

Together, for better!

一份信任，三份回报！



MLS Listing - 3159 William Rose Way, Oakville



3159 William Rose Way Oakville Ontario L6H 0T3		List: \$1,999,000 For: Sale
Oakville 1010 - JM Joshua Meadows Halton		
SPIS: N	Taxes: \$9,740.15/2025	
Detached	Front On: E	Rms: 9
Link: N	Acre:	Bedrooms: 4
2-Storey		Washrooms: 4
		1x2xMain, 1x5x2nd, 1x4x2nd, 1x4x2nd
		Lot: 43.86 x 102.81 Feet Irreg: Irreg. Lot - 94.33' X 65.07' (Rear)
		Dir/Cross St: Dundas St.E. & Trafalgar Rd.
		Directions: Dundas St.E. & Trafalgar Rd. to Threshing Mill Blvd. to William Rose Way

MLS#: W12609048 **PIN#:** 249300254

Possession Remarks: TBD

Legal: Lot 43, Plan 20M1183; Subject to an Easement for Entry as in HR1432437; Subject to an Easement for Entry as in HR1565863; Town of Oakville

Kitchens: 1	Exterior: Brick / Stone	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Attached / 2	Cable TV:
Basement: Full / Unfinished	Park/Drive: Private	Hydro:
Fireplace/Stv: Y	Drive: Private	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 3	Phone:
A/C: Central Air	Tot Prk Spcs: 5	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Apx Sqft: 3500-5000	Energy Cert:	Spec Desig: Unknown
Lot Shape: Pie	Cert Level:	Farm/Agr:
Roof: Shingles	GreenPIS:	Waterfront:
Foundation: Unknown	Prop Feat: Family Room, Fireplace/Stove	Retirement: N
Assessment:	Interior Feat: Other	HST Applicable to: Included In
POTL:		Sale Price:
POTL Mo Fee:		Oth Struct:
Elevator/Lift: N		Survey Type: None
Laundry Lev: Main		
Phys Hdcap-Eqp:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	23.82	x 13.09	Hardwood Floor	Centre Island	Granite Counter
2	Breakfast	Main	23.82	x 13.09	Hardwood Floor	Combined W/Kitchen	W/O To Patio
3	Family	Main	17.42	x 13.25	Hardwood Floor	Gas Fireplace	Cofferred Ceiling
4	Office	Main	11.75	x 9.91	Hardwood Floor	Cofferred Ceiling	Large Window
5	Dining	Main	14.93	x 13.09	Hardwood Floor	Cofferred Ceiling	Crown Moulding
6	Living	Main	14.17	x 10.43	Hardwood Floor	Cofferred Ceiling	Crown Moulding
7	Prim Bdrm	2nd	18.34	x 15.42	Hardwood Floor	5 Pc Ensuite	W/I Closet
8	2nd Br	2nd	14.07	x 11.91	Hardwood Floor	4 Pc Ensuite	W/I Closet
9	3rd Br	2nd	17.91	x 10.33	Hardwood Floor	Semi Ensuite	W/I Closet
10	4th Br	2nd	14.93	x 12.4	Hardwood Floor	Semi Ensuite	Double Closet

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Stunning Kitchen Boasting Premium Cabinetry, Centre Island with Breakfast Bar, Granite Countertops, Classy Backsplash, Stainless Steel Appliances & Spacious Breakfast Area with W/O to Patio Area & Backyard. 2. Generous Principal Rooms with 10' Ceilings & Dark Maple Hdwd Flooring, Including Spectacular F/R with Custom Waffle Ceiling, Beautiful Wall Mouldings & Gas Fireplace, Plus Formal D/R & L/R (with Coffered Ceilings & Elegant Crown Mouldings), and Private Main Level Office. 3. Impressive Oak Staircase Leads to Spacious 2nd Level with 9' Ceilings Featuring 4 Large Bdrms with New Hdwd Flooring ('25), 3 Full Baths, W/I Linen Closet & Convenient 2nd Level Laundry Room... with 2nd Bdrm Boasting W/I Closet & 4pc Ensuite AND 3rd & 4th Bdrms with Access to 4pc Semi-Ensuite! 4. Classy Dbl Door Entry to Beautiful Primary Bdrm Suite Boasting His & Hers W/I Closets & Luxurious 5pc Ensuite with Linen Closet, Dbl Vanity, Freestanding Soaker Tub, Oversized Shower & Private Water Closet. 5. Oversized Pie-Shaped (65' at Rear), Fully-Fenced Backyard Boasting Professionally Installed Patio Area & Plenty of Space for Entertaining & Play! All This & More! Great Space with 3,623 Sq.Ft. of Finished Living Space & an Additional 1,600+ Sq.Ft. Available in the Open Unspoiled Basement Awaiting Your Design Ideas & Finishing Touches! Modern 2pc Powder Room & Convenient Garage Access Complete the Main Level. B/I Speakers Thru Kitchen, D/R, F/R & Upper Hallway. Beautiful Wall Mouldings Thru Main & 2nd Level Hallways. Striking Stone & Stucco Facade with Large Front Patio Area (Ideal for Extra Parking Space!) & Covered Porch Entry. Conveniently Located in Lovely Joshua Meadows Neighbourhood Just Steps from William Rose Park & Buttonbush Woods Park/Trail and Just Minutes from Top-Rated Schools, Parks & Trails, Public Transit & the Uptown Core with Shopping, Restaurants & Many More Amenities... Plus Quick & Convenient Hwy Access!

Inclusions: All Light Fixtures, All Window Coverings, Refrigerator & Gas Stove, B/I Dishwasher, B/I Speakers, Washer & Dryer

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

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