


MLS Form of 2473 Eighth Line, 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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	2473 Eighth Line		List: \$1,399,000 For: Sale
	Oakville Ontario L6H 0A4		
	Oakville Iroquois Ridge North Halton 471-29-N		
	SPIS: N	Taxes: \$7,227.49 / 2020	DOM: 19
Detached	Front On: E	Rms: 10	
Link: N	Acre:	Bedrooms: 4	
2-Storey		Washrooms: 4	
		2x5x2nd, 1x2xMain, 1x3xBsmt	
Lot: 36.71 x 109.58 Feet Irreg:			
Dir/Cross St: Dundas And Eighth Line			

MLS#: W4927238

Contract Date: 9/24/2020

PIN#: 250632507

Possession Date: 4/15/2021

Kitchens: 1	Exterior: Brick / Stone	Zoning: Residential
Fam Rm: Y	Drive: Private	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: Y	Pool: None	Water Supply:
Apx Age: 6-15	Energy Cert:	Sewer: Sewers
Apx Sqft: 2500-3000	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Ag:
POTL:	Prop Feat: Fenced Yard, Level,	Waterfront:
POTL Mo Fee:	Public Transit	Retirement:
Elevator/Lift:		Oth Struct:
Laundry Lev: Lower		
Phys Hdcap-Eqp:		

#	Room	Level	Length (m)	Width (m)	Description
1	Kitchen	Main	4.14	x 3.35	Ceramic Floor Centre Island Granite Counter
2	Dining	Main	3.78	x 3.35	Hardwood Floor Large Window Open Concept
3	Family	Main	4.90	x 4.90	Hardwood Floor W/O To Patio Fireplace
4	Living	Main	3.71	x 3.30	Hardwood Floor Large Window Crown Moulding
5	Office	Main	3.48	x 3.12	Hardwood Floor Large Window B/I Shelves
6	Master	2nd	5.08	x 4.90	Hardwood Floor W/I Closet 5 Pc Ensuite
7	2nd Br	2nd	4.75	x 2.77	Hardwood Floor Closet Window
8	3rd Br	2nd	3.89	x 3.38	Hardwood Floor Closet Window
9	4th Br	2nd	3.38	x 3.07	Hardwood Floor Closet Window
10	Rec	Lower	7.98	x 5.41	Laminate Window Pot Lights
11	Games	Lower	6.07	x 4.80	Laminate Window Pot Lights
12	Laundry	Lower	4.88	x 1.88	Ceramic Floor Window Pot Lights

Client Remks: Gorgeous 4 Bedrooms + 4 Washrooms Detached Home In Sought-After Joshua Creek! 2634 Sqft With Hardwood Floor, Smooth Ceilings & Pot Lights Throughout! 9' Ceiling On Main. Open Concept Kitchen/Breakfast/Great Room Is Kids Friendly! High-End Stainless Steel Appliances, Large Central Island With Granite Countertops Are The Highlights Of The Kitchen. Gas Fireplace, Built-In Bookcase & Patio Doors Walk-Out To The Yard Make Great Room The Warmest Area In The Home.

Extras: The Formal Dining Room And Office Are On The Main Floor As Well. Large Mudroom With Hooks And Cubbies Connects The Extra Wide Garage, Backyard And Main House. Hot Water Tank Is Rental.

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

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