



MLS Listing - 1507 Arrowhead Rd., Oakville



1507 Arrowhead Rd List: \$2,175,000 For: Sale

Oakville Ontario L6H 7V6
Oakville 1009 - JC Joshua Creek Halton
SPIS: N **Taxes:** \$11,684.85/2025

Detached	Front On: W	Rms: 11
Link: N	Acre:	Bedrooms: 5
2-Storey		Washrooms: 4
		1x2xMain, 1x5x2nd, 1x4x2nd, 1x4x2nd

Lot: 49.21 x 114.83 Feet **Irreg:**
Dir/Cross St: Dundas St. E. & Meadowridge Dr.
Directions: Dundas St. E. & Meadowridge Dr. to Arrowhead Rd.

MLS#: W12802960 **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.

<p>Kitchens: 1 Fam Rm: Y Basement: Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 3500-5000 Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:</p>	<p>Exterior: Brick Gar/Gar Spcs: Attached / 2 Park/Drive: Private Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: Inground, Salt Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fireplace/Stove Interior Feat: Carpet Free, Auto Garage Door Remote</p>	<p>Zoning: Cable TV: Hydro: Gas: 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</p>
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#	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 Remks: 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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