




MLS Listing - 1342 Kestell Blvd., Oakville

		1342 Kestell Blvd Oakville Ontario L6H 0C8 Oakville 1009 - JC Joshua Creek Halton SPIS: N Taxes: \$11,668.15/2025		List: \$2,590,000 For: Sale		
		Detached Link: N 2-Storey	Front On: E Acre:	Rms: 11 + 4 Bedrooms: 4 + 2 Washrooms: 6 1x2xMain, 1x5x2nd, 1x4x2nd, 2x3x2nd, 1x3xBsmt		
		Lot: 42.06 x 112.26 Feet Irreg: Dir/Cross St: Dundas St. E. & Prince Michael Dr. Directions: Dundas St. E. & Prince Michael Dr. to Craigleith Rd. to Kestell Blvd.				
MLS#: W12367856 PIN#: 250633285 Possession Remarks: TBD						
Kitchens: 1 + 1 Fam Rm: Y Basement: Fin W/O / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: Apx Sqft: 3500-5000 Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Elevator/Lift: N Laundry Lev: Main Phys Hdcap-Eqp:		Exterior: Brick / Stone Gar/Gar Spcs: Attached / 2 Park/Drive: Private Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: No Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Central Vacuum, Cul De Sac, Family Room, Fenced Yard, Fireplace/Stove, Grnbelt/Conserv, Hospital, Terraced Interior Feat: Carpet Free, In-Law Suite, Central Vacuum		Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Oth Struct: Survey Type: None		
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Kitchen	Main	16.57	x 12.01	Ceramic Floor	Centre Island
2	Breakfast	Main	16.57	x 10.99	Ceramic Floor	W/O To Deck
3	Family	Main	16.83	x 14.5	Hardwood Floor	Vaulted Ceiling
4	Dining	Main	14.67	x 11.91	Hardwood Floor	Coffered Ceiling
5	Living	Main	14.67	x 10.24	Hardwood Floor	Coffered Ceiling
6	Office	Main	10.93	x 9.84	Hardwood Floor	French Doors
7	Study	2nd	13.75	x 6.5	Hardwood Floor	W/O To Balcony
8	Prim Bdrm	2nd	16.93	x 16.67	Hardwood Floor	5 Pc Ensuite
9	2nd Br	2nd	16.08	x 12.01	Hardwood Floor	3 Pc Ensuite
10	3rd Br	2nd	14.93	x 10.99	Hardwood Floor	4 Pc Ensuite
11	4th Br	2nd	12.83	x 11.68	Hardwood Floor	3 Pc Ensuite
12	Kitchen	Bsmt	15.42	x 10.17	Ceramic Floor	Centre Island
13	Rec	Bsmt	22.01	x 20.51	Hardwood Floor	Open Concept
14	5th Br	Bsmt	12.6	x 9.84	Hardwood Floor	Closet
15	Br	Bsmt	10.17	x 9.51	Hardwood Floor	Closet
16	Laundry	Bsmt	11.91	x 8.5	Tile Floor	Pot Lights
Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Bright & Beautiful Gourmet Kitchen Boasting Large Centre Island with Breakfast Bar, Granite Countertops, Tile Backsplash, Stainless Steel Appliances & Bright Breakfast Area with Sizeable Windows & W/O to Large Deck Overlooking the Backyard! 2. Spacious Principal Rooms with Hdwd Flooring... Gracious 2-Storey Family Room Featuring Vaulted Ceiling, Ample Large Windows & Gas Fireplace, Plus Open Formal Dining Room & Formal Living Room, and Private Office. 3. Stunning Hdwd Staircase with Wrought Iron Railings Leads up to 2nd Level with Lovely Loft Study Area/Den with Garden Door W/O to Balcony & 4 Generous Bdrms - Each with Their Own Ensuite - Including Double Door Entry to Spacious Primary Suite with W/I Closet & Luxurious 5pc Ensuite Featuring Double Vanity, Soaker Tub & Huge Glass-Enclosed Shower. 4. Beautifully Finished Bsmt ('18) with Separate Entrance Boasting Vast Open Concept Rec Room & Kitchen with W/O to Patio, Plus 2 Good-Sized Bedrooms, 3pc Bath with Glass-Enclosed Shower, Separate Laundry Room & Ample Storage! 5. Convenient Interlock Walkway & Steps Leads to Back/Bsmt Entrance & Private, Fenced Backyard Featuring Large 2-Level Deck, Patio Area, Pergola & More! All This & More!! 9' Ceilings on Main Level. Modern 2pc Powder Room & Convenient Laundry (with Access to Garage) Complete the Main Level. California Shutters in All Bdrms. Gorgeous Curb Appeal with Stone & Stucco Exterior. 3,752 Sq.Ft. of A/G Living Space Plus an Additional 1,858 Sq.Ft. in the Finished W/O Basement! Hdwd Flooring on All 3 Levels. 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. New Furnace & A/C '25, New Garage Doors '25, 2nd & 3rd Bdrm Ensuities '25, Updated Light Fixtures '25, Updated Shingles '22, New Washer & Dryer '20, Water Softener '19, Backyard Patio '19, New Front Door '19. Inclusions: All Light Fixtures, All California Shutters/Window Coverings, Refrigerator & Gas Stove, B/I Dishwasher, Water Purification System, Washer & Dryer, Central Vacuum System & Attachments, Water Softener (Functional But Currently Disconnected), Basement Refrigerator & Stove, Basement Washer & Dryer, 2 Garage Door Openers & Remotes						
Listing Contracted With: REAL ONE REALTY INC. Ph: 905-281-2888						

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