



Together, for better !

一份信任，三份回报！



MLS Listing - 2405 Hertfordshire Way, Oakville



2405 Hertfordshire Way
Oakville Ontario L6H 7M8
Oakville 1009 - JC Joshua Creek Halton

List: \$2,349,000 For: Sale

SPIS: N **Taxes:** \$7,321.53/2024

Detached
Link: N
2-Storey

Front On: E
Acre:

Rms: 10 + 3
Bedrooms: 5 + 1
Washrooms: 5
1x2xMain, 1x6x2nd, 1x3x2nd,
1x5x2nd, 1x3xBsmt

Lot: 48.77 x 112.19 Feet **Irreg:**
Dir/Cross St: Eighth Line & North Ridge Tr.

MLS#: W12088143 **PIN#:** 250631344

Possession Remarks: TBD

Kitchens: 1
Fam Rm: Y
Basement: Finished
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft: 3000-3500
Assessment: 2024
POTL:
POTL Mo Fee:
Elevator/Lift:
Laundry Lev: Main
Phys Hdcap-Eqp:

Exterior: Brick / Stone
Drive: Private
Gar/Gar Spcs: Attached / 2
Drive Park Spcs: 2
Tot Prk Spcs: 4
UFFI:
Pool: None
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat:
Family Room, Fireplace/Stove

Zoning:
Cable TV:
Hydro:
Gas:
Phone:
Water: Municipal
Water Supply:
Sewer: Sewers
Spec Desig: Unknown
Farm/Agr:
Waterfront:
Retirement:
Oth Struct:

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	18.57	x 12.24	Ceramic Floor	Centre Island	Quartz Counter
2	Family	Main	20.01	x 12.83	Hardwood Floor	Gas Fireplace	California Shutters
3	Dining	Main	12.93	x 11.84	Hardwood Floor	Coffered Ceiling	Formal Rm
4	Living	Main	13.91	x 11.84	Hardwood Floor	Coffered Ceiling	Formal Rm
5	Office	Main	10.83	x 10.07	Hardwood Floor	Window	
6	Prim Bdrm	2nd	18.67	x 12.99	Hardwood Floor	6 Pc Ensuite	W/I Closet
7	2nd Br	2nd	17.85	x 12.01	Hardwood Floor	3 Pc Ensuite	W/I Closet
8	3rd Br	2nd	12.99	x 10.99	Hardwood Floor	Semi Ensuite	Closet
9	4th Br	2nd	14.99	x 12.93	Hardwood Floor	Double Closet	
10	5th Br	2nd	11.58	x 10.07	Hardwood Floor	Closet	
11	Rec	Bsmt	20.41	x 12.4	Laminate	Open Concept	
12	Other	Bsmt	21.75	x 11.68	Laminate	Open Concept	Wet Bar
13	Br	Bsmt	10.99	x 10.66	Laminate	Double Closet	Pot Lights

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Stunning Upgraded Kitchen ('19) Boasting Huge L-Shaped Centre Island, Quartz C/Tops, Modern Tile B/Splash, Stainless Steel Appliances & W/O to Patio & Backyard! 2. Spacious Principal Rooms with Hdwd Flooring... Beautiful Family Room with Gas F/P, Plus Open Concept Formal D/R & L/R and Private Main Level Office. 3. Fully Renovated 2nd Level ('20) with Hdwd Flooring Boasting 5 Large Bdrms & 3 Renovated Baths, Including Double Door Entry to Primary Bdrm Suite with Updated W/I Closet (with Extensive B/I Organizers) & 6pc Ensuite with Heated Flooring, Double Vanity, Bidet, Freestanding Soaker Tub & Glass-Enclosed Shower. 4. Finished Bsmt with Vast Open Concept Rec Room with Wet Bar, Plus 6th Bdrm, Full 3pc Bath & Massive Storage Area! 5. Lovely, Private Backyard Oasis Boasting Patio Area, Mature Trees & Perennial Gardens. All This & More!! 3,233 Sq.Ft. A/G Finished Living Space PLUS 1,508 Sq.Ft. in the Finished Basement!! 9' Ceilings on Main Level / 8' Ceilings on 2nd Level. 2pc Powder Room & Convenient Main Floor Laundry with Access to Garage Complete the Main Level. 2nd Bdrm Boasts Updated 3pc Ensuite ('20) & 3rd Bdrm Features Semi-Ensuite Access to Updated 5pc Main Bath ('20). 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. Updated Shingles '22, New Stove '25. Convenient Natural Gas Hook-up for Stove & BBQ.

Extras:

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

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RealOne
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