



MLS Listing - 2316 Delnice Dr., Oakville



2316 Delnice Dr **List: \$2,999,000 For: Sale**
Oakville Ontario L6H 0A9

Oakville Iroquois Ridge North Halton

SPIS: N **Taxes:** \$12,470.48/2024

Detached

Front On: E

Rms: 12 + 3

Link: N

Acre:

Bedrooms: 4 + 2

2-Storey

Washrooms: 5

1x2xMain, 1x5x2nd, 1x4x2nd,

1x5x2nd, 1x3xBsmt

Lot: 61.84 x 110.99 Feet **Irreg:**

Dir/Cross St: Dundas St.E./Prince Michael Dr. to North Ridge Tr. to Delnice Dr.

MLS#: W9370584

PIN#: 250632551

Possession Remarks: TBD

Kitchens:	1	Exterior:	Brick / Stone	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Attached / 3	Hydro:	
Fireplace/Stv:	Y	Drive Park Spcs:	3	Gas:	
Heat:	Forced Air / Gas	Tot Prk Spcs:	6	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:	Family Room, Fireplace/Stove	Waterfront:	
POTL Mo Fee:				Retirement:	N
Elevator/Lift:	N			Oth Struct:	
Laundry Lev:	Main				
Phys Hdcap-Eqp:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	25.16	x 14.76	Ceramic Floor	Quartz Counter	Pantry
2	Living	Main	12.93	x 14.17	Hardwood Floor	Crown Moulding	Bow Window
3	Dining	Main	12.93	x 14.99	Hardwood Floor	French Doors	Crown Moulding
4	Office	Main	11.91	x 10.24	Hardwood Floor	Crown Moulding	Formal Rm
5	Family	Main	17.91	x 12.93	Hardwood Floor	Electric Fireplace	Formal Rm
6	Prim Bdrm	2nd	25.66	x 12.93	Hardwood Floor	5 Pc Ensuite	W/I Closet
7	2nd Br	2nd	12.93	x 13.25	Hardwood Floor	4 Pc Ensuite	Closet
8	3rd Br	2nd	12.34	x 13.09	Hardwood Floor	Semi Ensuite	Closet
9	4th Br	2nd	16.5	x 9.84	Hardwood Floor	Semi Ensuite	Closet
10	Rec	Lower	25.43	x 32.15	Ceramic Floor	Wet Bar	Open Concept
11	5th Br	Lower	12.66	x 16.4	Window	W/I Closet	Closet

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Rare 61.84' Frontage with 3 Car Garage & Nearly 4,000 Sq.Ft. A/G Finished Living Space PLUS Finished Basement!! 2. Stunning & Spacious Upgraded Kitchen Boasting an Abundance of Cabinet Space/Storage, Centre Island/Breakfast Bar, Quartz C/Tops & Splash, Stainless Steel Appliances, Servery Area with Huge W/I Pantry & Bright Breakfast Area with Garden Door W/O to Patio! 3. Spacious Principal Rooms... Gorgeous 2-Storey Family Room Featuring Huge Skylight, Electric F/P & 2-Storey Bow Window, Plus Formal Living Room & Dining Room & Generous Main Level Office with French Door Entry. 4. Generous 2nd Level with 4 Large Bdrms & 3 Full Baths, Including Primary Bdrm Suite with His & Hers W/I Closets, Gas F/P & 5pc Ensuite with Double Vanity, Large Soaker Tub & Separate Shower. 5. Beautifully Finished Bsmt with Spacious Open Concept Rec/Games Room with Wet Bar, Plus 2 Additional Bedrooms, Full 3pc Bath & Ample Storage. All This & More!! Gorgeous, Private Entertainer's Delight Backyard Boasting Patio Areas, Pergola, Water Feature, Mature Trees & Lovely Gardens. 2pc Powder Room & Large Laundry Room (with Access to Garage) Complete the Main Level. 2nd Bdrm Boasts 4pc Ensuite/3rd & 4th Bdrms Share 5pc Semi-Ensuite. Crown Moulding Thru Main Level. Updates Include Shingles '22, 2nd Level Hardwood '22, Garage Doors '23, Chandeliers '23, Patio Doors '23, 2nd & 4th Bdrm Closet Organizers '23, Refreshed Kitchen & Pantry '23

Extras: Fabulous Location in Desirable Joshua Creek Community Just Minutes from Many Parks & Trails, Top-Rated Schools, Rec Centre, Restaurants, Shopping & Amenities, Plus Easy Hwy Access.

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