ELITE3 &TEAM 地产三友

Together, for better !

一份信任，三份回报！

MLS Listing - 2465 Taylorwood Dr., Oakville

2465 Taylorwood Dr
Oakville Ontario L6H 0E1
Oakville Iroquois Ridge North Halton

List: $2,499,000 **For:** Sale

SPIS: N **Taxes:** $8,597.48 / 2022 **DOM:** 7

Detached
Link: N
2-Storey

Front On: E
Acre:

Rms: 9 + 3
Bedrooms: 4 + 1
Washrooms: 5
1x2xMain, 1x5x2nd, 1x4x2nd, 1x4x2nd, 1x3xBsmt

Lot: 41.99 x 114.35 Feet **Irreg:**
Dir/Cross St: Dundas St E/Meadowridge Dr

MLS#: W5968236 **Contract Date:** 5/10/2023 **PIN#:** 250633183
Possession Remarks: Tbd

Kitchens:	1 + 1	**Exterior:**	Stone / Stucco/Plaster	**Zoning:**	
Fam Rm:	Y	**Drive:**	Private	**Cable TV:**	
Basement:	Finished / W/O	**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:		**Cert Level:**		**Spec Desig:**	Unknown
Assessment:		**GreenPIS:**		**Farm/Agr:**	
POTL:		**Prop Feat:**		**Waterfront:**	
POTL Mo Fee:				**Retirement:**	
Elevator/Lift:				**Oth Struct:**	
Laundry Lev:	Upper				
Phys Hdcap-Eqp:					

#	Room	Level	Length (m)	Width (m)	Description		
1	Kitchen	Main	3.96	x 3.28	Hardwood Floor		Stainless Steel Appl
2	Breakfast	Main	3.48	x 3.12	Hardwood Floor	W/O To Deck	
3	Family	Main	5.51	x 3.91	Hardwood Floor	Gas Fireplace	Pot Lights
4	Dining	Main	3.61	x 2.54	Hardwood Floor	Combined W/Living	Pot Lights
5	Living	Main	3.61	x 2.95	Hardwood Floor	Combined W/Dining	Pot Lights
6	Prim Bdrm	2nd	5.38	x 3.66	Hardwood Floor	5 Pc Ensuite	W/I Closet
7	2nd Br	2nd	4.11	x 3.43	Hardwood Floor	Semi Ensuite	Double Closet
8	3rd Br	2nd	3.73	x 3.35	Hardwood Floor	Semi Ensuite	Double Closet
9	4th Br	2nd	3.63	x 3.63	Hardwood Floor	4 Pc Ensuite	Double Closet
10	Kitchen	Bsmt	4.57	x 3.38	Hardwood Floor	Quartz Counter	W/O To Patio
11	Rec	Bsmt	5.44	x 3.78	Hardwood Floor	Gas Fireplace	Open Concept
12	5th Br	Bsmt	3.56	x 3.12	Hardwood Floor	Double Closet	

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Stunning Contemporary Kitchen Featuring Extended Height Cabinetry, S/Steel Appliances, Centre Island & Quartz C/Tops Plus Generous Breakfast Area With W/O To Deck! 2. Beautiful F/R Boasting Pot Lights, Gas F/P & Large Windows! 3. Bright Combined Formal L/R & D/R Area With Tray Ceiling, Pot Lights & Large Windows. 4. 4 Bedrooms & 3 Baths On 2nd Level Including Spacious Pbr Boasting Large W/I Closet & 5Pc Ensuite W/Double Vanity, Soaker Tub & Separate Shower! 5. Fully Finished W/O Bsmt Featuring Kitchenette W/Ample Cabinetry, Centre Island, Quartz C/Tops & W/O To Patio, Open To Lovely Rec Room W/Pot Lights & Gas F/P Plus 5th Bdrm & Full 3Pc Bath! All This & More! 2nd & 3rd Bdrms Share 4Pc Semi-Ensuite & 4th Bdrm Boasts 4Pc Ensuite! Hdwd Flooring Thru Main & 2nd Levels. Fully Fenced Yard With Patio Area & Mature Trees.

Extras: 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

Toronto Real Estate Board (TREB) assumes no responsibility for the accuracy of any information shown. Copyright TREB 2023

www.theelite3team.com
1660 North Service Rd E, Unit 103, Oakville On L6H 7G3
905-270-3333
RealOne Realty Inc., Brokerage 天合地产