



MLS Listing - 1385 Arrowhead Rd., Oakville



1385 Arrowhead Rd **List: \$2,799,000 For: Sale**

Oakville Ontario L6H 7P7

Oakville 1009 - JC Joshua Creek Halton

SPIS: N

Taxes: \$12,526.19/2024

Detached

Link: N

2-Storey

Front On: N

Acre:

Rms: 11 + 4

Bedrooms: 5

Washrooms: 5

1x2xMain, 1x4x2nd, 1x5x2nd,
1x5x2nd, 1x2xBsmt

Lot: 119.91 x 100.98 Feet **Irreg:** 111.91' x 113.28' x 100.98'

Dir/Cross St: Dundas St. E. & Meadowridge Dr. to Arrowhead Rd.

MLS#: W12058640

PIN#: 250632831

Possession Remarks: TBD

Kitchens:

1

Fam Rm:

Y

Basement:

Finished / Full

Fireplace/Stv:

Y

Heat:

Forced Air / Gas

A/C:

Central Air

Central Vac:

N

Apx Age:

3500-5000

Apx Sqft:

3500-5000

Assessment:

POTL:

POTL Mo Fee:

Elevator/Lift:

Main

Laundry Lev:

Phys Hdcap-Eqp:

Exterior:

Brick / Stucco/Plaster

Drive:

Private

Gar/Gar Spcs:

Attached / 3

Drive Park Spcs:

6

Tot Prk Spcs:

9

UFFI:

Pool:

None

Energy Cert:

Cert Level:

GreenPIS:

Prop Feat:

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	23.1	x 14.34	Ceramic Floor	Granite Counter	W/O To Deck
2	Family	Main	17.42	x 14.34	Hardwood Floor	2 Way Fireplace	California Shutters
3	Dining	Main	16.67	x 14.01	Hardwood Floor	Formal Rm	Large Window
4	Living	Main	14.83	x 12.83	Hardwood Floor	Formal Rm	Large Window
5	Office	Main	13.75	x 10.99	Hardwood Floor	French Doors	Large Window
6	Prim Bdrm	2nd	21.65	x 18.18	Hardwood Floor	5 Pc Ensuite	His/Hers Closets
7	2nd Br	2nd	16.34	x 12.6	Hardwood Floor	Semi Ensuite	California Shutters
8	Sitting	2nd	7.84	x 6.66	Hardwood Floor	Combined W/Br	California Shutters
9	3rd Br	2nd	12.93	x 10.66	Hardwood Floor	Semi Ensuite	California Shutters
10	Den	2nd	11.15	x 8.01	Hardwood Floor	Open Concept	
11	4th Br	2nd	12.83	x 12.34	Hardwood Floor	Semi Ensuite	California Shutters
12	5th Br	2nd	14.4	x 11.15	Hardwood Floor	Semi Ensuite	
13	Rec	Bsmt	27.43	x 12.99	Broadloom	Wet Bar	Gas Fireplace
14	Games	Bsmt	24.02	x 12.76	Broadloom	Open Concept	Pot Lights
15	Play	Bsmt	28.58	x 10.43	Broadloom	Open Concept	Pot Lights

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Outstanding 5 Bdrm & 5 Bath Executive Home on Premium Lot Boasting Rare 3 Car Garage & Over 4,000 Sq.Ft. A/G Finished Living Space PLUS Finished Basement!! 2. Spacious Chef's Kitchen Boasting Large Centre Island with Breakfast Bar, Granite Countertops, Top-of-the-Line Viking Appliances, California Shutters & Bright Breakfast Area with 2-Sided Gas F/P & W/O Deck Leading to Patio & Backyard! 3. Spacious Principal Rooms... Gorgeous Family Room Featuring 2-Sided Gas F/P & Large Windows (with California Shutters) Overlooking the Backyard, Separate Formal Living Room & Dining Room, Plus Generous Main Level Office with French Door Entry. 4. Generous 2nd Level with Skylight & Stunning Stone Feature Wall in Hallway Boasting Open Concept Den/Office Nook, 5 Large Bdrms & 3 Full Baths, Including Primary Bdrm Suite with His & Hers W/I Closets & Oversized 5pc Ensuite Boasting His & Hers Vanities, Large Soaker Tub & Glass-Enclosed Shower. 5. Beautifully Finished Open Concept Bsmt with Spacious Rec Room with Wet Bar & Gas F/P, Plus Games Area, Play Room, 2pc Bath & Ample Storage. All This & More!! Large Premium Irregular/Pie-Shaped Lot with Gorgeous, Private Entertainer's Delight Backyard Boasting Large Patio Area, Mature Trees & Lovely Perennial Gardens. 2pc Powder Room & Large Laundry Room (with Access to Garage) Complete the Main Level. 2nd & 3rd Bdrms Share 4pc Semi-Esnuite AND 4th & 5th Bdrms Share 5pc Semi-Ensuite! A/C '24. Convenient I/G Sprinkler System. Fabulous Location in Desirable Joshua Creek Community just Minutes from Many Parks & Trails, Top-Rated Schools, Rec Centre, Restaurants, Shopping & Amenities, Plus Easy Hwy Access.

Extras:

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

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