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## MLS Listing - 1507 Arrowhead Rd., Oakville



<b>1507 Arrowhead Rd Oakville Ontario L6H 7V6</b> Oakville 1009 - JC Joshua Creek Halton <b>SPIS: N</b> <b>Taxes: \$11,684.85/2025</b>			<b>List: \$2,349,900 For: Sale</b>
Detached Link: N 2-Storey	<b>Front On: W</b> <b>Acre:</b>	<b>Rms: 11</b> <b>Bedrooms: 5</b> <b>Washrooms: 4</b> 1x2xMain, 1x5x2nd, 1x4x2nd, 1x4x2nd	
<b>Lot: 49.21 x 114.83 Feet Irreg:</b> <b>Dir/Cross St:</b> Dundas St. E. & Meadowridge Dr. <b>Directions:</b> Dundas St. E. & Meadowridge Dr. to Arrowhead Rd.			

**MLS#:** W12662238    **PIN#:** 250632316

**Possession Remarks:** TBD

**Legal:** Lot 20, Plan 20M931, Oakville. T/W Easement TW30723 over Parts 5 & 6, 20R11294. T/W Easement TW30815 over Parts 3 & 4, 20R11294. S/T Easement for Entry as in HR422298.

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Attached / 2	<b>Cable TV:</b>
<b>Basement:</b> Unfinished	<b>Park/Drive:</b> Private	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 2	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 4	<b>Water:</b> Municipal
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Water Supply Type:</b>
<b>Apx Age:</b>	<b>Pool:</b> Inground, Salt	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b> 3500-5000	<b>Energy Cert:</b>	<b>Spec Desig:</b> Unknown
<b>Roof:</b> Shingles	<b>Cert Level:</b>	<b>Farm/Agr:</b>
<b>Foundation:</b> Unknown	<b>GreenPIS:</b>	<b>Waterfront:</b>
<b>Assessment:</b>	<b>Prop Feat:</b> Family Room, Fireplace/Stove	<b>Retirement:</b>
<b>POTL:</b>	<b>Interior Feat:</b> Carpet Free, Auto Garage	<b>HST Applicable to:</b> Included In
<b>POTL Mo Fee:</b>	Door Remote	<b>Sale Price:</b>
<b>Elevator/Lift:</b>		<b>Oth Struct:</b>
<b>Laundry Lev:</b> Main		<b>Survey Type:</b> None
<b>Phys Hdcap-Eqp:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	14.24	x 10.66	Porcelain Floor	Centre Island	Granite Counter
2	Breakfast	Main	14.24	x 10.17	Porcelain Floor	W/O To Patio	Open Concept
3	Family	Main	15.75	x 14.93	Hardwood Floor	Bow Window	Open Concept
4	Office	Main	14.07	x 9.84	Hardwood Floor	Separate Rm	French Doors
5	Dining	Main	14.67	x 11.84	Hardwood Floor	Coffered Ceiling	Bow Window
6	Living	Main	15.91	x 11.32	Hardwood Floor	Gas Fireplace	Formal Rm
7	Prim Bdrm	2nd	20.34	x 14.24	Hardwood Floor	His/Hers Closets	5 Pc Ensuite
8	2nd Br	2nd	17.32	x 11.52	Hardwood Floor	Closet	
9	3rd Br	2nd	15.26	x 13.16	Hardwood Floor	4 Pc Ensuite	Closet
10	4th Br	2nd	12.93	x 11.42	Hardwood Floor	Closet	
11	5th Br	2nd	12.99	x 11.91	Hardwood Floor	W/I Closet	

**Client Remarks:** 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Stunning Gourmet Kitchen Boasting Maple Cabinetry, Stainless Steel Appliances, Centre Island with Breakfast Bar, Granite Countertops & Bright Breakfast Area with W/O to Patio, Pool & Private Backyard! 2. Spacious Principal Rooms... Gorgeous Family Room Featuring Bow Window Overlooking the Backyard Oasis, Plus Sunken Living Room with Spectacular Custom Gas Fireplace, Separate Formal Dining Room (with Bow Window & Coffered Ceiling) & Private Office/Den with French Door Entry. 3. Generous 2nd Level with 5 Large Bedrooms & 3 Full Baths, with 3rd Bedroom Featuring a Private 4pc Ensuite! 4. Double Door Entry to Oversized Primary Bedroom Suite Boasting His & Hers W/I Closets & Luxurious 5pc Ensuite Boasting Double Vanity, Soaker Tub & Large Glass-Enclosed Shower. 5. Spectacular Backyard Oasis Boasting In-Ground Salt Water Pool with 3 Waterfall Features, Plus Patio Area & Cabana!! All This & More!! Gracious Double Door Entry Leads to Open 2-Storey Entry with Hardwood Staircase with Wrought Iron Railings. Modern 2pc Powder Room & Finished Laundry Room (with Ample Storage & Access to Garage) Complete the Main Level. Convenient W/I Linen Closet on 2nd Level. Unspoiled Basement with Additional 1,788 Sq.Ft. of Space Awaits Your Design Ideas & Finishing Touches! Fabulous Curb Appeal with Lovely Gardens & Stone Walkway/Steps. Convenient California Shutters in F/R, Kitchen, Office, Laundry and All Bedrooms & Baths! 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.

**Inclusions:** All Light Fixtures & Ceiling Fans, All Window Coverings/California Shutters, Mirror & Cabinet at Front Entrance, All Bathroom Mirrors, Refrigerator, Built-in Stove Top, Built-in Double Oven, Built-in Dishwasher, Washer & Dryer, 2 Pantry Cabinets in Laundry Room, Central Vacuum System & Attachments, 2 Garage Door Openers & Remotes, All Pool Equipment (As Is)

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

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