




Information of Sylvia Dr, Oakville

Please note: This is an exclusive listing. This form is not an official MLS on TREB, and only for reference.

		Sylvia Dr Oakville Ontario L6H0C9 Oakville Iroquois Ridge North Halton 471-30-N Taxes: \$8,682.93 / 2020 PLAN 20M997 LOT 8		List: \$2,050,000 For: Sale SPIS: N Last Status: New																																																																																									
		Detached 38.81 x 110 Feet Irreg: Link: N 38.84 x 111.71 x 53.76 x 2-Storey 2.32 x 106.74 Front On: E Acre: Dir/Cross St: Craighleith/Sylvia		Rms: 10 Bedrooms: 4 Washrooms: 5 1x2xMain, 2x5x2nd, 1x4x2nd, 1x3xLower																																																																																									
MLS#: Holdover: 90 PIN#:		Sellers: Possession Remarks: TBA ARN#:		Contact After Exp: N Occup: Owner																																																																																									
Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: 6-15 Apx Sqft: 3000-3500 Assessment: POTL: Elevator/Lift: Laundry Lev: Main Phys Hdcp-Eqp:		Exterior: Brick / Stucco/Plaster Drive: Pvt Double Gar/Gar Pk Spcs: Attached / 2 Drive Pk Spcs: 2 Tot Pk Spcs: 4 UFFI: Pool: Inground Energy Cert: Cert Level: GreenPIS: Prop Feat: Fenced Yard, Park, School		Zoning: RL8 sp:33 Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: N Oth Struct:																																																																																									
<table border="1"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th></th> <th></th> <th>Description</th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Living</td> <td>Main</td> <td>3.33</td> <td>x 4.22</td> <td>Hardwood Floor</td> <td>Coffered Ceiling</td> <td>Large Window</td> </tr> <tr> <td>2</td> <td>Dining</td> <td>Main</td> <td>4.52</td> <td>x 3.33</td> <td>Hardwood Floor</td> <td>Coffered Ceiling</td> <td>Wainscoting</td> </tr> <tr> <td>3</td> <td>Family</td> <td>Main</td> <td>3.63</td> <td>x 5.41</td> <td>Hardwood Floor</td> <td>Coffered Ceiling</td> <td>Fireplace</td> </tr> <tr> <td>4</td> <td>Kitchen</td> <td>Main</td> <td>6.02</td> <td>x 3.99</td> <td>Porcelain Floor</td> <td>Granite Counter</td> <td>W/O To Deck</td> </tr> <tr> <td>5</td> <td>Master</td> <td>2nd</td> <td>5.92</td> <td>x 3.89</td> <td>Hardwood Floor</td> <td>5 Pc Ensuite</td> <td>W/I Closet</td> </tr> <tr> <td>6</td> <td>2nd Br</td> <td>2nd</td> <td>4.75</td> <td>x 3.73</td> <td>Hardwood Floor</td> <td>Semi Ensuite</td> <td>Large Closet</td> </tr> <tr> <td>7</td> <td>3rd Br</td> <td>2nd</td> <td>3.99</td> <td>x 3.48</td> <td>Hardwood Floor</td> <td>Semi Ensuite</td> <td>Large Closet</td> </tr> <tr> <td>8</td> <td>4th Br</td> <td>2nd</td> <td>3.66</td> <td>x 3.28</td> <td>Hardwood Floor</td> <td>Semi Ensuite</td> <td>Large Closet</td> </tr> <tr> <td>9</td> <td>Rec</td> <td>Lower</td> <td>3.63</td> <td>x 6.81</td> <td>Hardwood Floor</td> <td>Crown Moulding</td> <td>Pot Lights</td> </tr> <tr> <td>10</td> <td>Games</td> <td>Lower</td> <td>5.56</td> <td>x 3.99</td> <td>Hardwood Floor</td> <td>Wet bar</td> <td>W/O To Patio</td> </tr> </tbody> </table>						#	Room	Level			Description			1	Living	Main	3.33	x 4.22	Hardwood Floor	Coffered Ceiling	Large Window	2	Dining	Main	4.52	x 3.33	Hardwood Floor	Coffered Ceiling	Wainscoting	3	Family	Main	3.63	x 5.41	Hardwood Floor	Coffered Ceiling	Fireplace	4	Kitchen	Main	6.02	x 3.99	Porcelain Floor	Granite Counter	W/O To Deck	5	Master	2nd	5.92	x 3.89	Hardwood Floor	5 Pc Ensuite	W/I Closet	6	2nd Br	2nd	4.75	x 3.73	Hardwood Floor	Semi Ensuite	Large Closet	7	3rd Br	2nd	3.99	x 3.48	Hardwood Floor	Semi Ensuite	Large Closet	8	4th Br	2nd	3.66	x 3.28	Hardwood Floor	Semi Ensuite	Large Closet	9	Rec	Lower	3.63	x 6.81	Hardwood Floor	Crown Moulding	Pot Lights	10	Games	Lower	5.56	x 3.99	Hardwood Floor	Wet bar	W/O To Patio
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Client Remks: Fabulous Fernbrook Home Premium Lot Built In 2010! Approximate 4500 sq.ft finished living space w/4 Brs & 5 Wrs. Luxury Finishes & Upgrades From Top to Bottom. 10' on main & 9' on 2nd, 8' doors. Custom Kitchen W/high-end Jenn-Air appliances. All Bdrms offer Ensuite Bathroom. Finished W/O Basement w/Wet Bar. Professionally landscaping Yard features Fibreglass Saltwater Pool, Large Composite Deck & Change Room. Hardwood Floor & Crown Mouldings Throughout. Extras: Top Ranked School District: Joshua Creek, Munn's, Iroquois Ridge High! Incl: All Lighting Fixtures, Appliances, Window Covering, Garage Remote, Pool Equipments, etc. Hot Water Tank is Rental.																																																																																													

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