



Together, for better !

一份信任，三份回报！



MLS Listing - 1377 Sheldon Ave., Oakville



1377 Sheldon Ave

Oakville Ontario L6L 2P9

Oakville 1020 - WO West Halton

SPIS: N

Taxes: \$6,101.16/2025

List: \$1,399,000 For: Sale

Detached

Link: N

Sidesplit 3

Front On: N

Acre:

Rms: 6 + 1

Bedrooms: 3

Washrooms: 2

1x4xUpper, 1x3xLower

Lot: 60.5 x 125 Feet **Irreg:**

Dir/Cross St: Third Line & Bridge Rd.

Directions: Third Line & Bridge Rd. to Sherin Dr. to Sheldon Ave.

MLS#: W12383145

PIN#: 248430044

Possession Remarks: TBD

Kitchens: 1
Fam Rm: Y
Basement: Crawl Space / Finished
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft: 1100-1500
Lot Size Source: Other
Roof: Shingles
Foundation: Unknown
Assessment:
POTL:
POTL Mo Fee:
Elevator/Lift:
Laundry Lev: Lower
Phys Hdcap-Eqp:

Exterior: Brick
Gar/Gar Spcs: None / 0
Park/Drive: Private
Drive: Private
Drive Park Spcs: 4
Tot Prk Spcs: 4
UFFI:
Pool: None
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat: Family Room
Interior Feat: Carpet Free

Zoning:
Cable TV: A
Hydro: Y
Gas: A
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	Family	Main	18.93	x 13.32	Hardwood Floor	Vaulted Ceiling	W/O To Deck
2	Kitchen	Main	11.32	x 9.84	Hardwood Floor	Stainless Steel Appl	Crown Moulding
3	Dining	Main	12.01	x 8.83	Hardwood Floor	Open Concept	Crown Moulding
4	Living	Main	13.68	x 13.09	Hardwood Floor	California Shutters	Crown Moulding
5	Prim Bdrm	Upper	11.32	x 11.25	Hardwood Floor	Closet	Large Window
6	2nd Br	Upper	12.34	x 8.83	Hardwood Floor	Closet	
7	3rd Br	Upper	8.92	x 8.83	Hardwood Floor	Closet	
8	Rec	Lower	25.75	x 10.66	Laminate	Pot Lights	Large Window

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Spacious & Well-Maintained 3 Bedroom Detached Home in Beautiful, Mature South Oakville Neighbourhood! 2. Bright & Generous Kitchen Boasting Ample Modern Cabinetry & Stainless Steel Appliances, Plus Open Dining Area & Lovely Living Room with Classy Crown Moulding & Large Windows. 3. Gorgeous Family/Sun Room Addition Featuring Vaulted Ceiling, an Abundance of Windows & Double Walk-Out to Deck & Private Rear Yard. 4. Bright Combined Rec Room/Office Area with Large Windows & Pot Lights in Finished Lower Level, Plus 3pc Bath, Laundry & Massive Crawl Space Area! 5. Lovely Private Backyard with Decks, Mature Trees & Shrubs, Large Garden Shed & Ample Gardens! All This & More! 3 Bedrooms & Modern 4pc Main Bath (Updated '17) with Double Vanity & Large Shower with Glass Doors on Upper Level. Beautiful Brazilian Cherry Hardwood Flooring ('17) Through Main & Upper Levels. Fabulous Location on Quiet Street Nestled in Mature Bronte East Neighbourhood Just Minutes from Parks, Rec Centre, Library, Pool, Arena, Top-Rated Schools, Shopping & Amenities, and to Coronation Park & the Lake! New Front Door '17, Furnace '15.

Inclusions: All Light Fixtures, All Window Coverings, Refrigerator & Stove, Built-in Dishwasher, Washer & Dryer, Hot Water Tank/Heater (Owned), Garden Shed, Storage Shed

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

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www.theelite3team.com

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

905-270-3333

