



Together, for better !

一份信任，三份回报！



MLS Listing - 43 Viva Gardens, Oakville



43 Viva Gdns
Oakville Ontario L6H 0Z1
Oakville 1008 - GO Glenorchy Halton
SPIS: N **Taxes:** \$9,130.87/2025
List: \$2,290,000 For: Sale
Detached **Front On: N** **Rms: 10**
Link: N **Acre:** **Bedrooms: 5**
2-Storey **Washrooms: 5**
1x2xMain, 1x5x2nd, 1x4x2nd,
1x5x2nd, 1x3x2nd
Lot: 45.01 x 89.89 Feet Irreg:
Dir/Cross St: Burnhamthorpe Rd.E. & Sixth Line
Directions: Burnhamthorpe Rd.E. & Sixth Line to Bowbeer Rd. to Millicent Ave. to Viva Gdns

MLS#: W12269568 **PIN#:** 249295921

Possession Remarks: TBD

| | | |
|---|---|--|
| Kitchens: 1 Fam Rm: Y Basement: Sep Entrance / Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 0-5 Year Built: 2023 Apx Sqft: 3000-3500 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Upper Phys Hdcap-Eqp: | Exterior: Brick / Stone Drive: Gar/Gar Spcs: Attached / 2 Drive Park Spcs: 2 Tot Prk Spcs: 4 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: Survey Type: None |
|---|---|--|

| # | Room | Level | Length (ft) | Width (ft) | Description |
|----|-----------|-------|-------------|------------|-----------------|
| 1 | Kitchen | Main | 20.24 | x 10.24 | Porcelain Floor |
| 2 | Breakfast | Main | 18.24 | x 8.23 | Porcelain Floor |
| 3 | Family | Main | 18.18 | x 13.85 | Hardwood Floor |
| 4 | Dining | Main | 16.17 | x 12.5 | Hardwood Floor |
| 5 | Living | Main | 13.48 | x 11.09 | Hardwood Floor |
| 6 | Prim Bdrm | 2nd | 18.5 | x 12.5 | Broadloom |
| 7 | 2nd Br | 2nd | 14.01 | x 11.09 | Broadloom |
| 8 | 3rd Br | 2nd | 12.83 | x 10.99 | Broadloom |
| 9 | 4th Br | 2nd | 13.42 | x 12.01 | Broadloom |
| 10 | 5th Br | 2nd | 14.6 | x 10.01 | Broadloom |

| | |
|---------------|---------------------|
| Centre Island | Quartz Counter |
| W/O To Yard | California Shutters |
| Gas Fireplace | California Shutters |
| Gas Fireplace | California Shutters |
| Pot Lights | California Shutters |
| 5 Pc Ensuite | W/I Closet |
| 3 Pc Ensuite | W/I Closet |
| 4 Pc Ensuite | Large Closet |
| Semi Ensuite | Closet |
| Semi Ensuite | Large Closet |

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Stunning & Spacious Kitchen Boasting Porcelain Tile Flooring, Sleek Modern Cabinetry, Huge Centre Island/Breakfast Bar, Upgraded Quartz Countertops, Classy Tile Backsplash, Stainless Steel Appliances, Large W/I Pantry & Generous Breakfast Area with Large Windows & W/O to Backyard. 2. Bright & Beautiful Family Room with Pot Lights, Large Windows & 2-Sided Gas Fireplace. 3. Additional Living Space in the Impressive Formal Living or Dining Room with 2-Sided Gas Fireplace AND Separate Formal Living Room (or Private Office). 4. Spacious 2nd Level with 5 Large Bedrooms, 4 Full Baths, Double Linen Closet & Generous Laundry Room... with 3 Bedrooms Boasting Private Ensuites and 4th & 5th Bedrooms with 4pc Semi-Ensuite. 5. Lovely Primary Bedroom Boasting W/I Closet & Luxurious 5pc Ensuite with Double Vanity, Freestanding Soaker Tub & Oversized Glass Shower. All This & More! 2pc Powder Room & Convenient Mud Room Area with Access to Garage Complete the Main Level. Custom California Shutters on All Windows Thru Main & 2nd Levels. 3,430 Sq.Ft. of A/G Finished Living Space Plus Convenient In-Law Potential with Convenient Side Door Access Leading to Additional 1,598 Sq.Ft. in the Open, Unspoiled Basement Awaiting Your Design Ideas! 10' Ceilings on Main Level/9' on 2nd Level & Unfinished Basement. Nearly New Home Completed Oct. 2023! Recently Upgraded Light Fixtures, Chandeliers & Pot Lights (June '25). Fabulously Located in Newer Glenorchy Subdivision Just Minutes from Parks & Trails, Top-Rated Schools, Shopping, Restaurants, Hospital, Sports Complex, Hwy Access & Many More Amenities!

Extras:

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

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