




## MLS Form of 1276 Kestell Blvd, Oakville

Prepared by: HELEN WANG, Administrator  
REAL ONE REALTY INC., BROKERAGE

1660 North Service Rd E #103, Oakville, ON L6H7G3 905-281-2888

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	<b>1276 Kestell Blvd</b>		<b>List: \$2,168,000 For: Sale</b>
	<b>Oakville Ontario L6H0B3</b>		
	Oakville Iroquois Ridge North Halton 471-29-N		
	SPIS: N	Taxes: \$9,526.24 / 2020	DOM: 0
Detached	Front On: E	Rms: 10 + 4	
Link: N	Acre:	Bedrooms: 4 + 1	
2-Storey		Washrooms: 5	
		1x2xMain, 1x5x2nd, 2x4x2nd, 1x3xBsmt	
Lot: 46.56 x 111 Feet Irreg: Pie Shaped, Back Lot 60 Ft Wide			
Dir/Cross St: N. Ridge Trail/Kestell			

MLS#: W4872702

Contract Date: 8/16/2020

PIN#: 250633147

Possession Remarks: Tba

<b>Kitchens:</b>	1	<b>Exterior:</b>	Stucco/Plaster	<b>Zoning:</b>	Residential
<b>Fam Rm:</b>	Y	<b>Drive:</b>	Pvt Double	<b>Cable TV:</b>	Y
<b>Basement:</b>	Finished / Full	<b>Gar/Gar Spcs:</b>	Attached / 2.0	<b>Hydro:</b>	Y
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	2	<b>Gas:</b>	Y
<b>Heat:</b>	Forced Air / Gas	<b>Tot Prk Spcs:</b>	4.0	<b>Phone:</b>	Y
<b>A/C:</b>	Central Air	<b>UFFI:</b>	No	<b>Water:</b>	Municipal
<b>Central Vac:</b>	N	<b>Pool:</b>	None	<b>Water Supply:</b>	
<b>Apx Age:</b>		<b>Energy Cert:</b>		<b>Sewer:</b>	Sewers
<b>Apx Sqft:</b>	3500-5000	<b>Cert Level:</b>		<b>Spec Desig:</b>	Unknown
<b>Assessment:</b>		<b>GreenPIS:</b>		<b>Farm/Agr:</b>	
<b>POTL:</b>		<b>Prop Feat:</b>	Fenced Yard, Library, Park, Public Transit, Rec Centre, School	<b>Waterfront:</b>	
<b>POTL Mo Fee:</b>				<b>Retirement:</b>	N
<b>Elevator/Lift:</b>	N			<b>Oth Struct:</b>	
<b>Laundry Lev:</b>	Main				
<b>Phys Hdcap-Eqp:</b>					

#	Room	Level	Length (m)	Width (m)	Description
1	Office	Main	3.28	x 3.53	Hardwood Floor Crown Moulding Large Window
2	Living	Main	4.62	x 3.53	Hardwood Floor Crown Moulding Sunken Room
3	Dining	Main	4.32	x 3.61	Hardwood Floor Crown Moulding Pot Lights
4	Family	Main	4.55	x 5.46	Hardwood Floor Crown Moulding Pot Lights
5	Kitchen	Main	6.40	x 4.29	Porcelain Floor Marble Counter Stainless Steel Appl
6	Breakfast	Main	6.40	x 4.29	Porcelain Floor Pot Lights W/O To Deck
7	Master	2nd	6.50	x 4.34	Hardwood Floor W/I Closet 5 Pc Ensuite
8	2nd Br	2nd	4.78	x 3.51	Hardwood Floor W/I Closet Semi Ensuite
9	3rd Br	2nd	3.33	x 3.96	Hardwood Floor Closet Semi Ensuite
10	4th Br	2nd	3.66	x 3.28	Hardwood Floor Closet Semi Ensuite
11	Rec	Lower	4.14	x 5.31	Laminate Wet Bar Pot Lights
12	5th Br	Lower	3.28	x 3.94	Laminate 3 Pc Bath Window

