



MLS Listing - 3078 Janice Dr., Oakville



3078 Janice Dr **List: \$1,299,000 For: Sale**

Oakville Ontario L6M 0S7

Oakville 1008 - GO Glenorchy Halton

SPIS: N **Taxes:** \$5,109.16/2024

DOM: 0

Att/Row/Twnhouse

Front On: W

Rms: 7 + 3

Link:

Acre:

Bedrooms: 3 + 2

2-Storey

Washrooms: 4

1x2xMain, 1x4x2nd, 1x4x2nd,
1x3xBsmt

Lot: 24.61 x 91.7 Feet **Irreg:**

Dir/Cross St: Dundas St.E / Sixth Line / Sixteen Mile Dr.

MLS#: W11910511

PIN#: 249291065

Possession Remarks: TBD

Kitchens:

1

Fam Rm:

Y

Basement:

Finished

Fireplace/Stv:

Y

Heat:

Forced Air / Gas

A/C:

Central Air

Central Vac:

Y

Apx Age:

Apx Sqft:

Assessment:

POTL:

POTL Mo Fee:

Elevator/Lift:

Lower

Laundry Lev:

Phys Hdcap-Eqp:

Exterior:

Brick / Stone

Drive:

Private

Gar/Gar Spcs:

Attached / 1

Drive Park Spcs:

1

Tot Prk Spcs:

2

UFFI:

Pool:

None

Energy Cert:

Cert Level:

GreenPIS:

Prop Feat:

Central Vacuum, Family Room,
Fireplace/Stove

Zoning:

Cable TV:

Hydro:

Gas:

Phone:

Water:

Municipal

Water Supply:

Sewer:

Sewers

Spec Desig:

Unknown

Farm/Agr:

Waterfront:

Retirement:

Oth Struct:

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	10.6	x 9.84	Ceramic Floor
2	Breakfast	Main	10.93	x 9.84	Ceramic Floor
3	Family	Main	17.32	x 10.93	Hardwood Floor
4	Dining	Main	19	x 13.32	Hardwood Floor
5	Living	Main	19	x 13.32	Hardwood Floor
6	Prim Bdrm	2nd	16.01	x 12.83	Hardwood Floor
7	2nd Br	2nd	10.93	x 10.93	Hardwood Floor
8	3rd Br	2nd	12.6	x 10.07	Hardwood Floor
9	Rec	Bsmt	18.67	x 11.09	Laminate
10	4th Br	Bsmt	11.09	x 8.43	Laminate
11	Office	Bsmt	13.68	x 9.58	Laminate

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Great Space in This Modern Executive 3+1 Bedroom & 4 Bath Freehold Townhouse with Nearly 3,000 Sq.Ft. of Finished Living Space with 1,894 Sq.Ft. A/G Plus Finished Basement! 2. Beautiful Open Concept Kitchen Boasting Ample Cabinetry, Granite Countertops, Breakfast Bar, Stainless Steel Appliances & Generous Breakfast Area with W/O to Large Deck & Fenced Backyard. 3. Generous Principal Rooms, Including Bright & Spacious Family Room with Bow Window, Stone Accent Wall & Electric F/P, Plus Combined Dining & Living Room Area! 4. 3 Good-Sized Bedrooms & 2 Full Baths on 2nd Level, with Bright Primary Bedroom Featuring W/I Closet & Modern 4pc Ensuite with Soaker Tub & Separate Shower! 5. Fully Finished Basement ('24) Featuring Rec Room Area with Kitchenette Plus 4th Bedroom, Office/Den, Full 3pc Bath, Laundry Room & Ample Storage. All This & More! Classy Double Double Entry. 9' Ceilings & Designer Crown Moulding Thru Main Level. Dark Hardwood Flooring Thru Main & 2nd Levels. Convenient Access to Home AND Backyard Thru Garage. Freshly Painted (Walls, Ceilings & Baseboards) '24, New LED Pot Lights Thru Kitchen, D/R, 3 Bdrms & Hallway '24, Quartz Countertops in All Baths '24

Extras: Conveniently Located in Oakville's Growing Preserve Community just Minutes from Parks & Trails, Schools, Sports Complex, Hospital, Shopping, Restaurants & Amenities, Highway Access & More!

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