



## MLS Listing - 2312 Lyndhurst Dr., Oakville



<b>2312 Lyndhurst Dr</b> <b>Oakville Ontario L6H 7V5</b> Oakville Iroquois Ridge North Halton		<b>List: \$2,899,000 For: Sale</b>
<b>SPIS:</b> N	<b>Taxes:</b> \$13,226.51/2024	<b>DOM:</b> 26
Detached <b>Link:</b> N 2-Storey	<b>Front On:</b> W <b>Acre:</b>	<b>Rms:</b> 10 + 5 <b>Bedrooms:</b> 4 + 1 <b>Washrooms:</b> 5 1x2xMain, 1x5x2nd, 1x3x2nd, 1x5x2nd, 1x3xBsmt
<b>Lot:</b> 49.21 x 114.83 Feet <b>Irreg:</b> <b>Dir/Cross St:</b> Dundas St.E./Meadowridge Dr.		

**MLS#:** W9255307 **PIN#:** 240101002

**Possession Remarks:** TBD

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> <b>Apx Age:</b> <b>Apx Sqft:</b> 3500-5000 <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Main <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Brick / Stone <b>Drive:</b> Private <b>Gar/Gar Spcs:</b> Attached / 2 <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 4 <b>UFFI:</b> <b>Pool:</b> Inground <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Family Room, Fireplace/Stove	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> A <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> None <b>Retirement:</b> N <b>Oth Struct:</b>
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**Waterfront:** None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	27.99	x 12.34	Porcelain Floor	Centre Island	W/O To Deck
2	Dining	Main	14.99	x 12.66	Hardwood Floor	Crown Moulding	Wainscoting
3	Family	Main	17.16	x 15.91	Hardwood Floor	Gas Fireplace	Coffered Ceiling
4	Living	Main	14.5	x 13.58	Hardwood Floor	Coffered Ceiling	Wainscoting
5	Office	Main	11.91	x 11.42	Porcelain Floor	Coffered Ceiling	Wainscoting
6	Prim Bdrm	2nd	17.32	x 15.85	Hardwood Floor	5 Pc Ensuite	W/I Closet
7	2nd Br	2nd	17.49	x 12.99	Hardwood Floor	Semi Ensuite	Large Closet
8	3rd Br	2nd	18.41	x 11.84	Hardwood Floor	Semi Ensuite	W/I Closet
9	4th Br	2nd	12.93	x 12.93	Hardwood Floor	Semi Ensuite	W/I Closet
10	Rec	Bsmt	27.59	x 13.16	Laminate	Electric Fireplace	Open Concept
11	Other	Bsmt	19.65	x 15.32	Laminate	Wet Bar	W/I Closet
12	5th Br	Bsmt	15.49	x 11.75	Laminate	Large Closet	

**Client Remks:** 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Private Backyard Oasis Boasting Custom-Built I/G Pool with Ambiance Lighting & 3 Waterfalls Plus Large Composite Deck with B/I BBQ, Patio Area, Poolside Gas Firepit & Pool Cabana/Storage. 2. Stunning Custom Chef's Kitchen Boasting Large Pantry, Huge Centre Island/Breakfast Bar, Caesarstone C/Tops, Servery Area, B/I Stainless Steel Appliances & Bright Breakfast Area with Large Windows & Garden Door W/O to Deck & Pool! 3. Spacious Principal Rooms... Spectacular 2-Storey F/R Featuring Gas F/P with 18' Floor-to-Ceiling Porcelain Mantle & 2-Storey Windows Overlooking the Backyard, Plus Separate Formal L/R & D/R & Private Main Level Office with Double Door Entry, Large Windows & Versace Porcelain Floor. 4. Generous 2nd Level with 4 Bdrms & 3 Full Baths, Including Primary Bdrm Suite with Huge W/I Closet (with B/I Organizers) & 5pc Ensuite with His & Hers Vanities, Soaker Jet Tub & Separate Shower. 5. Gorgeous Finished Bsmt with Spacious Open Concept Rec Room with Electric F/P, Wet Bar/Kitchenette & Large W/I Closet with B/I Shelving, Plus Den/Play Area, Full 3pc Bath, 5th Bdrm, Storage Room & More! All This & More!! Over 6,000 Sq.Ft. of Finished Living Space! Beautiful Curb Appeal with Stone Exterior, Interlock Driveway & Limestone Front Porch Leading to Double Door Entry to Impressive 2-Storey Foyer with Versace Porcelain Floor. Generous Main Floor Laundry/Mud Room with B/I Cabinetry & Access to Garage with Epoxy Flooring & B/I Storage. Open Circular Staircase Leads to 2nd Level Hallway Overlooking the F/R. 2nd Bdrm Boasts Cozy Window Seat & Semi-Ensuite Access to 5pc Main Bath/3rd & 4th Bdrms Share 3pc Semi-Ensuite. Eng.Hdwd & 9' Ceilings Thru Mn & 2nd Levels. Smart Lighting System on Mn Level. 4,294 Sq.Ft. per Attached Builder's Floor Plan.

**Extras:** \*\*Extensive Updates/Upgrades Throughout!\*\* 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