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一份信任，三份回报！



## MLS Listing - 284 Beechfield Rd., Oakville



REAL ONE REALTY INC., Brokerage

**284 Beechfield Rd  
Oakville Ontario L6J 5H7**  
 Oakville 1006 - FD Ford Halton  
**SPIS: N** **Taxes: \$9,648.35/2025**

**Detached** **Front On: W** **Rms: 9 + 2**  
**Link: N** **Acre:** **Bedrooms: 4**  
**2-Storey** **Lot: 83.95 x 110 Feet Irreg:** **Washrooms: 3**  
 1x2xMain, 1x3x2nd, 1x4x2nd

**Dir/Cross St:** Lakeshore Rd. E. & Ford Dr.  
**Directions:** Lakeshore Rd. E. & Ford Dr. to Devon Rd. to Beechfield Rd.

**MLS#:** W12699826 **PIN#:** 247880086

**Possession Remarks:** TBD

**Legal:** Parcel 180-1, Sec M52; Lot 180, Plan M52; Town of Oakville

<b>Kitchens:</b> 1	<b>Exterior:</b> Alum Siding / Brick	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Attached / 2	<b>Cable TV:</b>
<b>Basement:</b> Full / Partially Finished	<b>Park/Drive:</b> Private	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 2	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 4	<b>Water:</b> Municipal
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Water Supply Type:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b> 2500-3000	<b>Energy Cert:</b>	<b>Spec Desig:</b> Unknown
<b>Roof:</b> Shingles	<b>Cert Level:</b>	<b>Farm/Agr:</b>
<b>Foundation:</b> Unknown	<b>GreenPIS:</b>	<b>Waterfront:</b> None
<b>Assessment:</b>	<b>Prop Feat:</b> Family Room, Fireplace/Stove	<b>Retirement:</b>
<b>POTL:</b>	<b>Interior Feat:</b> None	<b>HST Applicable to</b> Included In
<b>POTL Mo Fee:</b>	<b>Security Feat:</b> None	<b>Sale Price:</b>
<b>Elevator/Lift:</b> N		<b>Oth Struct:</b>
<b>Laundry Lev:</b>		<b>Survey Type:</b> None
<b>Phys Hdcap-Eqp:</b>		

**Waterfront:** None **Easements/Restrict:** Right Of Way

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	14.01	x 12.01	Ceramic Floor	Centre Island	Pot Lights
2	Breakfast	Main	10.07	x 7.58	Ceramic Floor	W/O To Deck	California Shutters
3	Dining	Main	13.25	x 12.99	Broadloom	Combined W/Living	Large Window
4	Living	Main	18.83	x 13.25	Broadloom	Combined W/Dining	French Doors
5	Family	Main	17.49	x 11.84	Broadloom	Fireplace	W/O To Deck
6	Prim Bdrm	2nd	19.49	x 13.68	Broadloom	3 Pc Ensuite	W/I Closet
7	2nd Br	2nd	16.77	x 12.4	Broadloom	W/I Closet	Large Window
8	3rd Br	2nd	13.32	x 11.58	Broadloom	Closet	Large Window
9	4th Br	2nd	11.68	x 9.74	Broadloom	Closet	Large Window
10	Rec	Bsmt	31.82	x 12.83	Broadloom		French Doors
11	Office	Bsmt	12.01	x 11.42			

**Client Remarks:** 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. LOCATION! LOCATION! LOCATION... Fabulously Located in Beautiful Eastlake Neighbourhood Just Steps from Top Schools, Parks & Trails, Rec Centre & Sports Facilities & Just Minutes to the Lake... Plus Quick Access to Highways, Shopping & Amenities! 2. Bring Your Renovation & Dream Home Ideas... This 4 Bedroom & 3 Bath Home with 2,734 Sq.Ft. Plus Partially Finished Basement is Begging for a Remodel! 3. Well-Designed Main Level Layout with Spacious Kitchen Featuring Large Centre Island, Ample Cabinet & Counter Space, Bright Breakfast Area with an Abundance of Windows (with California Shutters) & Patio Door W/O to Deck & Backyard, Plus Combined Dining & Living Room AND Generous Family Room with Fireplace & 2nd W/O to Deck & Backyard. 4. 4 Generous Bedrooms on 2nd Level, with Spacious Primary Bedroom Featuring W/I Closet & Updated 3pc Ensuite with Large Vanity & Oversized Shower with Glass Panels/Door. 5. Oversized 83.95' Wide Lot with Fully-Fenced Backyard Boasting Mature Trees & Shrubs, and Good-Sized Deck. All This & More!! 2pc Powder Room & Convenient Laundry with Side Door Walk-Out Complete the Main Level. Partially Finished Basement with Large Rec Room/Office Area & Ample Storage! Beautiful Eastlake Neighbourhood with a Combination of Original Homes & New Builds.

**Inclusions:** All Light Fixtures, All California Shutters & Window Coverings, Stove, Built-in Dishwasher, Built-in Microwave/Hood Fan, Washer & Dryer. \*\* Existing Refrigerator is Non-Functional / All Chattels & Fixtures Are in "As Is" Condition \*\*

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