**Client Remks:** Gorgeous 3658 Sqft 4+1Br & 5 Wr Detached Home In The Highly Sought After Joshua Creek. Sunken Living Rm, Open To Above Family Rm, Main Floor Office & Chef's Kitchen W/High-End Built-In Stainless Stain Appliances. All Bedrooms On 2nd Flr Have Ensuite Bathrooms. Newly Finished Basement W/Home Theatre, Wet Bar, Guest Bedroom & Full Bathroom. Hardwood Floor, Crown Mouldings, Sheer Shades & Marble Countertops Throughout(Except Laundry).

**Extras:** Top-Ranked Schools: Joshua Creek, Munn's, Iroquois Ridge. Upgrades: Faucets, Bathrooms, Laundry, Water Filter & Softener, Adt System, Window Shade, Roof, Garage Door, Etc. Incl: Lighting Fixtures, Appliances, Window Covering, Garage Remote.

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

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## Features of 1276 Kestell Blvd, Oakville

### Upgrades

Basement Renovation (2020)  
All Faucets Replaced (2020)  
Updates In All Bathrooms - (2020)  
- Including Counters, Showers, Toilets & Fans  
Add Counter, Wall Tiles & Sink In Laundry Room (2020)  
ADT Security And Two Cameras (2020)  
Water Filter & Softener Installation (2019)  
Replace Sheer Shades For Some Windows (2019)  
Roof (2018)  
Garage Door (2018)

### Exterior

Lot Size 46.56ft X 111ft  
Stucco Plaster Exterior  
Double Garage With Wall Sconces  
Heavy Duty Garage Doors  
Private Patterned Concrete Driveway Fits 2 Cars  
Covered Front Porch With Pendant Light  
Garage Access To Laundry Room

### Foyer/Hallway

Double Door Entrance  
Porcelain Tile Flooring  
Smooth Ceiling With Crown Mouldings  
Chandelier In Foyer  
Pot Lights In Hallway  
Mirrored Sliding Door Closet  
Hardwood Staircase With Iron Pickets  
Large Arched Window Beside Stairs

### Office

Hardwood Flooring  
Smooth Ceiling With Crown Mouldings  
Large Window With Sheer Shade  
19'6" Ceiling Height Beside Large Window

### Sunken Living Room

Hardwood Flooring  
Large Window With Sheer Shade  
Smooth Tray Ceiling With Pot Lights

### Dining Room

Hardwood Flooring  
Large Window With Sheer Shade  
Smooth Tray Ceiling With Pot Lights  
Chandelier Over Eating Area

### Open Concept Family Room

Open To Above With 18'5" Ceiling Height  
Hardwood Flooring  
Large Arched Windows With Sheer Shade  
Smooth Tray Ceiling With Pot Lights  
Double Grand Chandeliers  
Fireplace

### Eat-In Kitchen

Porcelain Tile Flooring  
Large Arched Window  
Smooth Ceiling With Pot Lights  
Espresso Custom Cabinetry  
Crown Mouldings  
Undermount Lighting  
Ceramic Tile Backsplash  
Marble Countertops  
Large Central Island  
Built-In Wine Rack And Wine Cooler  
Chandelier Over Large Island  
Double Undermount Stainless Steel Sinks  
Stainless Steel Appliances  
Large French Door Fridge  
Pantry Provides Ample Storage  
Breakfast Area  
Patio Doors With Sheer Shade W/O To Deck

### Laundry Room

Porcelain Tile Flooring  
Window With With Sheer Shade  
Custom Cabinetry  
Ceramic Backsplash  
Front Load Washer And Dryer  
Laundry Vanity  
Access To Garage

### Powder Room

Porcelain Tile Flooring  
Smooth Ceiling With Crown Mouldings  
Furniture Style Above Counter Sink  
Framed Mirror With Wall Sconces

### Master Bedroom

Hardwood Flooring  
Crown Mouldings  
Smooth Ceiling With Pot Lights  
Chandelier  
Two Large Windows Sheer Shades  
His And Hers Walk-In Closet  
5pc Ensuite Bathroom

