




## MLS Listing - 1342 Kestell Blvd., Oakville

	<b>1342 Kestell Blvd</b> <b>Oakville Ontario L6H 0C8</b> Oakville 1009 - JC Joshua Creek Halton <b>SPIS:</b> N <b>Taxes:</b> \$11,668.15/2025		<b>List: \$2,299,000 For: Sale</b>				
	<b>Detached</b> <b>Link:</b> N 2-Storey		<b>Front On:</b> E <b>Acre:</b>	<b>Rms:</b> 11 + 4 <b>Bedrooms:</b> 4 + 2 <b>Washrooms:</b> 6 1x2xMain, 1x5x2nd, 1x4x2nd, 2x3x2nd, 1x3xBsmt			
	<b>Lot:</b> 42.06 x 112.26 Feet <b>Irreg:</b> <b>Dir/Cross St:</b> Dundas St. E. & Prince Michael Dr. <b>Directions:</b> Dundas St. E. & Prince Michael Dr. to Craigleith Rd. to Kestell Blvd.						
	<b>MLS#:</b> W12571882 <b>PIN#:</b> 250633285 <b>Possession Remarks:</b> TBD <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						
<b>Kitchens:</b> 1 + 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished with Walk-Out / Separate Entrance <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> Y <b>Apx Age:</b> <b>Apx Sqft:</b> 3500-5000 <b>Roof:</b> Shingles <b>Foundation:</b> Unknown <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> N <b>Laundry Lev:</b> Main <b>Phys Hdcap-Eqp:</b>		<b>Exterior:</b> Brick / Stone <b>Gar/Gar Spcs:</b> Attached / 2 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 4 <b>UFFI:</b> No <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Central Vacuum, Cul De Sac, Family Room, Fenced Yard, Fireplace/Stove, Grnbelt/Conserv, Hospital, Terraced <b>Interior Feat:</b> Carpet Free, In-Law Suite, Central Vacuum		<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Oth Struct:</b> <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 Ensuites '25, Updated Light Fixtures '25, Updated Shingles '22, New Washer & Dryer '20, Water Softener '19, Backyard Patio '19, New Front Door '19. <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 <b>Listing Contracted With:</b> REAL ONE REALTY INC. <b>Ph:</b> 905-281-2888							

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