




MLS Form of 2398 North Ridge Tr, Oakville

REAL ONE REALTY INC., BROKERAGE

1660 North Service Rd E #103, Oakville, ON L6H7G3

905-281-2888

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	2398 North Ridge Tr		List: \$1,355,000 For: Sale
	Oakville Ontario L6H0B1		
	Oakville Iroquois Ridge North Halton 471-29-N		
SPIS: N	Taxes: \$6,680.00 / 2019	DOM: 20	
Detached Link: N 2-Storey	Front On: S Acre:	Rms: 9 + 3 Bedrooms: 4 + 1 Washrooms: 4 1x2xMain, 1x5x2nd, 1x4x2nd, 1x3xBsmt	
Lot: 48.45 x 106.62 Feet Irreg: Dir/Cross St: Arrow Head/Northridge/Kestell			

MLS#: W4539276	Contract Date: 8/07/2019	PIN#:
Possession Remarks: Tba		

Kitchens: 1	Exterior: Brick Front / Stone	Zoning: Res
Fam Rm: Y	Drive: Pvt Double	Cable TV:
Basement: Finished	Gar/Gar Spcs: Attached / 2.0	Hydro:
Fireplace/Stv: Y	Drive Park Spcs: 2	Gas:
Heat: Forced Air / Gas	Tot Prk Spcs: 4.0	Phone:
A/C: Central Air	UFFI:	Water: Municipal
Central Vac:	Pool: None	Water Supply:
Apx Age: 6-15	Energy Cert:	Sewer: Sewers
Apx Sqft: 2500-3000	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat:	Waterfront:
POTL Mo Fee:		Retirement:
Elevator/Lift:		Oth Struct:
Laundry Lev: Main		
Phys Hdcap-Eqp:		

#	Room	Level	Length (m)	Width (m)	Description
1	Living	Main	3.96	x 4.11	Hardwood Floor California Shutters
2	Dining	Main	3.94	x 3.48	Hardwood Floor Separate Rm Large Window
3	Kitchen	Main	3.33	x 6.43	Centre Island Breakfast Bar Stainless Steel Appl
4	Breakfast	Main	3.33	x 6.43	Ceramic Floor Combined W/Kitchen W/O To Deck
5	Family	Main	5.18	x 3.94	Hardwood Floor Pot Lights Fireplace
6	Master	2nd	5.59	x 4.04	Broadloom 5 Pc Ensuite W/I Closet
7	2nd Br	2nd	3.91	x 3.18	Broadloom O/Looks Frontyard Closet
8	3rd Br	2nd	3.96	x 3.33	Broadloom Window
9	4th Br	2nd	3.63	x 3.63	Broadloom Closet Window
10	Rec	Bsmt	5.00	x 9.37	Broadloom Combined W/Kitchen 3 Pc Bath
11	5th Br	Bsmt	3.38	x 3.84	Broadloom Closet

Client Remks: Beautiful 4 Bedroom Home In The Highly Sought After Joshua Creek Neighbourhood W/ Great School Zone! Grand Open To Above Foyer, Open Concept Separate Living & Dining Rm & A Bright Family Rm W/ Bay Window, Pot Lights & Cozy Fireplace! Family Size Kitchen Boasts A Centre Island W/ Breakfast Bar, Real Wood Cabinetry, Ss Appl & A Large Breakfast Area! Lovely Master Br Features A 5Pc Ensuite & W/I Closet! Gorgeous Backyard W/ Large Deck & Beautiful Landscaping!

Extras: Finished Basement Apt W/ A Sleek Kitchen, A Bedroom, 3Pc Bath & A Huge Recreation Area. Walking Distance To Schools, Parks, Trails & Community Centre! 5 Mins Drive To Hwy 403 & Qew, A Commuter's Dream! Excluded: Dining Rm Curtains

Listing Contracted With: REAL ONE REALTY INC., BROKERAGE Ph: 905-281-2888