



## MLS Form - 2442 Taylorwood Dr., Oakville

	<b>2442 Taylorwood Dr</b> <b>Oakville Ontario L6H 0C6</b> Oakville Iroquois Ridge North Halton 471-30-N SPIS: N      Taxes: \$11,365.67 / 2022	List: <b>\$2,999,000</b> For: <b>Sale</b>  DOM: <b>0</b>
	Detached <b>Front On: W</b> Link: N <b>Acres:</b> 2-Storey	<b>Rms: 11 + 4</b> <b>Bedrooms: 5 + 1</b> <b>Washrooms: 6</b> 1x2xMain, 1x5x2nd, 3x4x2nd, 1x3xBsmt
Lot: 51.61 x 130.47 Feet Irreg: Irreg. Lot/Depth Is Approx. Dir/Cross St: Dundas St E/Meadowridge Dr		

MLS#: W6047949      Contract Date: 4/26/2023      PIN#:

Possession Remarks: Tbd

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> Y <b>Apx Age:</b> <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>Driv:</b> Private <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> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b>	<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/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Oth Struct:</b> Garden Shed
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#	Room	Level	Length (m)	Width (m)	Description		
1	Kitchen	Main	6.88	x 5.13	Stone Floor	Centre Island	W/O To Patio
2	Family	Main	5.94	x 4.83	Hardwood Floor	Gas Fireplace	B/I Bookcase
3	Dining	Main	5.36	x 4.06	Hardwood Floor	Crown Moulding	
4	Living	Main	3.94	x 3.78	Hardwood Floor	Crown Moulding	Bow Window
5	Office	Main	3.63	x 3.30	Hardwood Floor	Crown Moulding	B/I Bookcase
6	Prim Bdrm	2nd	5.51	x 4.09	Hardwood Floor	5 Pc Ensuite	W/I Closet
7	2nd Br	2nd	3.94	x 3.94	Hardwood Floor	4 Pc Ensuite	California Shutters
8	3rd Br	2nd	4.85	x 3.81	Hardwood Floor	4 Pc Ensuite	California Shutters
9	4th Br	2nd	3.76	x 3.63	Hardwood Floor	Semi Ensuite	California Shutters
10	5th Br	2nd	4.80	x 4.09	Hardwood Floor	Semi Ensuite	California Shutters
11	Den	2nd	2.92	x 2.11	Hardwood Floor	Pot Lights	Crown Moulding
12	Rec	Bsmt	7.57	x 5.05	Laminate	Gas Fireplace	Wet Bar

**Client Remks:** 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Stunning Gourmet Kitchen Featuring Travertine Flr, High End S/Steel Appliances, Huge Centre Island, Quartz C/Tops, W/O To Extensive Patio Area Plus Spacious Breakfast Area W/Bow Window! 2. Generous Open Concept F/R With Coffered Ceiling & Gorgeous Feature Wall W/Gas F/P & B/I Cabinetry! 3. Bright 2nd Level W/Skylight Features Open Den Area Plus 5 Large Bdrms & 4 Full Baths Including Spacious Pbr Boasting Large W/I Closet & 5Pc Ensuite W/Heated Flr, His & Hers Vanities, Soaker Jet Tub & Separate Glass-Enclosed Shower! 4. Fully Finished Bsmt Featuring Combined Rec/Games Room W/Gas F/P & Large Wet Bar Plus 6th Bdrm, Full 3Pc Bath & Ample Storage! 5. Private Fenced Backyard Featuring Extensive Covered Stamped Concrete Patio Area, Hot Tub & Garden Shed. All This & More! 4,180 Sq.Ft. Plus Finished Bsmt! Spacious Formal D/R & L/R Areas Plus Large Office W/Window Seat & B/I Cabinetry. Hdwd Flooring Thru Main & 2nd Levels.

**Extras:** Stamped Concrete Driveway (Room For 4 Cars!) & Walkways. Fabulous Joshua Creek Location Just Steps From Many Parks & Trails, Top-Rated Schools & Rec Centre & Just A Short Distance From Restaurants, Shopping & Amenities, Plus Easy Hwy Access

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

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