### Master Ensuite

Ceramic Tile Flooring  
Smooth Ceiling With Pot Lights  
Furniture Style Double Vanities  
Marble Countertop  
Framed Mirror With Wall Sconces  
Built-In Tub Besides Bay Window  
Separate Glass Shower Room

### Second Bedroom

Hardwood Flooring  
Crown Mouldings  
Smooth Ceiling With Pot Lights  
Large Window With Sheer Shade  
Round Decorative Window  
Walk-In Closet  
4pc Jack & Jill Bathroom

### Jack And Jill Bathroom

Ceramic Tile Flooring  
Windows With Sheer Shade  
Smooth Ceiling  
Furniture Style Vanity  
Marble Countertop  
Framed Mirror  
Soaker Tub & Shower



## Features of 1276 Kestell Blvd, Oakville

### Fourth Bedroom

Hardwood Flooring  
Smooth Ceiling With Track Bar Light  
Windows With Sheer Shade  
Closet  
4pc Jack And Jill Bathroom

### Third Bedroom

Hardwood Flooring  
Smooth Ceiling With Ceiling Light Fixture  
Two Windows With Sheer Shades  
Double Door Closet  
Semi-Ensuite Access To Main Bathroom

### Second Floor Main Bathroom

Ceramic Tile Flooring  
Window With Sheer Shade  
Smooth Ceiling  
Furniture Style Vanity With Marble Countertop  
Framed Mirror With Wall Sconces  
Soaker Tub & Shower

### Sitting Room (Finished Basement)

Laminate Flooring  
Smooth Ceiling With Pot Lights  
Chandelier  
Built-In Wall Shelves

### Wet Bar (Finished Basement)

Laminate Flooring  
Smooth Ceiling With Pot Lights  
Espresso Custom Cabinetry  
Marble Countertops  
Ceramic Tile Backsplash  
Peninsula/Bar  
Pendant Lights Over Peninsula/Bar  
Stainless Steel Dishwasher

### Recreation Room (Finished Basement)

Laminate Flooring  
Wide Windows  
Smooth Ceiling With Pot Lights

### Home Theater (Finished Basement)

Broadloom  
Navy Blue Walls With Wall Sconces  
Smooth Ceiling With Pot Lights  
Built-In Home Theater System With Projector Screen

### Fifth Bedroom (Finished Basement)

Laminate Flooring  
Smooth Ceiling  
Flush Mount Ceiling Light  
Window With Sheer Shade

### Bathroom (Finished Basement)

Ceramic Tile Flooring  
Smooth Ceiling With Pot Lights  
Furniture Style Vanity  
Marble Countertops  
Large Framed Mirror With Wall Sconces  
Glass Shower Room

### Backyard

Fenced Backyard  
Large Wood Deck  
Patterned Concrete Patio  
Beautiful Landscaped



## 1276 Kestell Blvd, Oakville 房屋亮点

### 升级和其他

地下室整体装修 (2020)  
全屋所有水龙头换新 (2020)  
所有卫生间都进行更新- (2020)  
-包括台面, 淋浴, 马桶和风扇  
洗衣房增加台面和墙砖, 更换水池 (2020)  
ADT安保系统和两个摄像头 (2020)  
安装净水器和水质软化器 (2019)  
更换部分纱窗 (2019年)  
屋顶更换 (2018年)  
车库门更换 (2018年)

### 外观

占地 46.56 x 111尺  
灰泥石膏外墙  
双车库带壁灯照明  
知名品牌加厚车库门  
私人印花水泥车道可停 2 台车  
精美吊灯照亮前院门廊  
车库可直通洗衣房

### 玄关/门厅

双开大门  
光滑瓷砖地板  
光滑天花板配有装饰性石膏线  
精美吊灯照明玄关  
门厅配有射灯照明  
镜门衣橱  
实木楼梯配有铁艺扶手  
超大拱窗照亮楼梯

