



Together, for better !

一份信任，三份回报！



MLS Listing - 1448 Ivy Crt., Oakville



1448 Ivy Crt
Oakville Ontario L6H 3J6
Oakville 1005 - FA Falgarwood Halton
SPIS: N **Taxes:** \$6,947.50/2024
Detached **Front On:** S
Link: N **Acre:**
2-Storey
Rms: 8
Bedrooms: 4
Washrooms: 3
1x2xMain, 1x3x2nd, 1x4x2nd
Lot: 43.26 x 152.2 Feet **Irreg:**
Dir/Cross St: Eighth Line & Upper Middle Rd. E.

MLS#: W12100456 **PIN#:** 248840375

Possession Remarks: TBD

Kitchens: 1 Fam Rm: Y Basement: Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: 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: 4 Tot Prk Spcs: 6 UFFI: 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: Oth Struct:
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	16.57	x 10.5	Hardwood Floor
2	Family	Main	16.24	x 11.84	Hardwood Floor
3	Dining	Main	10.93	x 10.43	Hardwood Floor
4	Living	Main	19.42	x 12.93	Hardwood Floor
5	Prim Bdrm	2nd	18.18	x 12.93	Broadloom
6	2nd Br	2nd	13.85	x 8.66	Broadloom
7	3rd Br	2nd	12.6	x 11.25	Broadloom
8	4th Br	2nd	12.93	x 10.33	Broadloom

Client Remks: 5 Elite Picks! Here Are 5 Reasons to Make This Home Your Own: 1. Private Backyard Oasis on Large Pie-Shaped Lot Boasting Mature Trees, Gorgeous Perennial Gardens, Multi-Level Patio, Pergola & I/G Pool with ClearBlue Ionizer System & Solar Pool Heating! 2. Stunning Kitchen Featuring Ample Cabinet & Counter Space, B/I Desk Area, Granite Countertops, Stainless Steel Appliances & Bright Breakfast Area with Garden Door W/O to Patio & Backyard. 3. Generous Principal Rooms with Hdwd Flooring ('16) & Crown Moulding, Including Bright & Spacious L/R with Large Window, Formal D/R Area & Warm & Welcoming Family Room with F/P, B/I Shelving & Large Window Overlooking the Backyard. 4. 4 Good-Sized Bedrooms on 2nd Level, with Primary Bdrm Suite Boasting W/I Closet & Luxurious 3pc Ensuite with Heated Flooring & Large Shower. 5. Fabulous Location on Beautiful, Quiet Court in Mature Falgarwood Neighbourhood Just Minutes from Top Schools, Community Centre, Parks & Trails, Shopping & Restaurants, Highway Access & More! All This & So Much More! 2pc Powder Room & Convenient Main Floor Laundry with Side Door W/O & Access to Garage Complete the Main Level. Unspoiled Basement Awaits Your Design Ideas & Finishing Touches! Beautiful Home, Lovingly Cared for by Original Owners. Side Yard Patio with Convenient Natural Gas BBQ Connection. New Lennox Furnace '16, Updated Powder Room '16, Updated Shingles '15 (Lifetime 50Yr Shingles), Updated Eaves '15, New Pool Filter '24, New Roller Cover (Summer) & Hard Cover (Winter) '21, Pool Filter '19 (20Yr Life Span)

Extras:

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

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