



Together, for better !

一份信任，三份回报！



MLS Listing - 2369 Awenda Dr., Oakville



2369 Awenda Dr **List: \$2,798,000 For: Sale**

Oakville Ontario L6H 7R6

Oakville 1009 - JC Joshua Creek Halton

SPIS: N **Taxes:** \$11,618.96/2024

Detached

Link: N

2-Storey

Front On: E

Acre:

Rms: 9 + 2

Bedrooms: 4

Washrooms: 5

1x2xMain, 1x5x2nd, 1x4x2nd,
1x4x2nd, 1x3xBsmt

Lot: 47.21 x 118.11 Feet **Irreg:** Irregular - Rear 62.43'

Dir/Cross St: Dundas St.E./Meadowridge Dr.

MLS#: W11919899

PIN#: 250632826

Possession Remarks: TBD

Kitchens:	1	Exterior:	Brick / Stone	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Finished / W/O	Gar/Gar Spcs:	Attached / 2	Hydro:	
Fireplace/Stv:	Y	Drive Park Spcs:	4	Gas:	
Heat:	Forced Air / Gas	Tot Prk Spcs:	6	Phone:	
A/C:	Central Air	UFFI:		Water:	Municipal
Central Vac:	Y	Pool:	Inground	Water Supply:	
Apx Age:		Energy Cert:		Sewer:	Sewers
Apx Sqft:	3500-5000	Cert Level:		Spec Desig:	Unknown
Assessment:		GreenPIS:		Farm/Agr:	
POTL:		Prop Feat:		Waterfront:	
POTL Mo Fee:		Central Vacuum, Family Room,		Retirement:	
Elevator/Lift:		Fireplace/Stove		Oth Struct:	
Laundry Lev:	Upper				
Phys Hdcap-Eqp:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	19.49	x 18.93	Porcelain Floor	Granite Counter	W/O To Deck
2	Family	Main	18.67	x 14.83	Hardwood Floor	Coffered Ceiling	Gas Fireplace
3	Dining	Main	13.09	x 13.09	Hardwood Floor	Coffered Ceiling	Formal Rm
4	Living	Main	12.93	x 11.91	Hardwood Floor	Cathedral Ceiling	Formal Rm
5	Office	Main	11.52	x 10.01	Hardwood Floor		
6	Prim Bdrm	2nd	18.41	x 13.91	Hardwood Floor	5 Pc Ensuite	W/I Closet
7	2nd Br	2nd	13.25	x 13.09	Broadloom	W/I Closet	Large Window
8	3rd Br	2nd	16.67	x 14.01	Broadloom	Semi Ensuite	Closet
9	4th Br	2nd	12.6	x 11.91	Broadloom	Semi Ensuite	Closet
10	Rec	Bsmt	23.33	x 16.77	Laminate	Picture Window	Open Concept
11	Other	Bsmt	18.77	x 14.01	Laminate	Picture Window	W/O To Patio
12	Workshop	Bsmt	26.74	x 11.91	Concrete Floor	Unfinished	

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Stunning Upgraded Kitchen Boasting Generous Centre Island with Breakfast Bar, Granite C/Tops & B/Splash, Stainless Steel Appliances, Servery Area, Bright Breakfast Area & W/O to Cedar BBQ Deck (Updated '21/Refinished '24)! 2. Spacious Principal Rooms... Beautiful Open Concept Family Room Featuring Custom Coffered Ceiling & Gas F/P with Custom African Mahogany Mantle & Countertop, Plus Formal D/R & L/R and Private Main Level Office. 3. Generous 2nd Level with 4 Bdrms, 3 Full Baths & Reno'd Laundry Room ('24), Including Primary Bdrm Suite with W/I Closet & Updated 5pc Ensuite ('21) with Porcelain Tile Flooring, Double Vanity, Freestanding Tub & Large Frameless Glass Shower with B/I Seat. 4. Professionally Finished W/O Bsmt with Spacious Open Concept Rec Room with High-End Laminate Flooring (Hdwd Finish), Large Picture Windows & W/O, Plus Full 3pc Bath with Heated Flooring, Spacious Workshop Area & Ample Storage! 5. Gorgeous & Private Backyard Oasis Boasting In-Ground Salt Water Pool, Extensive Patio Area, Updated Deck ('21/Refinished '24), Custom Enclosed Hot Tub Cabana (Refinished '24), Cedar Hedging & Beautiful Autumn Blaze Maple Tree. All This & More!! 3,616 Sq.Ft. A/G Finished Living Space (per MPAC) PLUS 1,762 Sq.Ft. in the Finished Basement!! California Shutters in F/R & Kitchen. 9' Ceilings on Main Level / 8' Ceilings on 2nd Level. 3rd & 4th Bdrms Share 4pc Semi-Ensuite. Rare 4 Car Driveway! Premium Lot (62' at Rear). Convenient I/G Sprinkler System. Freshly Painted (Including Exterior & Garage Doors) '24, C/Vac '24, New Pool Liner '24, New Pool Pump & Heater '21, Furnace '21, A/C '18. 40Yr Warranty on Shingles. **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.

Extras:

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

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