### 书房

实木地板  
光滑天花板配有装饰性石膏线  
大窗配有遮光窗帘  
窗畔超高19.6尺天花板

### 下沉式客厅

实木地板  
大窗配有遮光窗帘  
吊顶天花板配有射灯照明

### 餐厅

实木地板  
大窗配有遮光窗帘  
吊顶天花板配有射灯照明  
精美吊灯照亮用餐区

### 开放式家庭厅

双层挑空18.5尺高天花板  
实木地板  
超大两层高拱窗配有遮光窗帘  
吊顶天花板配有射灯照明  
两个精美吊灯  
壁炉

### 开放式厨房

光滑瓷砖地板  
大拱窗配有遮光窗帘  
光滑天花板嵌有射灯照明  
咖啡色欧式定制橱柜  
装饰性石膏线  
橱柜下照明灯  
瓷砖防溅墙  
大理石台面  
超大中央岛  
中央岛嵌有酒架和小冷柜  
精美吊灯照亮中央岛  
下沉式双盆不锈钢料理池  
不锈钢厨房电器  
法式门大冰箱  
立柜提供额外收纳空间  
早餐区  
露台门配有遮光帘, 可走出到后院

### 洗衣房

光滑瓷砖地板  
窗户配有遮光窗帘  
定制墙柜及叠衣台面  
瓷砖防溅墙  
前置式洗衣机和烘干机  
洗衣池  
可直通车库

### 一楼洗手间

光滑瓷砖地板  
光滑天花板配有装饰性石膏线  
时尚台上洗手盆  
镶边框梳妆镜配壁灯照明

### 主卧

实木地板  
装饰性石膏天花线  
光滑天花板嵌有射灯照明  
精美吊灯照明  
两扇大窗配有遮光窗帘  
两个步入式衣柜  
五件式套内卫浴

### 主卧套内卫生间

瓷砖地板  
光滑天花板嵌有射灯照明  
时尚家具式双盆梳妆台  
大理石台面  
镶边框梳妆镜配壁灯照明  
窗畔嵌入式大浴缸  
干湿分离独立玻璃淋浴房

### 次卧

实木地板  
装饰性石膏天花线  
光滑天花板嵌有射灯照明  
大窗配有遮光窗帘  
装饰性小圆窗  
步入式衣柜  
和四卧共享四件式套内卫浴

### 次卧&四卧共享卫生间

瓷砖地板  
窗户配有遮光窗帘  
光滑天花板  
家具式梳妆台  
大理石台面  
镶边框梳妆镜  
浴缸 & 淋浴





## 1276 Kestell Blvd, Oakville 房屋亮点

### 四卧

实木地板  
光滑天花板配有轨道射灯照明  
大窗配有遮光窗帘  
衣柜  
和次卧共享四件式套内卫浴

### 三卧

实木地板  
光滑天花板配有灯饰照明  
两扇大窗配有遮光窗帘  
双门衣柜  
可进入到二楼公共卫生间

### 二楼公共卫生间

瓷砖地板  
窗户配有遮光窗帘  
光滑天花板  
家具式梳妆台配有大理石台面  
超大梳妆镜配有壁灯照明  
浴缸 & 淋浴

### 休息室（精装地下室）

复合木地板  
光滑天花板配有射灯照明  
精美吊灯照明  
订制墙面展架

### 小酒吧（精装地下室）

复合木地板  
光滑天花板配有射灯照明  
咖啡色欧式定制橱柜  
大理石台面  
瓷砖防溅墙  
半岛吧台  
精美吊灯照亮吧台  
不锈钢洗碗机

### 娱乐休闲厅（精装地下室）

复合木地板  
多扇窗户，采光通透  
光滑天花板配有射灯照明

### 家庭影院（精装地下室）

通铺地毯  
深蓝色墙壁配有壁灯照明  
光滑天花板配有射灯照明  
内嵌入家庭影院音响设备和投影屏幕

### 五卧（精装地下室）

复合木地板  
光滑天花板  
灯饰照明  
大窗配有遮光窗帘

### 卫生间（精装地下室）

瓷砖地板  
光滑天花板配有射灯照明  
家具式梳妆台  
大理石台面  
超大梳妆镜配有壁灯照明  
玻璃淋浴房

### 后院

栅栏环绕后院  
超大木质露台  
印花水泥小径  
精美园艺景观



# 1276 Kestell Blvd

Oakville, ON

HOODQ ADDRESS REPORT™

Elite3 Team  
905.270.3333  
theelite3team.com



## SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



### Joshua Creek PS

Designated Catchment School  
Grades PK to 8  
1450 Arrowhead Rd

### École Munn's PS

Designated Catchment School  
Grades 2 to 8  
1511 Sixth Line

### ÉE du Chêne

Designated Catchment School  
Grades PK to 6  
150 Ridge Dr

### Iroquois Ridge HS

Designated Catchment School  
Grades 9 to 12  
1123 Glenashton Dr

### ÉS Gaétan Gervais

Designated Catchment School  
Grades 7 to 12  
1055 McCraney St E

## PARKS & REC.

This home is located in park heaven, with 4 parks and 5 recreation facilities within a 20 minute walk from this address.



### Craigleith Park

1326 Craigleith Rd



2 min



### North Ridge Trail Pond

North Ridge Trail



6 min



### North Ridge Trail Park

2548 North Ridge Trail



