## Prepared by: HELEN WANG, Administrator **REAL ONE REALTY INC., BROKERAGE**

1660 North Service Rd E #103, Oakville, ON L6H7G3 905-281-2888

> Printed on 05/18/2022 10:19:12 AM List: \$2,290,000 For: Sale

1254 Kings College Dr Oakville Ontario L6M2T9

Oakville Glen Abbey Halton 476-22-R

SPIS: N Taxes: \$6,715.41 / 2022 DOM: 0

Detached Front On: W Rms: 11 + 4 Link: N Acre: Bedrooms: 5 + 1 2-Storey Washrooms: 5

1x2xMain, 2x5x2nd, 1x4x2nd,

1x3xBsmt

Lot: 56.29 x 104.17 Feet Irreg: Irreg. 56.29 X 104.17 X 61.16 X

118.91

Dir/Cross St: Qew/Third Line/King's College

MLS#: W5623030 Contract Date: 5/18/2022 PIN#:

Possession Remarks: Tbd

Kitchens: Fam Rm: Finished Basement: Fireplace/Stv: Forced Air / Gas

Heat: A/C: Central Air

**Central Vac:** 

Apx Age:

Apx Sqft:

Assessment:

POTL: POTL Mo Fee:

Phys Hdcap-Eqp:

Elevator/Lift: Ν Main

3500-5000

Laundry Lev:

Exterior: **Brick** Zoning: Drive: Private Cable TV: Attached / 2.0 Gar/Gar Spcs: Hydro: Gas: **Drive Park Spcs:** 4 Tot Prk Spcs: 6.0 Phone:

UFFI: Water: No Pool: None Water Supply:

**Energy Cert:** Cert Level:

GreenPIS: Prop Feat: Public Transit. Ravine.

Rec Centre, School, Wooded/Treed

Municipal

Sewers Sewer: Unknown Spec Desig:

Farm/Agr:

Waterfront: None

Retirement: Oth Struct:

#	Room	<u>Level</u>	Length (m)	Width (m)	<u>Description</u>		
1	Kitchen	Main	6.07	x 4.22	Marble Floor	Quartz Counter	Centre Island
2	Family	Main	7.37	x 3.89	Hardwood Floor	Gas Fireplace	O/Looks Ravine
3	Dining	Main	4.19	x 3.58	Hardwood Floor	Bay Window	
4	Living	Main	4.98	x 3.63	Hardwood Floor	Bay Window	
5	Office	Main	4.32	x 2.87	Hardwood Floor		
6	Prim Bdrm	2nd	6.81	x 4.04	Hardwood Floor	5 Pc Ensuite	W/I Closet
7	2nd Br	2nd	5.51	x 3.71	Laminate	4 Pc Ensuite	W/I Closet
8	3rd Br	2nd	4.17	x 3.63	Hardwood Floor		
9	4th Br	2nd	3.78	x 3.63	Bamboo Floor		
1	0 5th Br	2nd	3.94	x 3.63	Bamboo Floor		
1	1 Media/Ent	Bsmt	9.91	x 3.35	Laminate	Pot Lights	Wet Bar
1	2 Rec	Bsmt	5.33	x 4.34	Laminate	Pot Lights	

Client Remks: Stunning 5+1 Bdrm & 5 Bath Executive Residence Situated On Gorgeous Ravine Lot In Glen Abbey Community! Marble Flooring Leads From Foyer To Updated & Redesigned Kitchen & Breakfast Area Boasting Centre Island & Connected Custom Black Walnut Dining Table, Quartz C/Tops & B/Splash, Open To Spacious F/R With Pot Lights, Gas F/P & Bow Window Overlooking The Ravine! Hdwd Flooring Thru Spacious Combined L/R & D/R Area W/Bay Windows, Plus Cozy Main Floor Den/Office! Updated 2Pc ('21) & Laundry/Mud Room Complete The Main Level. Upgraded Flooring, Light Fixtures & Energy-Efficient Pot Lights Thruout! 2nd Level Features 5 Generously Sized Bdrms With Pbr Boasting Huge Updated W/I Closet & Updated 5Pc Ensuite ('20) W/Dbl Vanity, Towel Warmer, Soaker Tub & Separate Rainfall Shower! 2nd Bdrm Also Features W/I Closet & 4Pc Ensuite! 3,714 Sq.Ft.+ Finished Bsmt Featuring Rec Room, Media Area, Office W/Wet Bar, 6th Bdrm & Full 3Pc Bath!

Extras: Smart Locks, Thermostat & Lighting, New Garage Drs, Alarm/Security System & Many More Features! Fantastic Location Backing Onto Ravine/Trails & Just Minutes From Schools, Parks, Hiking Trails, Community/Rec Centre & Easy Hwy Access!

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