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## MLS Listing - 2082 Laurelwood Dr., Oakville



**2082 Laurelwood Dr  
Oakville Ontario L6H 4S7**  
Oakville 1018 - WC Wedgewood Creek Halton  
SPIS: N      Taxes: \$7,086.02/2025

List: \$1,528,000 For: Sale

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

**Legal:** Pcl 38-1, Sec 20M374, Lot 38, Plan 20M374; Town of Oakville

**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>	Partially Finished	<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	Granite Counter	Ceramic Back Splash
2	Breakfast	Main	15.98	x 8.99	Ceramic Floor	California Shutters	Crown Moulding
3	Family	Main	15.98	x 11.98	Hardwood Floor	Gas Fireplace	W/O To Deck
4	Office	Main	12.99	x 9.97	Hardwood Floor	California Shutters	Crown Moulding
5	Dining	Main	11.98	x 11.98	Hardwood Floor	Crown Moulding	
6	Living	Main	16.67	x 11.98	Hardwood Floor	Crown Moulding	
7	Prim Bdrm	2nd	15.98	x 14.5	Broadloom	4 Pcs Ensuite	W/I Closet
8	2nd Br	2nd	12.99	x 11.98	Broadloom	Closet	
9	3rd Br	2nd	13.22	x 10.99	Broadloom	Closet	
10	4th Br	2nd	13.98	x 11.98	Broadloom	Closet	

**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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