



Together, for better !

一份信任，三份回报！



## MLS Listing - 3497 Post Rd., Oakville



**3497 Post Rd**  
**Oakville Ontario L6H 7W5**  
List: \$1,329,000 For: Sale

Oakville 1008 - GO Glenorchy Halton  
SPIS: N Taxes: \$5,934.24/2025

Att/Row/Twnhouse Front On: E Rms: 8 + 1  
Link: Acre: Bedrooms: 4 + 1  
2 1/2 Storey Washrooms: 5  
1x2xMain, 1x2xBsmt, 1x4xUpper,  
1x5xUpper, 1x4x3rd

Lot: 23.98 x 89.9 Feet Irreg:  
Dir/Cross St: Sixth Line & Burnhamthorpe Rd. E.  
Directions: Sixth Line & Burnhamthorpe Rd. E. to Post Rd.

MLS#: W12373304 PIN#: 249297509

Possession Remarks: TBD

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> 0-5 <b>Year Built:</b> 2024 <b>Apx Sqft:</b> 2000-2500 <b>Roof:</b> Shingles <b>Foundation:</b> Poured Concrete <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Upper <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Brick / Stucco/Plaster <b>Gar/Gar Spcs:</b> Built-In / 1 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 3 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Fireplace/Stove <b>Interior Feat:</b> Auto Garage Door Remote	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply</b> <b>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
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	10.99	x 8.5	Hardwood Floor
2	Dining	Main	10.66	x 9.97	Hardwood Floor
3	Great Rm	Main	14.67	x 11.98	Hardwood Floor
4	Prim Bdrm	2nd	13.65	x 13.16	Broadloom
5	2nd Br	2nd	10.66	x 10.24	Broadloom
6	3rd Br	2nd	12.5	x 11.32	Broadloom
7	4th Br	3rd	12.99	x 11.65	Broadloom
8	Rec	Bsmt	22.47	x 9.97	Broadloom

Centre Island	Quartz Counter
Open Concept	Picture Window
Electric Fireplace	W/O To Yard
4 Pc Ensuite	W/I Closet
W/I Closet	
Double Closet	
4 Pc Ensuite	W/O To Balcony
2 Pc Bath	Large Window

**Client Remks:** 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Spacious Chef's Kitchen Boasting Large Centre Island with Breakfast Bar, Quartz Countertops, Classy Backsplash, Extended Cabinetry & Stainless Steel Appliances, Plus Dining Area with Huge Picture Window. 2. Generous Open Concept Great Room with Cozy Electric Fireplace & W/O to Backyard. 3. 3 Good-Sized Bedrooms, 2 Full Baths & Convenient Upper Level Laundry Room on 2nd Level, with Generous Primary Bedroom Featuring Huge W/I Closet, Large Picture Window & Luxurious 4pc Ensuite with Double Vanity & Oversized Glass-Enclosed Shower. 4. Private 4th Bedroom/Guest Suite on 3rd Level Boasting W/I Closet, Large 4pc Ensuite with Linen Closet & W/O to Private Balcony! 5. Beautifully Finished Basement with Oversized Windows Featuring Bright & Airy Rec Room (or 5th Bedroom!), Plus 2pc Bath & Ample (Unfinished) Storage Space. All This & More! Exceptional, Nearly New (Built in 2024) 2 1/2 Storey Freehold Townhouse with Total 2,697 Sq.Ft. of Finished Living Space, Including 410 Sq.Ft. Finished Space in the Basement! Bright & Spacious Foyer with W/I Entry Closet, 2pc Powder Room & Convenient Garage Access Complete the Main Level. Oak Engineered Hardwood Flooring Thru Main Level. Modern Oak Staircases with Contemporary Railings. 9' Ceilings on Main & 2nd Levels. B/I Garage (with R/I for Electric Car Charger) Plus Tandem 2 Car Driveway. 200 Amp Electrical Panel. Fabulous Location in Oakville's Thriving Glenorchy Community Overlooking/Across the Road from Future School & Neighbourhood Park, and Just Minutes to Many Parks & Trails, and the Uptown Core with Shopping, Restaurants & Many More Amenities... Plus Quick & Convenient Access to Public Transit & Hwys 401, 407 & 403/QEW!

**Inclusions:** All Light Fixtures, Refrigerator & Stove, B/I Dishwasher, Washer & Dryer, Garage Door Opener

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

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[www.theelite3team.com](http://www.theelite3team.com)

1660 North Service Rd E, Unit 103, Oakville On L6H 7G3

905-270-3333

