Kitchens:3Exterior:Board/BattenFam Rm:YDrive:CircularCable TV:NBasement:FinishedGar/Gar Pk Spcs:Built-In / 2.0Hydro:YFireplace/Stv:YDrive Pk Spcs:30Gas:NHeat:Forced Air / PropaneTot Pk Spcs:30.0Phone:YA/C:Central AirUFFI:NoWater:WellCentral Vac:Pool:IngroundWater Supply:Dug WellApx Age:31-50Energy Cert:Sewer:SepticApx Sqft:3500-5000Cert Level:Spec Desig:UnknownAssessment:236000 / 2024GreenPIS:NFarm/Agr:Mixed UsePOTL:Prop Feat:Grnbelt/Conserv,Waterfront:NoneElevator/Lift:River/Stream, Wooded/TreedRetirement:Aux Residences RPhys Hdcp-Eqp:Aux Residences R	er exp: N
PIN#: 511260087ARN#: 145011606013500Kitchens:3Exterior:Board/BattenZoning:Fam Rm:YDrive:CircularCable TV:NBasement:FinishedGar/Gar Pk Spcs:Built-In / 2.0Hydro:YFireplace/Stv:YDrive Pk Spcs:30Gas:NHeat:Forced Air / PropaneTot Pk Spcs:30.0Phone:YA/C:Central AirUFFI:NoWater:WellCentral Vac:Pool:IngroundWater Supply:Dug WellApx Age:31-50Energy Cert:Sewer:SepticApx Sqft:3500-5000Cert Level:Spec Desig:UnknownAssessment:236000 / 2024GreenPIS:NFarm/Agr:Mixed UsePOTL:Forp Feat:Grnbelt/Conserv,Waterfront:NoneElevator/Lift:River/Stream, Wooded/TreedRetirement:Oth Struct:Aux Residences RPhys Hdcp-Eqp:	
Kitchens:3Exterior:Board/BattenZoning:Fam Rm:YDrive:CircularCable TV:NBasement:FinishedGar/Gar Pk Spcs:Built-In / 2.0Hydro:YFireplace/Stv:YDrive Pk Spcs:30Gas:NHeat:Forced Air / PropaneTot Pk Spcs:30.0Phone:YA/C:Central AirUFFI:NoWater:WellCentral Vac:Pool:IngroundWater Supply:Dug WellApx Age:31-50Energy Cert:Sewer:SepticApx Sqft:3500-5000Cert Level:Spec Desig:UnknownAssessment:236000 / 2024GreenPIS:NFarm/Agr:Mixed UsePOTL:Prop Feat:Grnbelt/Conserv,Waterfront:NoneElevator/Lift:River/Stream, Wooded/TreedRetirement:Oth Struct:Aux Residences RPhys Hdcp-Eqp:Aux Residences R	
Fam Rm:YDrive:CircularCable TV:NBasement:FinishedGar/Gar Pk Spcs:Built-In / 2.0Hydro:YFireplace/Stv:YDrive Pk Spcs:30Gas:NHeat:Forced Air / PropaneTot Pk Spcs:30.0Phone:YA/C:Central AirUFFI:NoWater:WellCentral Vac:Pool:IngroundWater Supply:Dug WellApx Age:31-50Energy Cert:Sewer:SepticApx Sqft:3500-5000Cert Level:Spec Desig:UnknownAssessment:236000 / 2024GreenPIS:NFarm/Agr:Mixed UsePOTL:Prop Feat:Grnbelt/Conserv,Waterfront:NoneElevator/Lift:River/Stream, Wooded/TreedRetirement:Oth Struct:Aux Residences RPhys Hdcp-Eqp:Kiver/Stream, Wooded/TreedRetirement:	
Basement:FinishedGar/Gar Pk Spcs:Built-In / 2.0Hydro:YFireplace/Stv:YDrive Pk Spcs:30Gas:NHeat:Forced Air / PropaneTot Pk Spcs:30.0Phone:YA/C:Central AirUFFI:NoWater:WellCentral Vac:Pool:IngroundWater Supply:Dug WellApx Age:31-50Energy Cert:Sewer:SepticApx Sqft:3500-5000Cert Level:Spec Desig:UnknownAssessment:236000 / 2024GreenPIS:NFarm/Agr:Mixed UsePOTL:Prop Feat:Grnbelt/Conserv,Waterfront:NoneElevator/Lift:River/Stream, Wooded/TreedRetirement:Oth Struct:Aux Residences FPhys Hdcp-Eqp: </td <td></td>	
Fireplace/Stv:YDrive Pk Spcs:30Gas:NHeat:Forced Air / PropaneTot Pk Spcs:30.0Phone:YA/C:Central AirUFFI:NoWater:WellCentral Vac:Pool:IngroundWater Supply:Dug WellApx Age:31-50Energy Cert:Sewer:SepticApx Sqft:3500-5000Cert Level:Spec Desig:UnknownAssessment:236000 / 2024GreenPIS:NFarm/Agr:Mixed UsePOTL:Prop Feat:Grnbelt/Conserv,Waterfront:NoneElevator/Lift:River/Stream, Wooded/TreedRetirement:Oth Struct:Aux Residences RPhys Hdcp-Eqp: </td <td></td>	
Heat:Forced Air / PropaneTot Pk Spcs:30.0Phone:YA/C:Central AirUFFI:NoWater:WellCentral Vac:Pool:IngroundWater Supply:Dug WellApx Age:31-50Energy Cert:Sewer:SepticApx Sqft:3500-5000Cert Level:Spec Desig:UnknownAssessment:236000 / 2024GreenPIS:NFarm/Agr:Mixed UsePOTL:Prop Feat:Grnbelt/Conserv,Waterfront:NoneElevator/Lift:River/Stream, Wooded/TreedRetirement:Oth Struct:Aux Residences RPhys Hdcp-Eqp: </td <td></td>	
