



Together, for better !

一份信任，三份回报！



## MLS Listing - 1340 Greeneagle Dr., Oakville

	<b>1340 Greeneagle Dr</b> <b>Oakville Ontario L6M 2M9</b> Oakville 1007 - GA Glen Abbey Halton <b>SPIS:</b> N <b>Taxes:</b> \$12,853.33/2025		<b>List: \$2,749,000 For: Sale</b>				
	<b>Detached</b> <b>Link:</b> N 2-Storey		<b>Front On:</b> W <b>Acre:</b>	<b>Rms:</b> 11 + 4 <b>Bedrooms:</b> 4 <b>Washrooms:</b> 5 1x2xMain, 1x5x2nd, 1x3x2nd, 1x5x2nd, 1x3xBsmt			
	<b>Lot:</b> 65 x 124.67 Feet Irreg: <b>Dir/Cross St:</b> Upper Middle Rd.W. & Dorval Rd. <b>Directions:</b> Upper Middle Rd. W. & Dorval Rd. to Fairway Hills Blvd. to Gallery Hill to Greeneagle Dr.						
	<b>MLS#:</b> W12411395 <b>PIN#:</b> 248720482 <b>Possession Remarks:</b> TBD						
<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished / Full <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 3000-3500 <b>Roof:</b> Shingles <b>Foundation:</b> Unknown <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Main <b>Phys Hdcap-Eqp:</b>		<b>Exterior:</b> Brick / Wood <b>Gar/Gar Spcs:</b> Attached / 2 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 4 <b>Tot Prk Spcs:</b> 6 <b>UFFI:</b> <b>Pool:</b> Inground, Salt <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Family Room, Fireplace/Stove <b>Interior Feat:</b> Auto Garage Door Remote, Carpet Free, Bar Fridge		<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None			
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>		
1	Kitchen	Main	12.6	x 9.84	Ceramic Floor	Centre Island	Quartz Counter
2	Breakfast	Main	15.85	x 10.24	Ceramic Floor	Open Concept	W/O To Patio
3	Dining	Main	18.57	x 12.24	Ceramic Floor	Combined W/Kitchen	Centre Island
4	Living	Main	18.01	x 11.52	Hardwood Floor	Fireplace	Crown Moulding
5	Family	Main	19.75	x 12.07	Hardwood Floor	Gas Fireplace	Picture Window
6	Office	Main	12.83	x 10.33	Hardwood Floor	Crown Moulding	California Shutters
7	Prim Bdrm	2nd	19.75	x 13.85	Hardwood Floor	5 Pc Ensuite	W/I Closet
8	2nd Br	2nd	16.77	x 12.17	Hardwood Floor	3 Pc Ensuite	Closet
9	3rd Br	2nd	11.91	x 11.42	Hardwood Floor	Closet	California Shutters
10	4th Br	2nd	11.91	x 11.25	Hardwood Floor	Closet	California Shutters
11	Den	2nd	10.33	x 6.66	Hardwood Floor	Open Concept	California Shutters
12	Rec	Bsmt	22.18	x 15.75	Cork Floor	Open Concept	Gas Fireplace
13	Other	Bsmt	14.83	x 10.07	Cork Floor	Combined W/Rec	Wet Bar
14	Office	Bsmt	13.09	x 11.91	Cork Floor	Closet	
15	Exercise	Bsmt	15.75	x 10.93	Cork Floor	Open Concept	Pot Lights
<b>Client Remks:</b> 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Stunning Chef's Kitchen ('20) Boasting Unique Mounted Lighting, Custom Cabinetry, Double Centre Islands (with Seating for 8!), Quartz Countertops, Classy Backsplash, Top-of-the Line Stainless Steel Appliances (Including 6 Burner + Griddle Gas Stove, 2 Dishwashers & 2 Beverage Fridges!), Convenient Pot Filler Tap, Farmhouse Sink, Servery Area (with 2nd Sink) & Bright Breakfast Area with W/O to Patio, Pool & Private Backyard! 2. Spacious Principal Rooms, Including Beautiful Living Room with Fireplace, Gorgeous Family Room Featuring Gas Fireplace & Large Window Overlooking the Backyard, Plus Private Office/Den with Large Window. 3. Bright & Airy Foyer with B/I Storage ('21) & Elegant Oak Staircase Leads to 2nd Level with Open Den, 4 Generously Sized Bdrms & 3 Full Baths, with Gracious Double Door Entry to Primary Bdrm Boasting W/I Closet & Luxurious, Oversized 5pc Ensuite with Double Vanity, Soaker/Jet Tub & Large Glass-Enclosed Shower. 4. Great Space in the Finished Bsmt ('18) with Huge Open Concept Rec Room with Gas F/P & Wet Bar, Plus Finished Exercise Area, Private Office with Closet, 3pc Bath & Ample Storage! 5. Spectacular Backyard Oasis Boasting Extensive Patio Area, B/I BBQ Area, Salt Water Pool ('18), Perennial Gardens & Mature Trees... and Backing onto Beautiful Green Space Area! All This & More!! Modern 2pc Powder Room & Finished Laundry Room (with Side Door W/O & Access to Garage) Complete the Main Level. 2nd Bdrm Boasts Private 3pc Ensuite. 5pc Main Bath with Double Vanity. Fabulous Curb Appeal with Unique Tudor Revival Style Exterior, Interlocking Stone Driveway & Lovely Gardens. Fabulous Location in Prestigious Fairway Hills Just Minutes from Lions Valley Park & Sixteen Mile Creek, Glen Abbey Golf Club AND Oakville Golf Club, Schools, Parks & Trails, Amenities, Plus Easy Hwy Access. Washer & Dryer '24, Updated Mn Level Flooring '21, Shingles '18, Front & Garage Doors '18, Furnace & A/C '15 <b>Inclusions:</b> All Light Fixtures & Ceiling Fans, All California Shutters/Window Coverings, Refrigerator & Gas Stove, 2 B/I Dishwashers, B/I Microwave, 2 B/I Beverage Fridges, Washer & Dryer, Basement B/I Beverage Fridge, Garage Door Opener & Remotes, All Pool Equipment <b>Listing Contracted With:</b> REAL ONE REALTY INC. Ph: 905-281-2888							

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