6 min



### Nena Woods Park

2265 Nena Crescent



6 min

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away and the nearest rail transit stop is a 65 minute walk away.



### Nearest Rail Transit Stop

Oakville GO



### Nearest Street Level Transit Stop

North Ridge Trail +  
Arrowhead Rd



3 min

## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 7.01km.



### Trillium Health Partners - The Credit Valley Hospital

2200 Eglinton Ave W



### Fire Station

2010 Joshuas Creek Drive



### Police Station

95 Oak Walk Drive

## CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.



### Coffee



### Gym



### Grocery



### Gas Station

# HoodQ

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# HOODQ SCHOOL REPORT™

1276 Kestell Blvd  
Oakville, ON

## PUBLIC SCHOOLS

Your neighbourhood is part of a community of Public Schools offering Elementary, Middle, and High School programming.

### ÉS Gaétan Gervais

Designated Catchment School  
Grades 7 to 12  
1055 McCraney St E

### École Munn's PS

Designated Catchment School  
Grades 2 to 8  
1511 Sixth Line

### Iroquois Ridge HS

Designated Catchment School  
Grades 9 to 12  
1123 Glenashton Dr

### Joshua Creek PS

Designated Catchment School  
Grades PK to 8  
1450 Arrowhead Rd

### ÉE du Chêne

Designated Catchment School  
Grades PK to 6  
150 Ridge Dr

## ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

### Thomas Merton Centre for Continuing Education

Grades 9 to 12, Adult  
171 Speers Rd

### Archbishop Romero Catholic SS

Grades 9 to 12  
2495 Credit Valley Rd



## CATHOLIC SCHOOLS

Your neighbourhood is part of a community of Catholic Schools offering Elementary, Middle, and High School programming.

### St Marguerite d'Youville Catholic ES

Grades PK to 8 (Assigned)  
1359 Bayshire Dr

### ÉEC Sainte-Marie-Oakville

Grades PK to 8 (Assigned)  
336 Maurice Dr

### Holy Trinity Catholic SS

Grades 9 to 12 (Assigned)  
2420 Sixth Line

### ÉSC Sainte-Trinité

Grades 7 to 12 (Assigned)  
2600 Grand Oak Trail

## PRIVATE SCHOOLS

The private schools nearest to you are:



### Trafalgar Ridge Montessori School

Grades PK to 3  
2379 Trafalgar Rd

### Glenburnie School

Grades PK to 8  
2035 Upper Middle Rd E

### Fern Hill School

Grades PK to 8  
3300 Ninth Line

### Al-Falah Islamic School

Grades PK to 8  
391 Burnhamthorpe Rd E

# HoodQ

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