A/C: Central Air UFFI: No Water: Well Central Vac: Pool: Inground Water Supply: Dug Well Apx Age: 31-50 Energy Cert: Sewer: Septic Apx Sqft: 3500-5000 Cert Level: Spec Desig: Unknown Assessment: 236000 / 2024 GreenPIS: N Farm/Agr: Mixed Use POTL: Prop Feat: Grnbelt/Conserv, Waterfront: None Elevator/Lift: River/Stream, Wooded/Treed Retirement: Oth Struct: Aux Residences R Phys Hdcp-Eqp: U User User User User User	
Central Vac: Pool: Inground Water Supply: Dug Well Apx Age: 31-50 Energy Cert: Sewer: Septic Apx Sqft: 3500-5000 Cert Level: Spec Desig: Unknown Assessment: 236000 / 2024 GreenPIS: N Farm/Agr: Mixed Use POTL: Prop Feat: Grnbelt/Conserv, Waterfront: None Elevator/Lift: River/Stream, Wooded/Treed Retirement: Oth Struct: Aux Residences F Phys Hdcp-Eqp: Use Value Struct Value Struct Value Struct Value Struct	
Apx Age:31-50Energy Cert:Sewer:SepticApx Sqft:3500-5000Cert Level:Spec Desig:UnknownAssessment:236000 / 2024GreenPIS:NFarm/Agr:Mixed UsePOTL:Prop Feat:Grnbelt/Conserv,Waterfront:NoneElevator/Lift:River/Stream, Wooded/TreedRetirement:Oth Struct:Aux Residences FPhys Hdcp-Eqp:Image: Conserve of the struct of the str	
Assessment: 236000 / 2024 GreenPIS: N Farm/Agr: Mixed Use POTL: Prop Feat: Grnbelt/Conserv, Waterfront: None Elevator/Lift: River/Stream, Wooded/Treed Retirement: Oth Struct: Aux Residences F Phys Hdcp-Eqp: Oth Struct: Aux Residences F	
POTL: Prop Feat: Grnbelt/Conserv, Waterfront: None Elevator/Lift: River/Stream, Wooded/Treed Retirement: Oth Struct: Aux Residences F Laundry Lev: Phys Hdcp-Eqp: Oth Struct: Aux Residences F	
Elevator/Lift: River/Stream, Wooded/Treed Retirement: Laundry Lev: Oth Struct: Aux Residences I Phys Hdcp-Eqp: Aux Residences I	
Laundry Lev: Oth Struct: Aux Residences I Phys Hdcp-Eqp:	
Phys Hdcp-Eqp:	
	Barn
# Room Level Length (m) Width (m) Description	
1 Living Ground 7.32 x 5.33 Fireplace W/O To Patio Cathedral Ceiling 0 Dising 0	
2 Dining Ground 5.49 x 3.66 Fireplace	
3KitchenGround5.49x2.13PantryCombined W/DiningModern Kitchen4Prim BdrmGround5.18x3.966 Pc EnsuiteFireplaceW/O To Patio	
4Prim BdrmGround5.18x 3.966 Pc EnsuiteFireplaceW/O To Patio5OfficeGround5.18x 3.35B/I DeskB/I Shelves	
6 Sunroom Ground 3.35 x 2.84 Stainless Steel Sink	
7 Foyer Ground 6.09 x 2.74	
8 Br 2nd 5.49 x 4.27 Semi Ensuite His/Hers Closets	
9 Br 2nd 5.18 x 3.96 L-Shaped Room	
Client Remks: Presenting A 300+ Acre Hobby Farm With A 3,859 Sq/Ft, 6-Bedroom Main House, Including A 1,343 Sq/Ft In-Law Suite. Fea	tures Include
A Classic Barn, An Inground Pool, And A Dedicated Workshop For Automotive And Woodworking Activities. The Expansive Land Is Suitable	
And Hands-On Projects. Notably, The Property Is Equipped With Solar Panels, Providing An Additional Income Stream. A Creek Runs Throu	gh The
Premises, Enhancing The Natural Appeal. Explore The Potential Of This Versatile Property, Where Comfort Meets Functionality.	
Extras: Note Hydro Easement	
Inclusions:	
Exclusions:	
Rental Items:	
Brkage Remks: Listing Being Sold As-Is Where-Is. Court Order Receivership Sale- Do Not Walk Property Without Appointment- Email Offers	; То
Mattgrealtor@gmail.com Include Sched B and D	
KELLER WILLIAMS REAL ESTATE ASSOCIATES Ph: 905-949-8866 Fax: 905-949-6262	
1939 Ironoak Way #101 Oakville L6H3V8	
MATTHEW GABRAIEL, Salesperson 416-400-9579	
Contract Date: 1/02/2024 Condition: Ad: Y	
Expiry Date: 5/31/2024 Cond Expiry: Escape:	
Last Update: 1/02/2024 CB Comm: 2.5% Original: \$2,999,000	