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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2455 Bon Echo Dr **List: $2,290,000 For: Sale**
Oakville Ontario L6H7R1
Oakville Iroquois Ridge North Halton 471-30-N
SPIS: N **Taxes:** $9,037.96 / 2021 **DOM: 0**

Detached **Front On:** E **Rms:** 10
Link: N **Acre:** **Bedrooms:** 4
2-Storey **Washrooms:** 3
1x2xMain, 2x5x2nd
Lot: 49.21 x 114.83 Feet **Irreg:**
Dir/Cross St: Meadowridge/Arrowhead

MLS#: W5337377 **Contract Date:** 8/12/2021 **PIN#:**
Possession Remarks: Tba

Kitchens:	1	**Exterior:**	Brick / Stone	**Zoning:**	
Fam Rm:	Y	**Drive:**	Pvt Double	**Cable TV:**	
Basement:	Part Fin	**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:		**Energy Cert:**		**Sewer:**	Sewers
Apx Sqft:	3000-3500	**Cert Level:**		**Spec Desig:**	Unknown
Assessment:		**GreenPIS:**		**Farm/Agr:**	
POTL:		**Prop Feat:**		**Waterfront:**	
POTL Mo Fee:				**Retirement:**	
Elevator/Lift:				**Oth Struct:**	
Laundry Lev:					
Phys Hdcap-Eqp:					

#	Room	Level	Length (m)	Width (m)	Description		
1	Office	Main	3.30	x 3.51	Hardwood Floor	Vaulted Ceiling	Large Window
2	Living	Main	3.96	x 3.35	Hardwood Floor	California Shutters	Coffered Ceiling
3	Dining	Main	4.95	x 3.35	Hardwood Floor	California Shutters	Coffered Ceiling
4	Kitchen	Main	6.33	x 4.34	Ceramic Floor	Quartz Counter	Stainless Steel Appl
5	Family	Main	4.27	x 5.64	Hardwood Floor	Gas Fireplace	
6	Master	2nd	5.26	x 4.95	Hardwood Floor	5 Pc Ensuite	His/Hers Closets
7	2nd Br	2nd	4.72	x 3.20	Hardwood Floor	Large Closet	Large Window
8	3rd Br	2nd	4.04	x 3.81	Hardwood Floor	Large Closet	Large Window
9	4th Br	2nd	3.35	x 4.76	Hardwood Floor	Large Closet	Large Window
10	Rec	Bsmt	4.27	x 6.78	Broadloom		

Client Remks: Gorgeous Fernbrook Wedgewood Model Detached Home In Renowned Joshua Creek! Over 3300 Sqft W/ 4 Spacious Bedrooms, California Shutters & Hardwood Floor T/O. Main Flr Office W/ Vaulted Ceiling & Grand Open-To-Above Family Rm W/ Palladian Windows! Upgraded Kitchen Ft Custom Cabinetry, Quartz Countertops & Backsplash, S/S Appliances & Central Island. Large Master Retreat W/ His & Hers Closets, 5 Pc Ensuite W/ Freestanding Tub. Private Backyard With Lrg Wood Deck!

Extras: Top-Ranked Joshua Creek, Munn's, Iroquois Ridge. Incl: All Kitchen Appliances, Washer & Dryer, All Elf's & Window Coverings, Gdo.

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

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