



MLS Listing - 1601 Bayshire Dr., Oakville



1601 Bayshire Dr
Oakville Ontario L6H 6E4
List: \$2,099,000 For: Sale

Oakville 1009 - JC Joshua Creek Halton
SPIS: N **Taxes:** \$10,750.06/2025

Detached **Front On:** S **Rms:** 9 + 2
Link: N **Acre:** **Bedrooms:** 4
2-Storey **Washrooms:** 5
1x2xMain, 1x6x2nd, 1x4x2nd,
1x4x2nd, 1x3xBsmt

Lot: 53.67 x 119.54 Feet **Irreg:**
Dir/Cross St: Upper Middle Rd. E. & Joshuas Creek Dr.
Directions: Upper Middle Rd. E. & Joshuas Creek Dr. to Bayshire Dr.

MLS#: W12393476 **PIN#:** 250630212
Possession Remarks: TBD

Kitchens:	1	Exterior:	Brick / Stone	Zoning:	
Fam Rm:	Y	Gar/Gar Spcs:	Attached / 2	Cable TV:	
Basement:	Finished / Full	Park/Drive:	Private	Hydro:	
Fireplace/Stv:	Y	Drive:	Private	Gas:	
Heat:	Forced Air / Gas	Drive Park Spcs:	4	Phone:	
A/C:	Central Air	Tot Prk Spcs:	6	Water:	Municipal
Central Vac:	N	UFFI:		Water Supply	
Apx Age:		Pool:	None	Type:	
Apx Sqft:	3000-3500	Energy Cert:		Sewer:	Sewers
Lot Size Source:	Other	Cert Level:		Spec Desig:	Unknown
Roof:	Shingles	GreenPIS:		Farm/Agr:	
Foundation:	Unknown	Prop Feat:	Family Room, Fireplace/Stove	Waterfront:	
Assessment:		Interior Feat:	Auto Garage Door Remote, Carpet Free	Retirement:	
POTL:				HST Applicable to	Included In
POTL Mo Fee:				Sale Price:	
Elevator/Lift:	N			Oth Struct:	
Laundry Lev:	Main			Survey Type:	None
Phys Hdcap-Eqp:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	11.32	x 9.97	Ceramic Floor	California Shutters	Crown Moulding
2	Breakfast	Main	14.3	x 10.07	Ceramic Floor	W/O To Deck	
3	Family	Main	15.98	x 14.4	Hardwood Floor	Gas Fireplace	California Shutters
4	Office	Main	11.98	x 9.97	Hardwood Floor	B/I Shelves	California Shutters
5	Dining	Main	14.57	x 11.98	Hardwood Floor	Crown Moulding	California Shutters
6	Living	Main	14.73	x 10.89	Hardwood Floor	Crown Moulding	Wainscoting
7	Prim Bdrm	2nd	26.64	x 11.91	Hardwood Floor	6 Pc Ensuite	W/I Closet
8	2nd Br	2nd	12.34	x 10.99	Hardwood Floor	Closet	California Shutters
9	3rd Br	2nd	11.42	x 10.89	Hardwood Floor	Closet	California Shutters
10	4th Br	2nd	14.3	x 12.24	Hardwood Floor	4 Pc Ensuite	Double Closet
11	Rec	Lower	35.99	x 14.9	Laminate	Open Concept	Pot Lights
12	Games	Lower	30.48	x 14.99	Laminate	Open Concept	Pot Lights

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Spectacular 4 Bedroom & 5 Bath Executive Home Boasting Over 3,200 Sq.Ft. A/G Finished Living Space PLUS Finished Basement... and a Beautiful, Private Backyard Oasis!! 2. Family-Sized Kitchen Boasting Ample Cabinet & Counter Space, Granite Countertops, Tile Backsplash & Generous Breakfast Area with Garden Door W/O to Deck & Private Backyard! 3. Spacious Principal Rooms with Hardwood Flooring... Bright & Beautiful Family Room Featuring Gas Fireplace & Large Windows Overlooking the Backyard, Plus Spacious Formal Dining Room, Separate Formal Living Room (with 12' Ceiling) & Private Office with B/I Shelving. 4. 4 Good-Sized Bedrooms with Hardwood Flooring, 3 Full Baths & Double Linen Closet on 2nd Level, Including Huge Primary Bedroom Suite with Large W/I Closet & Oversized 6pc Ensuite Boasting His & Hers Vanities, Bidet, Large Soaker/Jet Tub & Separate Shower. 5. Lovely Finished Basement with Open Concept Rec/Entertainment/Games Room Plus Full 3pc Bath & Ample Storage. All This & More!! Beautiful Curb Appeal with Brick & Stone Exterior & Stunning, Well-Maintained Lawn & Perennial Gardens. 2pc Powder Room & Mud/Laundry Room with Side Door W/O & Garage Access Complete the Main Level. 4th/Guest Bedroom Boasts Double Closet & Private 4pc Ensuite! 3,257 Sq.Ft. A/G Living Space (per Builder Plan) Plus 1,676 Sq.Ft. in the Finished Basement. California Shutters Thru Main (Except L/R) & 2nd Levels. 9' Ceilings on Main Level / 8'+ on 2nd Level. Gorgeous, Very Private Entertainer's Delight Backyard Boasting Large Deck, Plus Generous Patio Area, Mature Trees & Beautiful Perennial Gardens. 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 Front Doors '25, New A/C '22, New Washer & Dryer '22, Installed 8 Zone Irrigation System '18.

Inclusions: All Light Fixtures, All Window Coverings/California Shutters, Refrigerator, B/I Gas Stove Top, B/I Oven, B/I Dishwasher, Washer & Dryer, Central Vacuum System & Attachments, 2 Garage Door Openers & Remotes, Garden Shed & Storage Shed

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

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