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一份信任，三份回报！



MLS Listing - 2395 Thruxton Dr., Oakville



2395 Thruxton Dr **List: \$2,398,000 For: Sale**

Oakville Ontario L6H 0B3

Oakville Iroquois Ridge North Halton

SPIS: N **Taxes:** \$9,374.75/2024

Detached

Front On: N

Rms: 9

Link: N

Acre:

Bedrooms: 4

2-Storey

Washrooms: 4

1x2xMain, 1x5x2nd, 1x5x2nd,
1x4x2nd

Lot: 40.9 x 107.49 Feet **Irreg:**

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

MLS#: W9352912

PIN#: 250633142

Possession Remarks: TBD

Kitchens: 1	Exterior: Brick / Stone	Zoning:
Fam Rm: Y	Drive: Private	Cable TV:
Basement: Full	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: 3000-3500	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat:	Waterfront:
POTL Mo Fee:	Family Room, Fireplace/Stove	Retirement:
Elevator/Lift:		Oth Struct:
Laundry Lev: Main		
Phys Hdcap-Eqp:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	13.32	x 9.48	Porcelain Floor	Centre Island	Granite Counter
2	Breakfast	Main	13.32	x 9.65	Ceramic Floor	W/O To Patio	
3	Family	Main	17.81	x 11.98	Hardwood Floor	Gas Fireplace	Crown Moulding
4	Living	Main	13.98	x 10.99	Hardwood Floor	Coffered Ceiling	Crown Moulding
5	Dining	Main	14.99	x 10.99	Hardwood Floor	Coffered Ceiling	Crown Moulding
6	Prim Bdrm	2nd	19.65	x 12.99	Hardwood Floor	5 Pc Ensuite	W/I Closet
7	2nd Br	2nd	13.32	x 11.48	Hardwood Floor	Semi Ensuite	Closet
8	3rd Br	2nd	15.65	x 14.99	Hardwood Floor	Semi Ensuite	Closet
9	4th Br	2nd	11.98	x 10.99	Hardwood Floor	4 Pc Ensuite	Closet

Client Remks: 5 Elite Picks! Here Are 5 Reasons to Make This Home Your Own: 1. Spacious Kitchen Boasting an Abundance of Cabinet Space/Storage, Centre Island, Granite Countertops & Splash, Stainless Steel Appliances & Bright Breakfast Area with Garden Door W/O to Patio! 2. Warm & Welcoming Family Room Featuring Gas F/P & Large Window Overlooking the Backyard. 3. Separate Formal Living Room & Dining Room Areas with Coffered Ceilings. 4. Generous 2nd Level with 4 Large Bdrms & 3 Full Baths, Including Primary Bdrm Suite with Huge W/I Closet & 5pc Ensuite with Double Vanity, Heated Towel Rack, Large Soaker Tub & Separate Glass-Enclosed Shower. 5. Beautiful, Fully Fenced Backyard Boasting Generous Concrete Patio Area with Gazebo, Mature Trees & Lovely Gardens. All This & More!! 2pc Powder Room & Convenient Main Level Laundry Room with Access to Garage Complete the Main Level. 9' Smooth Ceilings with Crown Moulding Thru Main Level. 2nd & 3rd Bdrms Share 5pc Semi-Ensuite & 4th Boasts Its Own 4pc Ensuite! Unspoiled Basement Awaits Your Finishing Touches! Great Space with 3,010 Sq.Ft. Above-Ground Living Space. Hdwd Flooring Thru Main & 2nd Levels. Lovely Curb Appeal with Concrete Driveway, Steps & Front Porch. Well-Loved & Well-Maintained Home by Original Owners! New Furnace & Hot Water Tank/Heater '17, Updated Shingles '22

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

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

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www.theelite3team.com

1660 North Service Rd E, Unit 103, Oakville On L6H 7G3

905-270-3333

RealOne
Realty Inc., Brokerage
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