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一份信任，三份回报！



MLS Listing - 2303 Hilltop Lane, Oakville



2303 Hilltop Lane **List: \$1,649,000 For: Sale**

Oakville Ontario L6M 3M5

Oakville West Oak Trails Halton

SPIS: N **Taxes:** \$6,462.05/2024

Detached

Front On: E

Rms: 9 + 3

Link: N

Acre:

Bedrooms: 4 + 1

2-Storey

Washrooms: 3

1x2xMain, 1x4x2nd, 1x4x2nd

Lot: 50.46 x 110.48 Feet **Irreg:**

Dir/Cross St: Westoak Trails Blvd./Fourth Line

MLS#: W9379542

PIN#: 250650026

Possession Remarks: TBD

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Drive: Private	Cable TV:
Basement: Finished / Full	Gar/Gar Spcs: Attached / 2	Hydro:
Fireplace/Stv: N	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:	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat: Family Room	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	10.66	x 10.6	Ceramic Floor	Granite Counter	Stainless Steel Appl
2	Breakfast	Main	16.17	x 11.68	Ceramic Floor	W/O To Deck	California Shutters
3	Family	Main	16.93	x 10.99	Hardwood Floor	California Shutters	
4	Dining	Main	11.91	x 10.76	Hardwood Floor	Formal Rm	
5	Living	Main	15.16	x 10.76	Hardwood Floor	Formal Rm	
6	Prim Bdrm	2nd	20.51	x 11.91	Hardwood Floor	4 Pc Ensuite	W/I Closet
7	2nd Br	2nd	13.91	x 12.5	Hardwood Floor	Closet	
8	3rd Br	2nd	14.5	x 11.15	Hardwood Floor	Closet	
9	4th Br	2nd	10.93	x 10.24	Hardwood Floor	Closet	
10	Rec	Bsmt	23	x 10.01	Laminate	Pot Lights	
11	Office	Bsmt	12.83	x 7.68	Laminate	Pot Lights	
12	5th Br	Bsmt	19.85	x 11.58	Laminate	W/I Closet	

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Large, Functional Kitchen Boasting Granite Countertops, Stainless Steel Appliances & Spacious Breakfast Area with Large Windows & W/O to Deck. 2. Generous Principal Rooms Including Spacious F/R Plus Formal Dining & Living Rooms! 4. 4 Good-Sized Bedrooms on 2nd Level, with Huge Primary Bedroom Suite Boasting W/I Closet Plus 2nd Closet & 4pc Ensuite with Soaker Tub & Separate Shower! 4. Great Space in the Finished Basement Featuring Rec Room, Office Area, 5th Bedroom (with Unfinished W/I Closet Area) & Ample Storage. 5. Private Fully-Fenced Backyard with Large Deck - Great Space for Entertaining! All This & More... 2pc Powder Room & Large Laundry Room with Access to Garage Complete the Main Level. Over 4,000 Sq.Ft. of Living Space on 3 Levels! Hardwood Flooring Thru Main & 2nd Levels.

Extras: Wonderfully Located in Mature Neighbourhood in Desirable West Oak Trails Community within Minutes from Schools, Lions Valley Park, Sixteen Mile Creek Trails, Hospital, Sports Complex, Library, Shopping, Amenities & More!

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

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www.theelite3team.com

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