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## MLS Listing - 3159 William Rose Way, Oakville



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

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Full / Unfinished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 3500-5000 <b>Lot Shape:</b> Pie <b>Roof:</b> Shingles <b>Foundation:</b> Unknown <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> N <b>Laundry Lev:</b> Main <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Brick / Stone <b>Gar/Gar Spcs:</b> Attached / 2 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 3 <b>Tot Prk Spcs:</b> 5 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Family Room, Fireplace/Stove <b>Interior Feat:</b> Other	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> N <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	23.82	x 13.09	Hardwood Floor
2	Breakfast	Main	23.82	x 13.09	Hardwood Floor
3	Family	Main	17.42	x 13.25	Hardwood Floor
4	Office	Main	11.75	x 9.91	Hardwood Floor
5	Dining	Main	14.93	x 13.09	Hardwood Floor
6	Living	Main	14.17	x 10.43	Hardwood Floor
7	Prim Bdrm	2nd	18.34	x 15.42	Hardwood Floor
8	2nd Br	2nd	14.07	x 11.91	Hardwood Floor
9	3rd Br	2nd	17.91	x 10.33	Hardwood Floor
10	4th Br	2nd	14.93	x 12.4	Hardwood Floor

**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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