



MLS Listing - 1227 Grace Dr., Oakville



1227 Grace Dr
Oakville Ontario L6H 6W2
Oakville Iroquois Ridge North Halton
SPIS: N **Taxes:** \$10,974.35/2024 **DOM:** 0
Detached **Front On:** N **Rms:** 10 + 4
Link: N **Acre:** **Bedrooms:** 5 + 1
2-Storey **Washrooms:** 5
1x2xMain, 1x5x2nd, 1x4x2nd,
1x4x2nd, 1x3xBsmt
Lot: 49.25 x 114.86 Feet **Irreg:**
Dir/Cross St: Upper Middle Rd./Grand Blvd. to North Ridge Tr./Grace Dr.

MLS#: W9300401 **PIN#:** 250630747

Possession Remarks: TBD

Kitchens: 1	Exterior: Brick	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:	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:
Elevator/Lift:		Oth Struct:
Laundry Lev: Main		
Phys Hdcap-Eqp:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	20.51	x 19.32	Hardwood Floor	Quartz Counter	W/O To Deck
2	Family	Main	18.83	x 13.68	Hardwood Floor	Gas Fireplace	Picture Window
3	Dining	Main	13.91	x 12.01	Hardwood Floor	Formal Rm	Crown Moulding
4	Office	Main	12.24	x 9.84	Hardwood Floor	French Doors	
5	Living	Main	12.99	x 12.83	Hardwood Floor	Formal Rm	Crown Moulding
6	Prim Bdrm	2nd	20.18	x 13.91	Hardwood Floor	4 Pc Ensuite	His/Hers Closets
7	2nd Br	2nd	17.59	x 14.67	Hardwood Floor	Semi Ensuite	Double Closet
8	3rd Br	2nd	11.75	x 10.6	Hardwood Floor	Semi Ensuite	Closet
9	4th Br	2nd	19.16	x 10.76	Hardwood Floor	Semi Ensuite	W/I Closet
10	5th Br	2nd	12.17	x 11.75	Hardwood Floor	Semi Ensuite	Closet
11	Media/Ent	Bsmt	21.92	x 12.5	Vinyl Floor	Wet Bar	
12	Br	Bsmt	12.99	x 10.07	Vinyl Floor	Closet	

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Stunning, Professionally Landscaped ('21), Backyard Oasis Backing onto Trail, Pond & Nena Woods Park Boasting Pergola Covered Deck & Lovely Perennial Gardens with Mature Trees & Shrubs. 2. Spectacular Open Concept Custom Kitchen Boasting Modern Refaced Cabinetry ('20), Huge Centre Island/Breakfast Bar, Cambria Quartz C/Tops, Top-of-the Line Stainless Steel Appliances & Bright Breakfast Area with W/O to Refinished Deck ('23)! 3. Spacious Principal Rooms with Eng.Hdwd Flooring... Expansive F/R Featuring Gas F/P & Large Picture Window Overlooking the Backyard, Plus Separate Formal L/R & D/R & Private Main Level Office with French Door Entry. 4. 5 Very Generous Bdrms & 3 Full Baths on 2nd Level, with Primary Bdrm Suite Featuring Large Picture Window Overlooking the Trail/Open Space, Plus His & Hers W/I Closets & 5pc Ensuite with His & Hers Vanities, Soaker Tub & Separate Shower. 5. Lovely Finished Bsmt ('20) Featuring Generous Rec/Games Room, Separate Media Room with Wet Bar, Plus 6th Bdrm, Office/Den, Full 3pc Bath & Ample Storage! All This & More!! 10' Ceilings on Mn Level. Smoothed Ceilings Thruout ('20). Updated Mn Floor Laundry ('20) with Side Door W/O & Access to Garage. 2nd/3rd Bdrms & 4th/5th Bdrms Each Share 4pc Semi-Ensuites (Both with Skylights!). Loads of Natural Light Thruout Plus LED Recessed Lighting with Smart WiFi/App Controlled Switches for Wonderful Ambiance! Updated Flooring, C/Tops, Sinks & Faucets in 2 Semi-Ensuite Baths '24, New 8' Steel Entrance Door (with Multi-Point Locking System) '24, New Custom Arch Windows at Front of Home '23, New WiFi/App Controlled Sprinkler System '23, Updated Flooring '20, Refinished Staircase with New Iron Railing '20

Extras: Fabulous Location Backing onto Trail & Nena Woods Park in Desirable Joshua Creek Community Just Minutes from Top-Rated Schools, Community Centre, Other Parks & Trails, Restaurants, Shopping & Amenities, Plus Easy Hwy Access.

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