



Together, for better !

一份信任，三份回报！



MLS Listing - 3118 Ernest Appelbe Blvd., Oakville



3118 Ernest Appelbe Blvd
Oakville Ontario L6H 0M8

List: \$1,137,000 For: Sale

Oakville 1008 - GO Glenorchy Halton

SPIS: N **Taxes:** \$4,695.33/2024

Att/Row/Twnhouse

Front On: W

Rms: 8

Link:

Acre:

Bedrooms: 4

3-Storey

Washrooms: 4

1x2xMain, 1x4x3rd, 1x4x3rd,
1x3xGround

Lot: 20 x 84.62 Feet **Irreg:**

Dir/Cross St: Trafalgar Rd./Dundas St. E. to Ernest Appelbe Blvd.

MLS#: W12088153

PIN#: 249296297

Possession Remarks: TBD

Public Open House:

Kitchens: 1
Fam Rm: Y
Basement: None
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft: 2000-2500
Assessment:
POTL:
POTL Mo Fee:
Elevator/Lift:
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: Family Room

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	19.16	x 8.5	Laminate	Quartz Counter	Stainless Steel Appl
2	Dining	Main	19.16	x 9.32	Laminate	Open Concept	W/O To Deck
3	Great Rm	Main	19.16	x 14.57	Laminate	W/O To Balcony	Large Window
4	Prim Bdrm	3rd	14.3	x 13.48	Laminate	4 Pc Ensuite	W/I Closet
5	2nd Br	3rd	10.99	x 9.32	Laminate	Closet	Large Window
6	3rd Br	3rd	9.65	x 9.48	Laminate	Closet Organizers	W/O To Balcony
7	Family	Ground	17.98	x 9.97	Laminate	W/O To Yard	
8	4th Br	Ground	8.66	x 8.66	Laminate	Closet	Large Window

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Spacious Open Concept Kitchen & Dining Room Boasting Upgraded Modena Cabinetry, Waterfall Island/Breakfast Bar, Silestone/Quartz Countertops, Stainless Steel Appliances & Patio Door W/O to Deck. 2. Bright & Spacious Great Room with Large Windows & W/O to Balcony. 3. 3 Bedrooms, 2 Full Baths, Large Linen Closet & Convenient Laundry Closet on 3rd Level, with Generous Primary Bdrm Featuring Large W/I Closet & 4pc Ensuite with Upgraded Double Vanity & Oversized Shower with Upgraded Wall Tile & Frameless Glass Door! 4. Classy Double Door Entry to Large Foyer with Unique Barn Door Access Leading to Finished Ground Level Featuring Family Room with Patio Door W/O to Fully-Fenced Yard... Plus 4th Bedroom/Den/Office, Full 3pc Bath & Access to Garage! 5. Conveniently Located in Oakville's Growing Glenorchy Community Just Steps from Fowley Park with Tennis & Pickleball Courts, Water Park, Soccer Fields & More, and within Walking Distance to Many Parks & Trails, Schools, Shopping, Restaurants, Police Station & Many More Amenities! All This & More! 2,210 Sq.Ft. of Above-Ground Living Space (per Builder Plan)! 2pc Powder Room Completes the Main Level. 3rd Bedroom Features W/O to Balcony. Upgraded Floor Tile in Foyer & Ensuite Bath, Upgraded Vanities with Undermount Sinks in All Baths. Over \$30k in Builder Upgrades Through This Stunning Home Plus Over \$12k Additional Updates! Updated Pendant & Ceiling Lighting '25, Blinds '23, Barn Door '23.

Extras:

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

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