

	<b>2339 Rideau Dr</b> <b>Oakville Ontario L6H7R6</b> Oakville Iroquois Ridge North Halton 471-30-N <b>SPIS: N</b> <b>Taxes: \$9,667.40 / 2021</b>	<b>List: \$3,299,000 For: Sale</b>  <b>DOM: 0</b>
	Detached <b>Front On: E</b> <b>Link: N</b> <b>Acre:</b> 2-Storey	<b>Rms: 16 + 8</b> <b>Bedrooms: 4 + 1</b> <b>Washrooms: 5</b> 1x2xMain, 2x4x2nd, 1x5x2nd, 1x4xBsmt
<b>Lot: 50.33 x 118.11 Feet Irreg:</b> <b>Dir/Cross St: North Ridge Tr/Arrowhead</b>		

**MLS#: W5357582**      **Contract Date: 9/02/2021**      **PIN#:**  
**Possession Remarks: Flexible/Tba**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Fin W/O / Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> <b>Apx Age:</b> 6-15 <b>Apx Sqft:</b> 3500-5000 <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Upper <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Brick / Stone <b>Drive:</b> Pvt Double <b>Gar/Gar Spcs:</b> Attached / 2.0 <b>Drive Park Spcs:</b> 4 <b>Tot Prk Spcs:</b> 6.0 <b>UFFI:</b> <b>Pool:</b> Inground <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Fenced Yard, Park, Public Transit, Rec Centre, School	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Ag:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Oth Struct:</b>
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#	Room	Level	Length (m)	Width (m)	Description		
1	Office	Main	3.35	x 3.35	Hardwood Floor	Built-In Speakers	Large Window
2	Library	Main	4.27	x 3.35	Hardwood Floor	Pot Lights	Built-In Speakers
3	Dining	Main	5.49	x 3.66	Tile Floor	Wainscoting	Crown Moulding
4	Family	Main	5.79	x 4.27	Hardwood Floor	Coffered Ceiling	Electric Fireplace
5	Kitchen	Main	7.62	x 4.27	Tile Floor	Centre Island	Quartz Counter
6	Master	2nd	7.62	x 4.27	Broadloom	5 Pc Ensuite	His/Hers Closets
7	2nd Br	2nd	4.57	x 3.35	Broadloom	Semi Ensuite	Large Closet
8	3rd Br	2nd	3.35	x 3.35	Broadloom	Semi Ensuite	Cathedral Ceiling
9	4th Br	2nd	5.49	x 3.66	Broadloom	4 Pc Ensuite	Cathedral Ceiling
10	Rec	Bsmt	7.32	x 6.10	Porcelain Floor	Wet Bar	W/O To Yard
11	Media/Ent	Bsmt	3.96	x 5.18	Hardwood Floor	Large Window	Built-In Speakers
12	Br	Bsmt	4.27	x 4.27	Hardwood Floor	W/I Closet	Built-In Speakers

**Client Remks:** One-Of-A-Kind, Unmatched & Redesigned 3982 Sqft Fernbrook Model In Joshua Creek! All Details, No Expense Spared! Stunning Frnt/Bck Lndscping! Decadent Chef's Ktchn W High End Appl, Custom Cabinets & Giant Island W/O Pvt Deck! Grand 15' Fireplace In 18' Ceiling Fmly Rm! Entmt Bsmt W/Wine Cellar W/O To Ultra Pvt & Lux Bkyd Getaway W/Saltwater Pool, Custom Cabana W/Live Roof & Outd Fireplace Entmt Area! Smrt Home Tech, Sonos B/I Spkrs & Much More!  
**Extras:** Incl. All Ktchn Appl, Washer & Dryer(2), All Elf, Wndw Covers, Gdo, All Pool Equip, All Tv/Wall Mounts, Lwr Bdrm B/I Furnishings, Sonos System, Hot Tub, Select Urns, Cabana Frdge, Lndscp Drawings Excl. Outdr Furn/Umbrella, Lwr Frzr, Bbq

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