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## MLS Listing - 2250 Rockingham Dr., Unit 55, Oakville



REAL ONE REALTY INC. Brokerage

**2250 Rockingham Dr 55**
**Oakville Ontario L6H 6J3**

Oakville 1009 - JC Joshua Creek Halton

**SPIS: N**
**Taxes: \$4,957.71/2025**
**List: \$1,199,000 For: Sale**
**Condo Townhouse**
**2-Storey**
**Rms: 5 + 2**
**Corp#: HCP / 298**
**#Shares%:**
**Bedrooms: 2**
**Unit#: 55**
**Locker#:**
**Washrooms: 4**
**Locker Lev Unit:**

1x2xMain, 1x4x2nd, 1x4x2nd,

**Locker Unit#:**

1x3xBsmt

**Level: 1**
**Zoning:**
**Prop Mgmt:** FirstService Residential

**Dir/Cross St:** Upper Middle Rd. E. & Joshuas Creek Dr.

**Directions:** Upper Middle Rd. E. & Joshuas Creek Dr. to Bayshire Dr. to Rockingham Dr.

**MLS#: W12651366 Possession Remarks: TBD**
**Status Cert: N**
**Bldg Name: The Woods of Joshua Creek**
**PIN#:**

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> None
<b>Fam Rm:</b> N	<b>Locker:</b> None	<b>Ens Lndry:</b> Y
<b>Basement:</b> Finished / Full	<b>Maint:</b> \$717.05	<b>Lndy Lev:</b> Upper
<b>Fireplace/Stv:</b> Y	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> Y	<b>Gar/Gar Spcs:</b> Attached / 2
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b> Private
<b>Apx Sqft:</b> 1600-1799	<b>Elev/Lift:</b> N Retirement	<b>Drive:</b> Private
<b>Sqft Source:</b> per MPAC	<b>HST Applicable to</b>	<b>Park Type:</b> Owned
<b>Exposure:</b> W	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 2
<b>Assessment:</b>	<b>Taxes Incl:</b>	<b>Tot Prk Spcs:</b> 4
<b>Spec Desig:</b> Unknown	<b>Water Incl:</b>	<b>Park \$/Mo:</b>
<b>Survey Type:</b> None	<b>Heat Incl:</b> Hydro Incl	<b>Prk Lvl/Unit:</b>
<b>Phys Hdp-Eqp:</b>	<b>Cable TV Incl:</b> CAC Incl	<b>Bldg Amen:</b> Visitor Parking
	<b>Bldg Ins Incl:</b> Y Prkg Incl	<b>Prop Feat:</b> Central Vacuum, Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions
	<b>Com Elem Incl:</b> Y	<b>Interior Feat:</b> Central Vacuum, Auto Garage Door Remote, On Demand Water Heater
	<b>Energy Cert:</b>	
	<b>GreenPIS:</b>	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	16.4	x 9.15	Hardwood Floor	Quartz Counter	W/O To Patio
2	Dining	Main	24.08	x 12.66	Hardwood Floor	Gas Fireplace	Bay Window
3	Living	Main	24.08	x 12.66	Hardwood Floor	Open Concept	Combined W/Dining
4	Prim Bdrm	2nd	16.24	x 12.01	Hardwood Floor	4 Pc Ensuite	W/I Closet
5	2nd Br	2nd	13.48	x 12.66	Hardwood Floor	Combined W/Sitting	Large Window
6	Sitting	2nd	9.91	x 9.32	Hardwood Floor	Combined W/Br	W/I Closet
7	Rec	Bsmt	15.26	x 11.75	Broadloom	Combined W/Office	
8	Office	Bsmt	9.58	x 9.58	Broadloom	Combined W/Rec	

**Client Remarks:**

5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Stunning & Spacious 2 Bdrm & 4 Bath Condo Townhouse in Desirable "The Woods of Joshua Creek" Complex with 1,744 Sq.Ft. of Above-Ground Living Space PLUS Finished Bsmt! 2. Modern Kitchen Boasting Quartz Countertops, Stylish Backsplash, Stainless Steel Appliances, Ample Cabinet Space with Pantry Cabinets & Breakfast Area with W/O to Patio & Backyard. 3. Bright & Spacious Open Concept Living & Dining Room Area with Bay Window, Pot Lights ('22) & Gas Fireplace ('22). 4. 2 Large Bdrms with Upgraded Closets ('22), 2 Full Baths & Convenient Upper Level Laundry Room with Ample Storage on 2nd Level, with Primary Bdrm Featuring His & Hers W/I Closets & Updated 4pc Ensuite ('22) with Heated Flooring, Large Vanity, Freestanding Soaker Tub & Glass-Enclosed Shower. 5. Lovely Finished Bsmt Boasting Open Concept Rec Room & Office (or 3rd Bdrm), Plus Updated, Oversized 3pc Bath ('22) with Heated Flooring, and Ample Storage. All This & More! Updated 2pc Powder Room ('22) & Access to Garage Complete the Main Level. Smooth 9' Ceilings Thru Main Level / 8' Ceilings on 2nd Level. Oversized 2nd Bdrm with Sitting Area & W/I Closet Can Easily Be Converted Back to 2 Bdrms. Updated Staircase (with Iron Railings) & Hdwd Flooring Thru Main & 2nd Levels '22, New Windows & Patio Door (with Integrated Solar Shades) '23, Upgraded Attic Insulation '22, Upgraded Lutron Switches & Some Light Fixtures (to LED) & Updated Outlets '22, New Blinds/California Shutters '23. Bonus 2 Car Garage Plus Double Driveway. Beautiful Backyard with Generous Patio Area & Perennial Gardens. Fantastic Condo Complex in Desirable Joshua Creek Location Just Minutes from Parks & Trails, Top-Rated Schools, Community Centre, Library, Restaurants, Shopping, Hwy Access & Many More Amenities!

**Inclusions:**

All Light Fixtures, All Blinds/Window Coverings, Refrigerator & Gas Stove, Built-in Dishwasher ('23), Microwave ('23), Washer & Dryer, Wall-Mounted TVs, Foyer Mirror & Bench, Central Vacuum System & Attachments, Tankless Water Heater, Garage Door Opener & Remote(s)

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

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