

	2487 Bon Echo Dr Oakville Ontario L6H7R1 Oakville Iroquois Ridge North Halton 471-30-N SPIS: N Taxes: \$8,788.00 / 2021	List: \$2,720,000 For: Sale DOM: 0
	Detached Front On: N Link: N Acre: 2-Storey Rms: 10 + 3 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 2x5x2nd, 1x4x2nd, 1x3xBsmt Lot: 57.84 x 115.7 Feet Irreg: Dir/Cross St: Bon Echo Dr / Presquile Dr	

MLS#: W5229027 Contract Date: 5/11/2021 PIN#: Possession Remarks: Tba

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: 3500-5000 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Brick / Stone Drive: Pvt Double Gar/Gar Spcs: Attached / 2.0 Drive Park Spcs: 2 Tot Prk Spcs: 4.0 UFFI: Pool: Inground Energy Cert: Cert Level: GreenPIS: Prop Feat: Fenced Yard, Library, Park, School	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:
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#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Main	3.66	x 4.75	Hardwood Floor	Large Window	Crown Moulding
2	Dining	Main	4.83	x 3.66	Hardwood Floor	Large Window	Coffered Ceiling
3	Family	Main	5.18	x 4.57	Hardwood Floor	Bow Window	B/I Shelves
4	Kitchen	Main	6.17	x 5.36	Ceramic Floor	Granite Counter	B/I Appliances
5	Breakfast	Main	6.17	x 5.36	Ceramic Floor	W/O To Yard	Pot Lights
6	Office	Main	3.91	x 3.00	Hardwood Floor	Large Window	B/I Bookcase
7	Master	2nd	7.09	x 4.57	Hardwood Floor	W/I Closet	5 Pc Ensuite
8	2nd Br	2nd	5.44	x 4.42	Hardwood Floor	W/I Closet	4 Pc Ensuite
9	3rd Br	2nd	3.82	x 3.81	Hardwood Floor	Large Closet	Large Window
10	4th Br	2nd	3.96	x 3.96	Hardwood Floor	Large Closet	Large Window
11	Media/Ent	Bsmt	11.30	x 4.12	Broadloom	Wet Bar	3 Pc Bath
12	Exercise	Bsmt	3.81	x 4.22	Mirrored Walls	Pot Lights	

Client Remks: Gorgeous Fernbrook Home In Renowned Joshua Creek W/Resort-Style Yard By International Landscaping Inc. Approx. 3700 Sqft Turn-Key Home W/Prime Ownership & Luxury Finishes Throughout. Custom Extended Large Kitchen By Downsview Features High-End Appliances! Professionally Finished Basement W/Home Theatre, Wet Bar & Gym. Hardscape Backyard W/Waterfall Swimming Pool, Concrete B/I Hot Tub, B/I Bbq, Cabana W/Bar, Fridge, Washroom & Emerald Cedar Hedge For Privacy.

Extras: Top-Ranked Joshua Creek, Munn's, Iroquois Ridge. Roof/18; Springer System, Exterior Lighting, Front Door/16. Incl: All Kitchen Appliances, Washer & Dryer, Elf's, All Window Coverings, Home Theatre, Pool Equipment, Gdo. Water Heater Owned.

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