



MLS Listing - 2336 Thruxton Dr., Oakville



2336 Thruxton Dr **List: \$2,295,000 For: Sale**

Oakville Ontario L6H 0C5

Oakville 1009 - JC Joshua Creek Halton

SPIS: N **Taxes:** \$9,973.85/2025

Detached

Link: N

2-Storey

Front On: S

Acre:

Rms: 8 + 3

Bedrooms: 4

Washrooms: 5

1x2xMain, 1x5x2nd, 1x4x2nd,

1x5x2nd, 1x3xBsmt

Lot: 42.78 x 111.94 Feet **Irreg:**

Dir/Cross St: Dundas St. E. & Meadowridge Dr.

Directions: Dundas St. E. & Meadowridge Dr. to Arrowhead Rd. to Thruxton Dr.

MLS#: W12420725

PIN#: 250633080

Possession Remarks: TBD

Kitchens:

Fam Rm: Y

Basement: Finished / Full

Fireplace/Stv: Y

Heat: Forced Air / Gas

A/C: Central Air

Central Vac: N

Apx Age:

Apx Sqft: 3000-3500

Roof: Shingles

Foundation: Unknown

Assessment:

POTL:

POTL Mo Fee:

Elevator/Lift: N

Laundry Lev: Main

Phys Hdcap-Eqp:

Exterior:

Stone / Stucco/Plaster

Gar/Gar Spcs:

Attached / 2

Park/Drive:

Private

Drive:

Private

Drive Park Spcs:

2

Tot Prk Spcs:

4

UFFI:

Pool:

None

Energy Cert:

Cert Level:

GreenPIS:

Prop Feat:

Family Room, Fireplace/Stove

Interior Feat:

Water Softener, Water Purifier

Zoning:

Cable TV:

Hydro:

Gas:

Phone:

Water: Municipal

Water Supply

Type:

Sewer:

Sewers

Spec Desig: Unknown

Farm/Agr:

Waterfront:

None

Retirement:

HST Applicable to Included In

Sale Price:

Oth Struct:

Survey Type:

None

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	18.83	x 13.25	Hardwood Floor
2	Family	Main	17.65	x 12.17	Hardwood Floor
3	Dining	Main	14.01	x 10.93	Hardwood Floor
4	Living	Main	14.83	x 10.93	Hardwood Floor
5	Prim Bdrm	2nd	19.59	x 12.93	Hardwood Floor
6	2nd Br	2nd	15.58	x 12.17	Hardwood Floor
7	3rd Br	2nd	13.25	x 11.42	Hardwood Floor
8	4th Br	2nd	12.17	x 10.99	Hardwood Floor
9	Rec	Bsmt	20.51	x 12.93	Laminate
10	Games	Bsmt	22.34	x 10.83	Laminate
11	Office	Bsmt	8.66	x 7.68	Laminate

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Spectacular 4 Bedroom & 5 Bath Fernbrook Home Boasting Over 3,000 Sq.Ft. A/G Finished Living Space PLUS Finished Basement... and a Beautiful, Private Backyard Oasis!! 2. Stunning Gourmet Kitchen Boasting Custom Wood Cabinetry, Stainless Steel Appliances, Centre Island, Granite Countertops, Lovely Tile Backsplash & Bright Breakfast Area with Garden Door W/O to Patio & Private Backyard! 3. Spacious Principal Rooms... Gorgeous Family Room Featuring Beautiful B/I Shelving/Entertainment Unit with Gas Fireplace, Plus Separate Formal Living Room & Dining Room. 4. Elegant 2-Storey Foyer with Hardwood Staircase Leads up to Generous 2nd Level with 4 Large Bedrooms & 3 Full Baths, Including Primary Suite with W/I Closet & Luxurious 5pc Ensuite Boasting Carrara Tile Flooring, Double Vanity, Freestanding Soaker Tub & Huge Glass-Enclosed Shower. 5. Beautifully Finished Basement with Open Concept Rec/Entertainment/Games Room with Stunning Slate Feature Wall with Built-in Gas F/P, Plus Bar Area, Office, 3pc Bath ('22) & Ample Storage. All This & More!! Gorgeous, Private Entertainer's Delight Backyard Boasting Extensive Patio Area, Mature Trees, Gazebo, Hot Tub & Garden Shed. Modern 2pc Powder Room & Beautifully Finished Laundry Room (with Access to Garage) Complete the Main Level. 2nd & 3rd Bdrms Share 5pc Semi-Ensuite AND 4th Bdrm Boasts Semi-Ensuite Access to 4pc Main Bath! Gorgeous Curb Appeal with Stone & Stucco Exterior, Interlocking Driveway, Stone Steps & Elegant Porch with Classy Double Door Entry. Garage is Pre-Wired for EV Charger! 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. GAF Shingles '21, High-Efficiency Furnace & A/C '19, Hdwd in Bdrms '19, New Thermacore Garage Doors '19, New Gas Stove, D/W, Washer & Dryer '19, Updated 2nd Level Baths, 2pc & Laundry Room '18.

Inclusions: All Light Fixtures, All California Shutters/Window Coverings, Refrigerator & Gas Stove, B/I Dishwasher, Washer & Dryer, Water Purification System, 2 Garage Door Openers (No Remotes)

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

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