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## MLS Listing - 2082 Laurelwood Dr., Oakville



**2082 Laurelwood Dr** **List: \$1,399,000 For: Sale**

**Oakville Ontario L6H 4S7**

Oakville 1018 - WC Wedgewood Creek Halton

**SPIS:** N **Taxes:** \$7,086.02/2025

**Detached**

**Front On:** W

**Rms:** 10

**Link:** N

**Acre:**

**Bedrooms:** 4

**2-Storey**

**Washrooms:** 3

1x2xMain, 1x4x2nd, 1x4x2nd

**Lot:** 47.9 x 122.57 Feet **Irreg:**

**Dir/Cross St:** Trafalgar Rd. & Upper Middle Rd.E.

**Directions:** Trafalgar Rd. & Upper Middle Rd.E. to Golden Briar Tr. to Laurelwood Dr.

**MLS#:** W12405827

**PIN#:** 249090283

**Possession Remarks:** TBD

<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> Part Fin	<b>Park/Drive:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b>	<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</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Type:</b>
<b>Apx Sqft:</b> 2500-3000	<b>Energy Cert:</b>	<b>Sewer:</b> Sewers
<b>Roof:</b> Shingles	<b>Cert Level:</b>	<b>Spec Desig:</b> Unknown
<b>Foundation:</b> Unknown	<b>GreenPIS:</b>	<b>Farm/Agr:</b>
<b>Assessment:</b>	<b>Prop Feat:</b>	<b>Waterfront:</b>
<b>POTL:</b>	Family Room, Fireplace/Stove	<b>Retirement:</b>
<b>POTL Mo Fee:</b>	<b>Interior Feat:</b> None	<b>HST Applicable to</b> Included In
<b>Elevator/Lift:</b>		<b>Sale Price:</b>
<b>Laundry Lev:</b> Main		<b>Oth Struct:</b>
<b>Phys Hdcap-Eqp:</b>		<b>Survey Type:</b> None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	11.98	x 8.33	Ceramic Floor
2	Breakfast	Main	15.98	x 8.99	Ceramic Floor
3	Family	Main	15.98	x 11.98	Hardwood Floor
4	Office	Main	12.99	x 9.97	Hardwood Floor
5	Dining	Main	11.98	x 11.98	Hardwood Floor
6	Living	Main	16.67	x 11.98	Hardwood Floor
7	Prim Bdrm	2nd	15.98	x 14.5	Broadloom
8	2nd Br	2nd	12.99	x 11.98	Broadloom
9	3rd Br	2nd	13.22	x 10.99	Broadloom
10	4th Br	2nd	13.98	x 11.98	Broadloom

**Client Remks:** 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. PRIDE of OWNERSHIP - Meticulous, Well-Loved & Well-Maintained Family Home Boasting 4 Bedrooms, 3 Baths & Almost 2,900 Sq.Ft. A/G Living Space Plus Partially Finished Basement, Nicely Nestled in Mature Wedgewood Creek Neighbourhood. 2. Family-Sized Kitchen Boasting Ample Cabinet & Counter Space, Granite Countertops, Ceramic Backsplash & Bright Breakfast Area with Large Windows Overlooking the Backyard! 3. Great Space in the Spacious Principal Rooms with Hardwood Flooring & Crown Moulding, Including Bright & Beautiful Family Room with Gas Fireplace & W/O to Deck, Plus Formal Dining Room & Living Room Area, and Private Office/Den. 4. Welcoming Entry with Hardwood Staircase Leads up to 2nd Level with Cozy Sitting Area/Reading Nook & 4 Generous Bedrooms, Including Large Primary Bedroom with W/I Closet & 4pc Ensuite Boasting Soaker Tub & Separate Shower. 5. Private, Fully-Fenced Backyard Featuring Large Deck, Fruit Trees, and Vegetable & Perennial Gardens. All This & More!! 2pc Powder Room, Large Mud/Laundry Room (with Side Door W/O) & Garage Access Complete the Main Level. Great Additional Space in the Partially Finished Basement Awaiting Your Design Ideas & Finishing Touches! Stunning Front Garden with Well-Manicured Trees, Shrubs & Perennials, Plus Flagstone Walkway & Front Porch. Fantastic Wedgewood Creek Location Just Minutes from Many Parks & Trails, Sheridan College Campus, Oakville Place, Hwy Access & Oakville's Thriving Uptown Core with Shopping, Restaurants & Many More Amenities! Windows Approx. '15, California Shutters (Upper Level Sitting Area, Kitchen, F/R & Den/Office) '15, Shingles Approx. '13, Patio Door '13, Furnace & A/C '12

**Inclusions:** All Light Fixtures, All Window Coverings, Refrigerator & Stove, B/I Dishwasher, Washer & Dryer, Basement Refrigerator, Garage Door Opener & 2 Remotes

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

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