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MLS Listing - 463 Grindstone Trail, Oakville



**463 Grindstone Tr
Oakville Ontario L6H 7H5**
Oakville 1010 - JM Joshua Meadows Halton
SPIS: N **Taxes: \$7,670.27/2025**

List: \$1,599,000 For: Sale

Detached **Front On: N** **Rms: 8 + 3**
Link: N **Acre:** **Bedrooms: 4 + 1**
2-Storey **Lot: 35.1 x 90.22 Feet Irreg:** **Washrooms: 5**
1x2xMain, 1x5x2nd, 1x3x2nd,
1x3x2nd, 1x3xBsmt

Dir/Cross St: Dundas St. E. & Eighth Line

Directions: Dundas St. E. & Eighth Line to Grindstone Trail

MLS#: W12557798 **PIN#:** 249300488

Possession Remarks: TBD

Legal: Lot 277, Plan 20M1183; Subject to an Easement for Entry as in HR1432566; Subject to an Easement for Entry as in HR1523888; Town of Oakville

Kitchens: 1
Fam Rm: Y
Basement: Finished
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft: 2500-3000
Roof: Shingles
Foundation: Unknown
Assessment:
POTL:
POTL Mo Fee:
Elevator/Lift:
Laundry Lev: Upper
Phys Hdcap-Eqp:

Exterior: Brick / Stone
Gar/Gar Spcs: Attached / 2
Park/Drive: Private
Drive: Private
Drive Park Spcs: 2
Tot Prk Spcs: 4
UFFI:
Pool: None
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat: Family Room, Fireplace/Stove
Interior Feat: Carpet Free

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

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	15.85	x 14.5	Ceramic Floor
2	Family	Main	17.91	x 10.66	Hardwood Floor
3	Living	Main	18.01	x 14.67	Hardwood Floor
4	Office	Main	9.91	x 9.68	Hardwood Floor
5	Prim Bdrm	2nd	15.91	x 15.75	Laminate
6	2nd Br	2nd	12.66	x 11.58	Laminate
7	3rd Br	2nd	11.25	x 10.93	Laminate
8	4th Br	2nd	10.93	x 10.93	Laminate
9	Rec	Bsmt	32.91	x 14.67	Vinyl Floor
10	5th Br	Bsmt	13.58	x 10.6	Vinyl Floor

Client Remarks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Spectacular Custom Eat-in Kitchen Boasting Modern Cabinetry, Quartz Countertops & Backsplash, Stainless Steel Appliances & Walk-Out to Patio & Backyard. 2. Well-Appointed Principal Rooms with Hardwood Flooring, Including Bright & Beautiful Family Room with Gas Fireplace, Plus Open Concept Living/Dining Room & Private Office (or Formal Dining Room) with French Door Entry. 3. 4 Bedrooms, 3 Full Baths & Convenient Upper Level Laundry on 2nd Level, with Generous Primary Bedroom Featuring W/I Closet & 5pc Ensuite with Double Vanity, Soaker Tub & Oversized Glass-Enclosed Shower. 4. Beautiful Finished Basement ('21) with Vinyl Flooring Boasting Open Concept Rec Room with Kitchenette, Plus Generous 5th Bdrm, 3pc Bath & Ample Storage. 5. Lovely Low-Maintenance, Fully-Fenced Backyard with Large Interlocking Stone Patio Area ('21). All This & More! 2,705 Sq.Ft. of Above-Ground Living Space Plus Finished Basement! Beautiful Stone & Stucco Facade with Covered Front Porch Entry Leading to Stunning 2-Storey Foyer. Stylish 2pc Powder Room Completes the Main Level. 2nd Bdrm Boasts Its Own 4pc Ensuite / 3rd & 4th Bdrms Share 4pc Semi-Ensuite! 9' Ceilings on Main Level / 8' on 2nd Level. Fabulous Location in Oakville's Growing Joshua Meadows Community within Walking Distance to William Rose Park with Tennis & Pickleball Courts, Baseball Diamond, Splash Pad Area & More, Top-Rated Schools, Parks & Trails, Public Transit, and the Uptown Core with Shopping, Restaurants & Many More Amenities... Plus Quick & Convenient Hwy Access!

Inclusions: All Light Fixtures (Foyer Chandelier in "As Is" Condition), All Window Coverings, Refrigerator, Built-in Gas Stove Top, Built-in Oven, Built-in Dishwasher, Washer & Dryer, Garage Door Opener & Remote

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

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Real One
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