



Together, for better !

一份信任，三份回报！



MLS Listing - 2174 Elmhurst Ave., Oakville



2174 Elmhurst Ave
Oakville Ontario L6J 5G2
Oakville Eastlake Halton
SPIS: N **Taxes: \$13,665.05 / 2023** **DOM: 0**
List: \$3,399,000 For: Sale

Detached **Front On: S** **Rms: 10 + 4**
Link: N **Acre:** **Bedrooms: 4 + 2**
2-Storey **Washrooms: 5**
1x2xMain, 1x5x2nd, 1x4x2nd,
1x3x2nd, 1x3xBsmt

Lot: 75 x 120 Feet Irreg:
Dir/Cross St: Lakeshore Rd.E./Maple Grove Dr

MLS#: W8298562 **Contract Date: 5/02/2024** **PIN#:**

Possession Remarks: TBD

Kitchens: 1	Exterior: Stucco/Plaster / Wood	Zoning:
Fam Rm: N	Drive: Private	Cable TV:
Basement: Fin W/O / Walk-Up	Gar/Gar Spcs: Attached / 2.0	Hydro:
Fireplace/Stv: Y	Drive Park Spcs: 4	Gas:
Heat: Forced Air / Gas	Tot Prk Spcs: 6.0	Phone:
A/C: Central Air	UFFI:	Water: Municipal
Central Vac:	Pool: None	Water Supply:
Apx Age:	Energy Cert:	Sewer: Sewers
Apx Sqft: 3500-5000	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	7.95	x 3.07	Hardwood Floor	Centre Island	B/I Appliances
2	Family	Main	5.64	x 5.03	Hardwood Floor	Electric Fireplace	Open Concept
3	Dining	Main	7.70	x 5.59	Hardwood Floor	Combined W/Living	Picture Window
4	Living	Main	7.70	x 5.59	Hardwood Floor	Combined W/Dining	Picture Window
5	Office	Main	3.45	x 2.36	Hardwood Floor	B/I Shelves	B/I Desk
6	Prim Bdrm	2nd	5.92	x 4.27	Hardwood Floor	5 Pc Ensuite	W/I Closet
7	2nd Br	2nd	3.68	x 3.20	Hardwood Floor	4 Pc Ensuite	Closet Organizers
8	3rd Br	2nd	3.68	x 3.20	Hardwood Floor	Semi Ensuite	Closet Organizers
9	4th Br	2nd	3.68	x 3.35	Hardwood Floor	Semi Ensuite	Closet Organizers
10	Den	2nd	3.81	x 3.07	Hardwood Floor	Open Concept	O/Looks Family
11	Media/Ent	Bsmt	7.75	x 5.87	Laminate	Gas Fireplace	Walk-Up
12	5th Br	Bsmt	4.04	x 3.91	Laminate	Closet	

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Spectacular, Ultra-Modern Executive 4+2 Bdrm Smart Home Custom Designed by John Wilmott (New Home Built on Existing Foundation '21) on Beautiful, 75' x 120' Lot! 2. Stunning Gourmet Kitchen Boasting Huge Waterfall Island/Table, High-End Appliances & Amazing W/I Pantry. 3. Gorgeous 2-Storey F/R Featuring B/I Electric Fireplace, Incredible LED Chandelier & W/O to Deck & Yard. 4. Private Primary Bdrm Suite Boasting Amazing W/I Closet with B/I Organizers & 5pc Ensuite w/Heated Floor & Towel Rack, Dbl Vanity, Freestanding Soaker Tub & Separate Shower. 5. Bright & Spacious Finished Bsmt with 2 Additional Bdrms (or Gym), Full 3pc Bath, Games/Rec Area & Generous Entertainment Area with Gas F/P, Large Windows & Walk-Up to Patio & Yard. All This & SO MUCH MORE! Open Concept L/R & D/R with Picture Windows. Impressive Main Level Office with B/I Cabinetry! 2nd Level Boasts 4 Bdrms, 3 Full Baths, Large Laundry with B/I Cabinetry, 4 Side/Skylights + Open Den Area w/Glass Wall Allowing Loads of Natural Light! 2nd Bdrm Features its Own 4pc Ensuite/3rd & 4th Bdrms Share 3pc Semi-Ensuite. Heated Floors in Powder Room & 2nd Level Baths. 9' Ceilings on Main & 2nd Levels.

Extras: Smart-Controlled Blinds, Lights, Speakers, Security System & More! Fabulous Location in Mature Eastlake Neighbourhood Just Minutes from the Lake, Top Schools, Parks & Trails, Arena, GO Train, Amenities, Hwy Access & More! 2 Furnace & 2 A/C.

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www.theelite3team.com

1660 North Service Rd E, Unit 103, Oakville On L6H 7G3

905-270-3333

RealOne
Realty Inc., Brokerage
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