

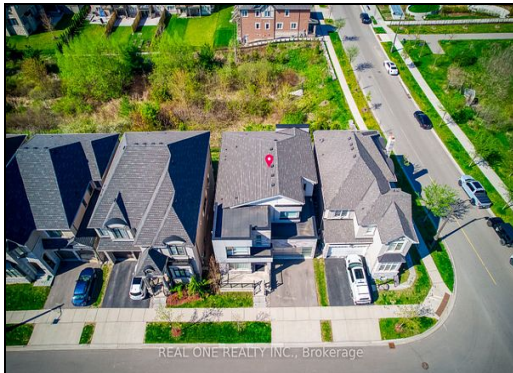


Together, for better !

一份信任，三份回报！



MLS Listing - 3186 Hines Dr., Oakville



3186 Hines Dr **List: \$2,049,000 For: Sale**

Oakville Ontario L6M 0Z9

Oakville 1008 - GO Glenorchy Halton

SPIS: N

Taxes: \$9,518/2024

Detached

Front On: N

Rms: 9

Link: N

Acre:

Bedrooms: 4

2-Storey

Washrooms: 4

1x2xMain, 1x5x2nd, 1x4x2nd,
1x4x2nd

Lot: 45.11 x 89.9 Feet **Irreg:**

Dir/Cross St: Dundas St. W. & Preserve Dr.

MLS#: W12140802

PIN#: 249292340

Possession Remarks: TBD

Kitchens: 1	Exterior: Brick / Stone	Zoning:
Fam Rm: Y	Drive: Private	Cable TV:
Basement: Unfinished / W/O	Gar/Gar Spcs: Attached / 2	Hydro:
Fireplace/Stv: Y	Drive Park Spcs: 2	Gas:
Heat: Forced Air / Gas	Tot Prk Spcs: 4	Phone:
A/C: Central Air	UFFI:	Water: Municipal
Central Vac: N	Pool: None	Water Supply:
Apx Age:	Energy Cert:	Sewer: Sewers
Apx Sqft: 3000-3500	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat:	Waterfront:
POTL Mo Fee:	Family Room, Fireplace/Stove,	Retirement:
Elevator/Lift:	Grnbelt/Conserv, Hospital, Park, Public	Oth Struct:
Laundry Lev: Upper	Transit, Rec Centre, School	
Phys Hdcap-Eqp:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	19.52	x 16.5	Hardwood Floor	Granite Counter	W/O To Deck
2	Family	Main	16.08	x 16.01	Hardwood Floor	Electric Fireplace	Open Concept
3	Dining	Main	25.92	x 17.42	Hardwood Floor	Combined W/Living	Open Concept
4	Living	Main	25.92	x 17.42	Hardwood Floor	Combined W/Dining	Pot Lights
5	Office	Main	10.83	x 10.66	Hardwood Floor	Large Window	
6	Prim Bdrm	2nd	16.01	x 14.99	Broadloom	5 Pc Ensuite	W/I Closet
7	2nd Br	2nd	12.99	x 12.01	Broadloom	4 Pc Ensuite	Closet
8	3rd Br	2nd	17.91	x 12.01	Broadloom	Closet	Large Window
9	4th Br	2nd	12.93	x 12.66	Broadloom	Closet	Large Window

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Stunning & Spacious Eat-in Kitchen Boasting Hardwood Flooring, Modern Maple Cabinetry, Large Centre Island/Breakfast Bar with Double-Sided Storage, Granite Countertops, Classy Tile Backsplash, Stainless Steel Appliances & Breakfast Area with Patio Door W/O to Deck with Gorgeous Views, Open to Bright & Airy Family Room with Electric Fireplace. 2. Beautiful Open Concept Dining Room & Living Room Area with Hardwood Flooring, Pot Lights & Large Windows, Plus Private Office with Hardwood Flooring & Large Picture Window! 3. Spacious 2nd Level with 4 Generous Bedrooms, 3 Full Baths & Convenient Upper Level Laundry Room... with 2nd/Guest Bedroom Boasting 4pc Ensuite. 4. Double Door Entry to Primary Bedroom Suite Boasting Large W/I Closet, B/I Vanity Area & Luxurious 5pc Ensuite with Double Vanity, Freestanding Soaker Tub, Large Glass-Enclosed Shower & Private Water Closet. 5. 3,387 Sq.Ft. of A/G Finished Living Space PLUS an Additional 1,600+ Sq.Ft. of Living Space Available in the Unspoiled Walk-Out Basement Infused with Natural Light (with R/I for Additional Bath)! All This & More! 2pc Powder Room & Functional Mud Room Area with B/I Storage & Access to Garage Complete the Main Level. Spacious & Airy Home with Large Windows Thruout and Soaring 10' Ceilings on Main Level & 9' Ceilings on 2nd Level! Great Curb Appeal with Lovely Front Porch with Contemporary Glass Railings. Beautiful Views Backing onto Picturesque Green Space (Natural Heritage System). Fabulously Located Just Steps from Charles Fay Pond and Minutes from Parks & Trails, Top-Rated Schools, Shopping & Restaurants, Hospital, Library, Sixteen Mile/North Park Sports Complex & Many More Amenities!

Extras:

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

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