



## MLS Listing - 2374 Wasaga Dr., Oakville



**2374 Wasaga Dr**  
**Oakville Ontario L6H 0B7**

List: \$1,549,000 For: Sale

Oakville Iroquois Ridge North Halton

SPIS: N

Taxes: \$5,566.40 / 2023

DOM: 57

Att/Row/Twnhouse

Front On: W

Rms: 7 + 1

2-Storey

Acre:

Bedrooms: 3

Washrooms: 4

1x2xMain, 1x5x2nd, 1x4x2nd,

1x3xBsmt

Lot: 25.07 x 106 Feet Irreg:

Dir/Cross St: Dundas St.E./Meadowridge Dr.

MLS#: W8246016

Contract Date: 4/18/2024

PIN#:

Possession Remarks: TBD

<b>Kitchens:</b>	1	<b>Exterior:</b>	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>	1500-2000	<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>	Upper				
<b>Phys Hdcap-Eqp:</b>					

#	Room	Level	Length (m)	Width (m)	Description		
1	Kitchen	Main	3.96	x 2.97	Ceramic Floor	Granite Counter	Stainless Steel Appl
2	Dining	Main	2.97	x 2.90	Hardwood Floor	Open Concept	
3	Great Rm	Main	5.89	x 3.25	Hardwood Floor	Gas Fireplace	W/O To Patio
4	Living	Main	3.61	x 2.69	Hardwood Floor	Formal Rm	Coffered Ceiling
5	Prim Bdrm	2nd	5.89	x 3.63	Hardwood Floor	5 Pc Ensuite	W/I Closet
6	2nd Br	2nd	4.01	x 2.84	Hardwood Floor	W/I Closet	
7	3rd Br	2nd	3.63	x 2.95	Hardwood Floor	Closet	
8	Rec	Bsmt	6.10	x 5.56	Vinyl Floor	Electric Fireplace	3 Pc Bath

**Client Remks:** 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Bright & Spacious Kitchen Boasting Centre Island, Granite Countertops & Stainless Steel Appliances. 2. Open Concept D/R & Great Room with Hdwd Flooring, Lovely Stone Feature Wall, Gas Fireplace & W/O to Patio. 3. Generous 2nd Level Featuring 3 Good-Sized Bdrms with Hdwd Flooring, 2 Baths & Large Laundry Room with B/I Cabinetry, with Primary Bdrm Boasting W/I Closet + 2nd Closet & 5pc Ensuite with Double Vanity, Soaker Tub & Separate Shower. 4. Tastefully Finished Bsmt ('19) Boasting Spacious Rec Room with Vinyl Plank Flooring & B/I Electric Fireplace Plus Large 3pc Bath & Ample Storage. 5. Gorgeous Fenced Backyard Boasts Lovely Patio Area & Stunning Perennial Gardens - Plus Natural Gas BBQ Hook-Up. All This & More... Formal L/R (Currently Used as D/R) with Hdwd Flooring & Convenient 2pc Powder Room Complete the Main Level. 9' Ceilings on Main Level. Almost 2,000 Sq.Ft. in This Townhouse Plus Finished Basement & 2 Car Garage with Access to Home & Backyard. New Front Door & Garage Door Approx. '19/'20.

**Extras:** Fabulous Joshua Creek Location in Top-Ranked School District Just Minutes from Parks & Trails, Rec Centre & Library, Restaurants, Shopping & Amenities, Plus Easy Hwy Access!

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