



## MLS Listing - 1342 Kestell Blvd., Oakville

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Lot:</b> 42.06 x 112.26 Feet <b>Irreg:</b><br><b>Dir/Cross St:</b> Dundas St. E. & Prince Michael Dr.<br><b>Directions:</b> Dundas St. E. & Prince Michael Dr. to Craigleith Rd. to Kestell Blvd. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                             |                    |                  |                 |
| <b>MLS#:</b> W12367856 <b>PIN#:</b> 250633285<br><b>Legal:</b> Lot 23 Plan 20M997, Oakville. S/T Easement for Entry as in HR629551. S/T an Easement for Entry as in HR853920<br><b>Possession Remarks:</b> TBD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                             |                    |                  |                 |
| <b>Kitchens:</b> 1 + 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b><br>Finished with Walk-Out / Separate Entrance<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> Y<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 3500-5000<br><b>Roof:</b> Shingles<br><b>Foundation:</b> Unknown<br><b>Assessment:</b><br><b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Elevator/Lift:</b> N<br><b>Laundry Lev:</b> Main<br><b>Phys Hdcap-Eqp:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                      | <b>Exterior:</b> Brick / Stone<br><b>Gar/Gar Spcs:</b> Attached / 2<br><b>Park/Drive:</b> Private<br><b>Drive:</b> Private<br><b>Drive Park Spcs:</b> 2<br><b>Tot Prk Spcs:</b> 4<br><b>UFFI:</b> No<br><b>Pool:</b> None<br><b>Energy Cert:</b><br><b>Cert Level:</b><br><b>GreenPIS:</b><br><b>Prop Feat:</b><br>Central Vacuum, Cul De Sac, Family Room,<br>Fenced Yard, Fireplace/Stove,<br>Grnbelt/Conserv, Hospital, Terraced<br><b>Interior Feat:</b><br>Carpet Free, In-Law Suite, Central Vacuum |                                                                                                                                                               | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Hydro:</b><br><b>Gas:</b><br><b>Phone:</b><br><b>Water:</b> Municipal<br><b>Water Supply</b><br><b>Type:</b><br><b>Sewer:</b> Sewers<br><b>Spec Desig:</b> Unknown<br><b>Farm/Agr:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to</b> Included In<br><b>Sale Price:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> None |                    |                  |                 |
| <b>#</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Room</b>                                                                                                                                                                                          | <b>Level</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Length (ft)</b>                                                                                                                                            | <b>Width (ft)</b>                                                                                                                                                                                                                                                                                                                                                                           | <b>Description</b> |                  |                 |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Kitchen                                                                                                                                                                                              | Main                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 16.57                                                                                                                                                         | x 12.01                                                                                                                                                                                                                                                                                                                                                                                     | Ceramic Floor      | Centre Island    | Granite Counter |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Breakfast                                                                                                                                                                                            | Main                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 16.57                                                                                                                                                         | x 10.99                                                                                                                                                                                                                                                                                                                                                                                     | Ceramic Floor      | W/O To Deck      | Open Concept    |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Family                                                                                                                                                                                               | Main                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 16.83                                                                                                                                                         | x 14.5                                                                                                                                                                                                                                                                                                                                                                                      | Hardwood Floor     | Vaulted Ceiling  | Gas Fireplace   |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Dining                                                                                                                                                                                               | Main                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 14.67                                                                                                                                                         | x 11.91                                                                                                                                                                                                                                                                                                                                                                                     | Hardwood Floor     | Coffered Ceiling | Open Concept    |
| 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Living                                                                                                                                                                                               | Main                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 14.67                                                                                                                                                         | x 10.24                                                                                                                                                                                                                                                                                                                                                                                     | Hardwood Floor     | Coffered Ceiling | Open Concept    |
| 6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Office                                                                                                                                                                                               | Main                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 10.93                                                                                                                                                         | x 9.84                                                                                                                                                                                                                                                                                                                                                                                      | Hardwood Floor     | French Doors     | Crown Moulding  |
| 7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Study                                                                                                                                                                                                | 2nd                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 13.75                                                                                                                                                         | x 6.5                                                                                                                                                                                                                                                                                                                                                                                       | Hardwood Floor     | W/O To Balcony   | Open Concept    |
| 8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Prim Bdrm                                                                                                                                                                                            | 2nd                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 16.93                                                                                                                                                         | x 16.67                                                                                                                                                                                                                                                                                                                                                                                     | Hardwood Floor     | 5 Pc Ensuite     | W/I Closet      |
| 9                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 2nd Br                                                                                                                                                                                               | 2nd                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 16.08                                                                                                                                                         | x 12.01                                                                                                                                                                                                                                                                                                                                                                                     | Hardwood Floor     | 3 Pc Ensuite     | Large Closet    |
| 10                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 3rd Br                                                                                                                                                                                               | 2nd                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 14.93                                                                                                                                                         | x 10.99                                                                                                                                                                                                                                                                                                                                                                                     | Hardwood Floor     | 4 Pc Ensuite     | W/I Closet      |
| 11                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 4th Br                                                                                                                                                                                               | 2nd                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 12.83                                                                                                                                                         | x 11.68                                                                                                                                                                                                                                                                                                                                                                                     | Hardwood Floor     | 3 Pc Ensuite     | W/I Closet      |
| 12                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Kitchen                                                                                                                                                                                              | Bsmt                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 15.42                                                                                                                                                         | x 10.17                                                                                                                                                                                                                                                                                                                                                                                     | Ceramic Floor      | Centre Island    | W/O To Patio    |
| 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       | Separate Rm     |
| <b>Client Remks:</b> 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.<br><b>Inclusions:</b> 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<br><b>Listing Contracted With:</b> REAL ONE REALTY INC. <b>Ph:</b> 905-281-2888 |                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                             |                    |                  |                 |

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