



MLS Listing ~ 2456 Bon Echo Dr., Oakville



2456 Bon Echo Dr
Oakville Ontario L6H 7P9
Oakville 1009 - JC Joshua Creek Halton
SPIS: No **Taxes:** \$11,504.98/2026
List: \$2,389,000 For: Sale
Last Status: NEW

Detached **Front On:** S **Rms:** 10 + 2
Link: N **Acre:** **Bedrooms:** 4 + 1
2-Storey **Washrooms:** 5
1x2xMain, 1x5x2nd, 1x5x2nd,
1x4x2nd, 1x4xBsmt

Lot: 49.21 x 114.83 Feet **Irreg:**
Dir/Cross St: Dundas St. E. & Meadowridge Dr.
Directions: Dundas St. E. & Meadowridge Dr. to Arrowhead Rd. to Bon Echo Dr.

MLS#: W13842732 **PIN#:** 250631703

Possession Remarks: TBD

Legal: Lot 66, Plan 20M859; Oakville. S/T Right HR195810, HR249283. T/W Easement TW30723 Over Parts 5, 6 20R11294. T/W Easement TW30815 Over Parts 3, 4 20R11294.

Kitchens: 1	Exterior: Brick / Stone	Zoning:
Fam Rm: Y	Garage: Yes	Cable TV:
Basement: Finished / Full	Gar/Gar Spcs: Attached / 2.5	Hydro:
Fireplace/Stv: Y	Drive: Private	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 2	Phone:
A/C: Central Air	Tot Prk Spcs: 4	Water: Municipal
Central Vac: No	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Apx Sqft: 3500-5000	Energy Cert:	Spec Desig: Unknown
Roof: Shingles	Cert Level:	Farm/Ag:
Foundation: Unknown	GreenPIS:	Waterfront:
Assessment:	Prop Feat: Family Room, Fireplace/Stove	Retirement:
POTL:	Interior Feat: Auto Garage Door Remote	HST Applicable to: Included In
POTL Mo Fee:		Sale Price:
Elevator/Lift:		Oth Struct:
Laundry Lev: Main		Survey Type: None
Phys Hdcap-Eqp:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	16.08	x 9.84	Hardwood Floor	Centre Island	Granite Counter
2	Breakfast	Main	16.08	x 10.99	Hardwood Floor	W/O To Deck	Bow Window
3	Family	Main	18.41	x 12.83	Hardwood Floor	Gas Fireplace	Crown Moulding
4	Dining	Main	15.09	x 10.99	Hardwood Floor	Formal Rm	Crown Moulding
5	Living	Main	15.09	x 10.93	Hardwood Floor	Open Concept	Crown Moulding
6	Office	Main	11.25	x 10.43	Hardwood Floor	Cathedral Ceiling	Picture Window
7	Prim Bdrm	2nd	18.08	x 14.4	Broadloom	5 Pc Ensuite	W/I Closet
8	Sitting	2nd	12.01	x 10.93	Broadloom	Bow Window	
9	2nd Br	2nd	17.85	x 12.66	Broadloom	Semi Ensuite	Closet
10	3rd Br	2nd	15.49	x 11.42	Broadloom	Closet	
11	4th Br	2nd	11.91	x 10.83	Broadloom	Semi Ensuite	His/Hers Closets
12	Rec	Bsmt	17.85	x 11.84	Broadloom	Gas Fireplace	Open Concept
13	Games	Bsmt	22.18	x 20.01	Broadloom		
14	Exercise	Bsmt	17.49	x 6.43			
15	5th Br	Bsmt	14.4	x 11.42	Semi Ensuite	W/I Closet	
16	Utility	Bsmt	11.75	x 10.17			

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Beautifully Upgraded Kitchen Featuring Custom Cabinetry (Refaced '26), Centre Island with Breakfast Bar, Granite Countertops, Stainless Steel Appliances & Breakfast Area with Bow Window & W/O to Deck & Private Backyard. 2. Elegant Principal Rooms Including Updated Family Room ('22) with Gas F/P & Oversized Windows Overlooking the Backyard, Formal D/R with Coffered Ceiling, Open Concept L/R, and Bright Office/Den with Approx. 17' Ceiling & 2-Storey Windows! 3. Spacious 2nd Level Offering 4 Large Bdrms & 3 Full Baths, with PBR Suite Featuring Generous Sitting/Office Area with Bow Window, Plus Huge W/I Closet with Extensive B/I Organizers & Luxurious 5pc Ensuite with Dbl Vanity (Refaced Cabinetry & New Quartz C/Top '26), Soaker Tub & Large Glass-Enclosed Shower with B/I Bench. 4. Bright & Beautiful Finished Bsmt Boasting Open Concept Games/Rec Room with Gas F/P, Exercise Area, 5th Bdrm with W/I Closet & Semi-Ensuite Access to 4pc Bath, and Ample Storage! 5. Side Yard Interlocking Walkway ('25) Leads to Spectacular Backyard Oasis with 2-Level TREX Composite Deck with Glass Railings ('22), Hot Tub, Lovely Patio Area, Mature Trees & Beautiful Gardens. All This & More! Stately Stone Facade with Lovely Flagstone Porch & Stairs Lead to Gracious Dbl Door Entry. Fernbrook-Built Home with 3,604 Sq.Ft. A/G Plus 1,700+ Sq.Ft. in the Finished Bsmt. Bright 2-Storey Foyer, Updated Powder Room ('22) & Convenient Mn Level Laundry Room (with Garage Access) Complete the Mn Level. 2nd & 4th Bdrms Share 4pc Semi-Ensuite ('22). New Garage Doors '26, New Engineered Hdwd Floor Thru Mn Level & 2nd Level Hallway '22, Updated Light Fixtures '22-'26, Mn Level Blinds '22, New Furnace '22, EV Charger '22, New Flat Pot Lights '21, New Carpet in Bdrms & Bsmt '21, Updated Shingles '19. Fabulous Location in Prestigious Joshua Creek, just Minutes to Top-Rated Schools, Parks & Trails, Rec Centre, Shopping, Restaurants & Quick Hwy Access.

Inclusions: All Light Fixtures, All Window Coverings, Refrigerator, KitchenAid B/I Gas Cooktop & Downdraft Range Hood ('26), B/I Wall Oven & Warming Drawer, B/I Microwave, B/I Dishwasher, Washer & Dryer, 2 Garage Door Openers & Remote(s), Hot Tub (As Is). **Basement Gas Fireplace As Is

Exclusions: TOTO Toilet Seat

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

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