



MLS Listing - 2435 Overton Dr., Burlington



2435 Overton Dr **List: \$1,299,000 For: Sale**
Burlington Ontario L7P 4B6
 Burlington Brant Hills Halton 469-10-N
SPIS: N **Taxes: \$4,954.84 / 2022** **DOM: 0**

Detached	Front On: W	Rms: 8 + 2
Link: N	Acres:	Bedrooms: 4 + 1
2-Storey		Washrooms: 3
		1x2xMain, 1x4x2nd, 1x4x2nd

Lot: 49.86 x 116.94 Feet Irreg:
Dir/Cross St: Dundas St/Brant St

MLS#: W6052315 **Contract Date:** 4/28/2023 **PIN#:**

Possession Remarks: Tbd

Kitchens: 1 Fam Rm: Y Basement: Full / Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: 2000-2500 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Brick Drive: Private Gar/Gar Spcs: Attached / 2.0 Drive Park Spcs: 2 Tot Prk Spcs: 4.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat:	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:
---	--	--

#	Room	Level	Length (m)	Width (m)	Description		
1	Kitchen	Main	3.30	x 3.18	Laminate	Stainless Steel Appl	Pantry
2	Breakfast	Main	3.94	x 2.64	Laminate	W/O To Deck	
3	Dining	Main	4.55	x 3.02	Laminate	Large Window	
4	Living	Main	5.23	x 3.35	Laminate	Large Window	
5	Family	Main	5.31	x 3.63	Laminate	Gas Fireplace	Large Window
6	Prim Bdrm	2nd	5.05	x 4.55	Broadloom	4 Pc Ensuite	W/I Closet
7	3rd Br	2nd	3.73	x 3.63	Broadloom	Closet	
8	4th Br	2nd	3.63	x 2.87	Broadloom	Closet	
9	Rec	Bsmt	6.99	x 5.28	Partly Finished		
10	5th Br	Bsmt	4.75	x 3.10	Partly Finished		

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Lovely & Very Private Backyard With Large Deck & Garden Shed - Plenty Of Room For Play Or Entertaining! 2. Good-Sized Principal Rooms Including Formal L/R & D/R With Large Picture Windows Plus Comfortable F/R With Gas Fireplace. 3. Eat-In Kitchen Featuring S/Steel Appliances, Double Pantry, B/I Desk Area & Patio Door W/O To Deck & Yard. 4. 4 Good-Sized Bdrms & 2 Full Baths On 2nd Level. 5. Fabulous Location In Family-Friendly Neighbourhood Just Steps From Brant Hills Park, Sports Fields & Community Centre Plus Just A Short Distance To Schools, Golf, Shopping, Restaurants & Amenities! All This & More... Main Floor Laundry With Access To Garage & Side Yard. Partially Finished Bsmt With Rec Room & 5th Bdrm Awaits Your Finishing Touches!

Extras: Such A Well-Loved & Well-Maintained Home With Plenty Of Space For The Family! Fabulous Curb Appeal W/2 Car Garage, New Driveway ('22) & Welcoming Front Porch! Updated Windows & Patio Doors '18, New Fence '22.

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