



Together, for better !

一份信任，三份回报！



MLS Listing - 2580 Andover Rd., Oakville



2580 Andover Rd
Oakville Ontario L6H 6C4
Oakville 1015 - RO River Oaks Halton
SPIS: N **Taxes:** \$6,987.29/2024
List: \$1,549,000 For: Sale
Detached **Front On:** W **Rms:** 8 + 2
Link: N **Acre:** **Bedrooms:** 4
2-Storey **Washrooms:** 3
1x2xMain, 1x4x2nd, 1x4x2nd
Lot: 39.37 x 111.55 Feet **Irreg:**
Dir/Cross St: Dundas St. E. & Sixth Line

MLS#: W12097943 **PIN#:** 249230331

Possession Remarks: TBD

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: 16-30 Apx Sqft: 2000-2500 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Brick Drive: Private Gar/Gar Spcs: Attached / 2 Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: No Pool: Inground Energy Cert: Cert Level: GreenPIS: Prop Feat: Central Vacuum, Family Room, Fireplace/Stove	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: N Oth Struct:
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	14.4	x 10.99	Porcelain Floor	Granite Counter	W/O To Deck
2	Family	Main	15.09	x 10.83	Hardwood Floor	Gas Fireplace	Picture Window
3	Dining	Main	10.01	x 9.84	Hardwood Floor	Crown Moulding	Combined W/Living
4	Living	Main	10.6	x 10.01	Hardwood Floor	Crown Moulding	Combined W/Dining
5	Prim Bdrm	2nd	15.58	x 14.99	Laminate	4 Pc Ensuite	W/I Closet
6	2nd Br	2nd	13.42	x 9.91	Laminate	Closet	
7	3rd Br	2nd	10.07	x 9.91	Laminate	Closet	
8	4th Br	2nd	10.01	x 9.91	Laminate	Closet	
9	Rec	Bsmt	15.16	x 14.4	Laminate	Wet Bar	Open Concept
10	Games	Bsmt	20.24	x 15.16	Laminate	Pot Lights	Open Concept

Client Remks: 5 Elite Picks! Here Are 5 Reasons to Make This Home Your Own: 1. Spacious Kitchen Featuring Porcelain Tile Flooring, Granite Countertops, Classy Tile Backsplash, Stainless Steel Appliances & Breakfast Area with B/I Breakfast Bar & W/O to Deck. 2. Generous Principal Rooms with Crown Moulding & Hardwood Flooring, Including Spacious F/R with Gas Fireplace & Picture Window Overlooking the Backyard, Plus Bright Combined Open Concept Dining Room & Living Room Area. 3. 4 Good-Sized Bedrooms on 2nd Level, with Spacious Primary Suite Boasting W/I Closet & Stunning 4pc Ensuite with Large Soaker Tub & Glass-Enclosed Shower. 4. Lovely Finished Bsmt Featuring Open Concept Rec & Games Room with Custom Stone Wet Bar Area! 5. Lovely Backyard Retreat on Private Lot with Large Deck, Mature Trees for Ample Privacy, Patio Area & I/G Pool with Auto Filtering & Heating! All This & More! 2pc Powder Room & Laundry Room Complete the Main Level. Over 3,000 Sq.Ft. of Finished Living Space! Furnace & A/C '23, Main Bath Flooring '23, Washer & Dryer '22, Pool Robot '22, New Front Door '21. Fabulous Location on Quiet, Tree-Lined Street in Mature River Oaks Neighbourhood Just Minutes from Many Parks & Trails, Golf, River Oaks Community Centre, Top Schools (Including White Oaks SS), Shopping & Many More Amenities!

Extras:

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

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