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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2419 Sylvia Dr **List: $1,949,000 For: Sale**
Oakville Ontario L6H0C8
Oakville Iroquois Ridge North Halton 471-30-N
SPIS: N **Taxes:** $8,462.84 / 2020 **DOM: 1**

Detached **Front On:** E **Rms:** 10 + 2
Link: N **Acre:** **Bedrooms:** 4
2-Storey **Washrooms:** 5
1x2xMain, 2x5x2nd, 1x4x2nd, 1x3xBsmt

Lot: 41.99 x 111.55 Feet **Irreg:**
Dir/Cross St: Craigleith Rd/ Sylvia Dr

MLS#: W5163012 **Contract Date:** 3/23/2021 **PIN#:**
Possession Remarks: Tba

Kitchens:	1	**Exterior:**	Stone / Stucco/Plaster	**Zoning:**	
Fam Rm:	Y	**Drive:**	Private	**Cable TV:**	
Basement:	Fin W/O	**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:	3000-3500	**Cert Level:**		**Spec Desig:**	Unknown
Assessment:		**GreenPIS:**		**Farm/Agr:**	
POTL:		**Prop Feat:**	Fenced Yard, Park	**Waterfront:**	
POTL Mo Fee:				**Retirement:**	Y
Elevator/Lift:				**Oth Struct:**	
Laundry Lev:	Main				
Phys Hdcap-Eqp:					

#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Main	3.33	x 4.24	Hardwood Floor	Coffered Ceiling	Large Window
2	Dining	Main	4.55	x 3.66	Hardwood Floor	Coffered Ceiling	Large Window
3	Family	Main	3.48	x 5.41	Hardwood Floor	Coffered Ceiling	Gas Fireplace
4	Kitchen	Main	5.97	x 5.08	Ceramic Floor	Granite Counter	Stainless Steel Appl
5	Breakfast	Main	5.97	x 5.08	Ceramic Floor	W/O To Deck	Combined W/Kitchen
6	Master	2nd	6.05	x 5.31	Broadloom	W/I Closet	5 Pc Ensuite
7	2nd Br	2nd	4.75	x 3.68	Broadloom	Large Closet	Semi Ensuite
8	3rd Br	2nd	4.04	x 3.48	Broadloom	Large Closet	Semi Ensuite
9	4th Br	2nd	3.63	x 3.33	Broadloom	Large Closet	Large Window
10	Rec	Bsmt	3.86	x 6.71	Wet Bar	Stainless Steel Appl	B/I Shelves
11	Media/Ent	Bsmt	5.79	x 4.42	W/O To Patio	Gas Fireplace	3 Pc Bath

Client Remks: Gorgeous 2010 Fernbrook Built Detached Turn-Key Home W/4712 Sqft Living Space In Joshua Creek. Top-Ranked School District: Joshua Creek, Munn's. Iroquois Ridge H. Custom Oversized Chef's Kitchen W/Granite Counter, Upgraded Cabinets & High-End Appliances. 9'Ceiling In Professionally Finished W/O Basement W/Custom 4K Home Theatre, Wet Bar W/Appliances & Full Bathroom. Large Composite Waterproof Deck W/Glass Railings, Stairs, Bbq Gas Hookup & Shed In Backyard.

Extras: Recent Year Upgrades: Roof, 8' Kitchen French Door, Lighting Fixtures & Trim Throughout. Incl: 5 Exterior Security Cameras, Shed, Home Theatre System, Kitchen Appliances, Washer/Dryer, Window Coverings, Gdo, Elfs. Hot Water Tank Is Rental.

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

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