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## MLS Listing - 1186 Windrush Dr., Oakville



**1186 Windrush Dr** **List: \$1,649,900 For: Sale**

**Oakville Ontario L6M 1T9**

Oakville 1007 - GA Glen Abbey Halton

**SPIS:** N **Taxes:** \$6,677.03/2024

**Detached**

**Link:** N

**2-Storey**

**Front On:** N

**Acre:**

**Rms:** 7 + 3

**Bedrooms:** 3 + 1

**Washrooms:** 4

1x2xMain, 1x5x2nd, 1x4x2nd,

1x3xBsmt

**Lot:** 50 x 120.14 Feet **Irreg:**

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

**MLS#:** W12050461

**PIN#:** 248670838

**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 / Full	<b>Gar/Gar Spcs:</b> Attached / 2	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 4	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Tot Prk Spcs:</b> 6	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>UFFI:</b>	<b>Water:</b> Municipal
<b>Central Vac:</b> N	<b>Pool:</b> None	<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> Family Room, Fireplace/Stove	<b>Waterfront:</b>
<b>POTL Mo Fee:</b>		<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	17.32	x 11.75	Hardwood Floor	Granite Counter	W/O To Deck
2	Dining	Main	11.91	x 11.25	Hardwood Floor	Large Window	French Doors
3	Family	Main	15.91	x 11.09	Hardwood Floor	Fireplace	Combined W/Living
4	Living	Main	16.99	x 11.09	Hardwood Floor	Bay Window	Combined W/Family
5	Prim Bdrm	2nd	16.93	x 11.25	Hardwood Floor	5 Pc Ensuite	W/I Closet
6	2nd Br	2nd	11.68	x 10.93	Hardwood Floor	Closet	California Shutters
7	3rd Br	2nd	11.68	x 10.93	Hardwood Floor	Closet	California Shutters
8	Rec	Bsmt	20.41	x 14.07	Laminate	Pot Lights	
9	4th Br	Bsmt	14.6	x 9.68	Laminate	W/I Closet	
10	Office	Bsmt	13.58	x 10.5	Laminate		

**Client Remks:** 5 Elite Picks! Here Are 5 Reasons to Make This Home Your Own: 1. Impressive Open Concept Kitchen Featuring Centre Island, Granite Countertops, Classy Tile Backsplash, Stainless Steel Appliances & Bright Breakfast Area with Patio Door W/O to Deck & Backyard. 2. Generous Principal Rooms with Hdwd Flooring, Including Bright, Formal D/R with French Doors & Large Windows Overlooking the Backyard, Formal L/R with Bay Window, Combined with Warm & Welcoming Family Room with F/P & Large Windows Overlooking the Backyard. 3. 3 Good-Sized Bdrms with Hdwd Flooring on 2nd Level, with Primary Bdrm Boasting W/I Closet & Luxurious 5pc Ensuite with Double Vanity, Freestanding Soaker Tub & Separate Shower. 4. Lovely Finished Bsmt Featuring Spacious Rec Room, Generous 4th Bdrm with W/I Closet, Large Office (or 5th Bdrm/No Closet), Full 3pc Bath & Loads of Storage Space! 5. 50' Wide Lot with Fully-Fenced Backyard Boasting Large Deck & Ample Space for Entertaining, Gardening & More! All This & More! Bright Bright 2-Storey Foyer, 2pc Powder Room & Convenient Main Floor Laundry (with Side Door W/O & Access to Garage) Complete the Main Level. Beautiful 4pc Main Bath Boasts Double Vanity & Large, Glass Shower. California Shutters Through 2nd Level. AGDOs '22, Shingles '19, Furnace '19, Windows '17. Fabulous Glen Abbey Location Just Minutes from Top Schools, Community Centre, Parks & Trails, Highway Access & More!

**Extras:**

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

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