




## MLS Listing - 1154 Kestell Blvd., Oakville

	<b>1154 Kestell Blvd</b>		<b>List: \$2,385,000 For: Sale</b>				
	<b>Oakville Ontario L6H 7M7</b>						
	Oakville Iroquois Ridge North Halton						
	<b>SPIS: N</b>	<b>Taxes: \$8,957.95 / 2023</b>	<b>DOM: 1</b>				
Detached	<b>Front On: E</b>	<b>Rms: 10 + 4</b>					
<b>Link: N</b>	<b>Acre:</b>	<b>Bedrooms: 4</b>					
2-Storey		<b>Washrooms: 4</b>					
		1x2xMain, 1x4x2nd, 1x4x2nd, 1x2xBsmt					
<b>Lot: 73.74 x 125.89 Feet Irreg: 73.74' X 125.89' X 44.7' X 95.85'</b>							
<b>Dir/Cross St: Dundas St.E./Eighth Line To Kestell Blvd.</b>							
<b>MLS#: W8269614</b>		<b>Contract Date: 4/25/2024</b>	<b>PIN#: 250631314</b>				
<b>Possession Remarks: TBD</b>							
<b>Kitchens:</b> 1	<b>Exterior:</b> Brick / Stone	<b>Zoning:</b>					
<b>Fam Rm:</b> Y	<b>Drive:</b> Private	<b>Cable TV:</b>					
<b>Basement:</b> Finished	<b>Gar/Gar Spcs:</b> Attached / 2.0	<b>Hydro:</b>					
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 2	<b>Gas:</b>					
<b>Heat:</b> Forced Air / Gas	<b>Tot Prk Spcs:</b> 4.0	<b>Phone:</b>					
<b>A/C:</b> Central Air	<b>UFFI:</b>	<b>Water:</b> Municipal					
<b>Central Vac:</b>	<b>Pool:</b> None	<b>Water Supply:</b>					
<b>Apx Age:</b>	<b>Energy Cert:</b>	<b>Sewer:</b> Sewers					
<b>Apx Sqft:</b>	<b>Cert Level:</b>	<b>Spec Desig:</b> Unknown					
<b>Assessment:</b>	<b>GreenPIS:</b>	<b>Farm/Agr:</b>					
<b>POTL:</b>	<b>Prop Feat:</b>	<b>Waterfront:</b>					
<b>POTL Mo Fee:</b>		<b>Retirement:</b>					
<b>Elevator/Lift:</b>		<b>Oth Struct:</b>					
<b>Laundry Lev:</b> Main							
<b>Phys Hdcap-Eqp:</b>							
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (m)</b>	<b>Width (m)</b>	<b>Description</b>		
1	Kitchen	Main	4.01	x 3.05	Porcelain Floor	Granite Counter	Stainless Steel Appl
2	Breakfast	Main	4.01	x 2.36	Porcelain Floor	W/O To Patio	California Shutters
3	Family	Main	4.98	x 3.63	Hardwood Floor	Gas Fireplace	California Shutters
4	Dining	Main	3.94	x 3.38	Hardwood Floor	Formal Rm	California Shutters
5	Living	Main	4.67	x 3.56	Hardwood Floor	Formal Rm	California Shutters
6	Prim Bdrm	2nd	6.02	x 3.68	Hardwood Floor	4 Pc Ensuite	W/I Closet
7	2nd Br	2nd	4.98	x 3.86	Hardwood Floor	W/I Closet	
8	3rd Br	2nd	4.39	x 4.32	Hardwood Floor	Closet	
9	4th Br	2nd	3.89	x 3.40	Hardwood Floor	Closet	
10	Rec	Bsmt	4.75	x 3.66	Laminate	Open Concept	Pot Lights
11	Games	Bsmt	5.26	x 3.25	Laminate	Open Concept	Pot Lights
12	Office	Bsmt	3.86	x 3.45	Laminate		
<p><b>Client Remks:</b> 5 Elite Picks! Here Are 5 Reasons to Make This Home Your Own: 1. Lovely Family-Sized Kitchen Boasting Granite C/Tops, Stainless Steel Appliances, Soft-Close Cabinetry, Pull Out Drawers &amp; Bright Breakfast Area with W/O to Patio &amp; Yard. 2. Spacious F/R with Gas Fireplace 3. Separate Formal Dining Room &amp; Living Room Areas. 4. Great Space on the 2nd Level Featuring 4 Generous Bedrooms Plus Cozy Den Area, with Spacious Primary Bdrm Suite Boasting Large W/I Closet &amp; Updated 4pc Ensuite with Soaker Tub &amp; Separate Shower! 5. Spacious Finished Basement with Wood Laminate Flooring Featuring Open Entertainment/Rec/Games Room Plus Private Office, 2pc Bath &amp; Ample Storage. All This &amp; More!! Over 4,000 Sq.Ft. of Finished Living Space! Hdwd Flooring Through Main &amp; 2nd Levels. Convenient Main Level Laundry with Closet, B/I Cabinetry &amp; Access to Garage. Fully-Fenced, Private Backyard with Patio Area, Mature Trees &amp; Lovely Gardens. Updated Quartz C/Top, Sink, Faucet &amp; Toilet in Ensuite &amp; Main Bath '24, New Vanity &amp; Toilet in Powder Room '24, Furnace &amp; A/C '21, Updated Roof '19, Entire Home Freshly Painted '23/'24, Kitchen Cabinets Refaced '18. Gas Line (for Future Kitchen) &amp; Custom Workshop Bench in Bsmt Unfinished Area. Handy Shelving in Garage. Alarm System/Ring Doorbell.</p> <p><b>Extras:</b> Fabulous Joshua Creek Location Just Steps from Nena Woods &amp; Glenashton Parks, Iroquois Ridge HS &amp; Community Centre, and Minutes from Many Parks &amp; Trails, Top-Rated Schools, Restaurants, Shopping &amp; Amenities, Plus Easy Hwy Access.</p>							

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