



Together, for better !

一份信任，三份回报！



MLS Listing - 117 Wheat Boom Dr., Oakville



117 Wheat Boom Dr **List: \$1,990,000 For: Sale**

Oakville Ontario L6H 0M9

Oakville Rural Oakville Halton

SPIS: N

Taxes: \$7,791.07/2024

Detached

Front On: N

Rms: 8 + 2

Link: N

Acre:

Bedrooms: 4

2-Storey

Washrooms: 5

1x2xMain, 1x5x2nd, 1x4x2nd,
1x4x2nd, 1x3xBsmt

Lot: 37.76 x 89.96 Feet **Irreg:**

Dir/Cross St: Dundas St.E./Post Rd. to Wheat Boom Dr.

MLS#: W11968904

PIN#: 249293286

Possession Remarks: TBD

Kitchens:	1	Exterior:	Stone / Stucco/Plaster	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Attached / 2	Hydro:	
Fireplace/Stv:	Y	Drive Park Spcs:	2	Gas:	
Heat:	Forced Air / Gas	Tot Prk Spcs:	4	Phone:	
A/C:	Central Air	UFFI:		Water:	Municipal
Central Vac:	N	Pool:	None	Water Supply:	
Apex Age:		Energy Cert:		Sewer:	Sewers
Apex Sqft:		Cert Level:		Spec Desig:	Unknown
Assessment:		GreenPIS:		Farm/Agr:	
POTL:		Prop Feat:	Family Room, Fireplace/Stove	Waterfront:	
POTL Mo Fee:				Retirement:	
Elevator/Lift:				Oth Struct:	
Laundry Lev:	Upper				
Phys Hdcap-Eqp:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	18.93	x 14.6	Porcelain Floor	Centre Island	Quartz Counter
2	Family	Main	16.99	x 14.5	Hardwood Floor	2 Way Fireplace	Large Window
3	Dining	Main	14.5	x 12.01	Hardwood Floor	2 Way Fireplace	Combined W/Living
4	Living	Main	11.25	x 10.5	Hardwood Floor	Combined W/Dining	Large Window
5	Prim Bdrm	2nd	15.09	x 14.99	Hardwood Floor	5 Pc Ensuite	W/I Closet
6	2nd Br	2nd	13.42	x 12.01	Hardwood Floor	4 Pc Ensuite	Closet
7	3rd Br	2nd	11.84	x 10.99	Hardwood Floor	Semi Ensuite	Closet
8	4th Br	2nd	12.01	x 10.99	Hardwood Floor	Semi Ensuite	Closet
9	Rec	Bsmt	19	x 18.18	Laminate	Pot Lights	Open Concept
10	Media/Ent	Bsmt	31.82	x 10.07	Laminate	Pot Lights	Open Concept

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Stunning Kitchen Boasting Porcelain Tile Flooring, Modern Maple Cabinetry, Centre Island, Upgraded Quartz Countertops & Backsplash, Upgraded High-End Appliances, Convenient Pot Filler Tap & Breakfast Area with Patio Door W/O with Handy Remote-Controlled Blind. 2. Bright & Beautiful Family Room with 2-Sided Gas F/P Leading to Combined D/R & L/R. 3. Spacious 2nd Level with 4 Bdrms, 3 Full Baths, Office Alcove, Large Linen Closet & Laundry Room... with 2nd Bdrm Boasting 4pc Ensuite and 3rd & 4th Bdrms with Access to 4pc Semi-Ensuite. 4. Spectacular Primary Bdrm Suite Boasting Generous His & Hers W/I Closets with B/I Organizers & Spacious 5pc Ensuite with His & Hers Vanities, Soaker Tub & Separate Shower. 5. Additional 1,200+ Sq.Ft. of Living Space in the Finished Bsmt ('19) Featuring Spacious Open Concept Rec Room & Entertainment Area, Plus Full 3pc Bath & Ample Storage! All This & More! 2pc Powder Room & Convenient Mud Room Area with Access to Garage Complete the Main Level. 9' Ceilings, Upgraded Eng.Hdwd & Custom California Shutters Thru Main & 2nd Levels. Great Curb Appeal with Upgraded Contemporary Elevation. Fully-Fenced Yard with Large Composite Deck ('19). Fabulously Located in New Glenorchy Subdivision Just Minutes from Parks & Trails, Top-Rated Schools, Shopping, Restaurants, Hospital, Sports Complex, Hwy Access & Many More Amenities!

Extras: Fabulously Located in New Glenorchy Subdivision Just Minutes from Parks & Trails, Top-Rated Schools, Shopping, Restaurants, Hospital, Sports Complex, Hwy Access & Many More Amenities!

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

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