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## MLS Listing - 1312 Fieldcrest Lane, Oakville



**1312 Fieldcrest Lane** **List: \$1,949,000 For: Sale**

**Oakville Ontario L6M 2N6**

Oakville Glen Abbey Halton

**SPIS:** N

**Taxes:** \$8,109.40/2024

Detached

**Front On:** S

**Rms:** 8 + 4

**Link:** N

**Acre:**

**Bedrooms:** 4 + 1

2-Storey

**Washrooms:** 4

1x2xMain, 1x5x2nd, 1x4x2nd,  
1x3xBsmt

**Lot:** 48.09 x 117.67 Feet **Irreg:**

**Dir/Cross St:** Upper Middle Rd.W./Third Line

**MLS#:** W11921218

**PIN#:** 248660230

**Possession Remarks:** TBD

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Drive:</b> Private	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Gar/Gar Spcs:</b> Attached / 2	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 2	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Tot Prk Spcs:</b> 4	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>UFFI:</b>	<b>Water:</b> Municipal
<b>Central Vac:</b> N	<b>Pool:</b> Inground	<b>Water Supply:</b>
<b>Apx Age:</b>	<b>Energy Cert:</b>	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b>	<b>Cert Level:</b>	<b>Spec Desig:</b> Unknown
<b>Assessment:</b>	<b>GreenPIS:</b>	<b>Farm/Agr:</b>
<b>POTL:</b>	<b>Prop Feat:</b>	<b>Waterfront:</b>
<b>POTL Mo Fee:</b>	Family Room, Fireplace/Stove	<b>Retirement:</b>
<b>Elevator/Lift:</b>		<b>Oth Struct:</b>
<b>Laundry Lev:</b> Main		
<b>Phys Hdcap-Eqp:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	22.93	x 11.58	Ceramic Floor	Granite Counter	W/O To Deck
2	Dining	Main	12.66	x 11.42	Hardwood Floor	French Doors	Crown Moulding
3	Family	Ground	21	x 11.52	Hardwood Floor	Fireplace	Crown Moulding
4	Living	Main	16.01	x 11.52	Hardwood Floor	Bay Window	Crown Moulding
5	Prim Bdrm	2nd	19.85	x 11.52	Broadloom	5 Pc Ensuite	W/I Closet
6	2nd Br	2nd	12.66	x 11.84	Broadloom	Closet	
7	3rd Br	2nd	11.58	x 10.99	Broadloom	Closet	
8	4th Br	2nd	12.6	x 9.74	Broadloom	Closet	
9	Rec	Bsmt	23.1	x 10.66	Broadloom	Gas Fireplace	
10	5th Br	Bsmt	15.58	x 11.09	Broadloom	His/Hers Closets	
11	Office	Bsmt	12.83	x 10.99	Broadloom		
12	Play	Bsmt	13.48	x 9.91	Broadloom	Closet	

**Client Remks:** 5 Elite Picks! Here Are 5 Reasons to Make This Home Your Own: 1. Stunning Chef's Kitchen Featuring Large Centre Island/Breakfast Bar, Granite C/Tops, Classy Tile B/Splash, B/I Desk Area, Stainless Steel Appliances & Bright Breakfast Area with W/O to Deck. 2. Generous Principal Rooms with Hdwd Floor & Crown Moulding, Including Bright & Spacious L/R with Bay Window, Separate Formal D/R Plus Warm & Welcoming Family Room with F/P & Bright Sitting Area Overlooking the Backyard. 3. 4 Good-Sized Bedrooms on 2nd Level, with Primary Bdrm Boasting W/I Closet & Luxurious 5pc Ensuite with Double Vanity, Soaker Tub & Huge Glass-Enclosed Shower. 4. Lovely Finished Bsmt Featuring Open Concept Rec Room with Gas F/P & B/I Shelving Plus 3pc Bath, Large 5th Bdrm, Office & Loads of Storage Space! 5. Private Backyard Oasis on Large Wooded Lot Backing onto Green Space & Indian Ridge Trail Boasting Deck, I/G Saltwater Pool & Patio Area! All This & So Much More! Bright 2-Storey Foyer, Convenient Main Floor Laundry. Over 4,100 Sq.Ft. of Finished Living Space! Updated Furnace & Heat Pump System '23, New Pool Pump '24

**Extras:** Wonderful Location on Quiet Street Just Steps from Top-Rated Schools, Community Centre, Parks & Trails, Shopping & Amenities, Plus Easy Access to Hospital, GO Station & Hwy 403/QEW.

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

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[www.theelite3team.com](http://www.theelite3team.com)

1660 North Service Rd E, Unit 103, Oakville On L6H 7G3

**905-270-3333**

