



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



2250 Rockingham Dr 55 **List: \$1,199,000 For: Sale**

Oakville Ontario L6H 6J3

Oakville 1009 - JC Joshua Creek Halton

SPIS: N

Taxes: \$4,957.71/2025

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#:

Kitchens: 1
Fam Rm: N
Basement: Finished / Full
Fireplace/Stv: Y
Heat: Forced Air / Gas
Apx Age:
Apx Sqft: 1600-1799
Sqft Source: per MPAC
Exposure: W
Assessment:
Spec Desig: Unknown
Survey Type: None
Phys Hdp-Eqp:

Pets Perm: Yes-with Restrictions
Locker: None
Maint: \$717.05
A/C: Central Air
Central Vac: Y
UFFI:
Elev/Lift: N **Retirement:** Included In
HST Applicable to Sale Price:
Taxes Incl: **Water Incl:**
Heat Incl: **Hydro Incl:**
Cable TV Incl: **CAC Incl:**
Bldg Ins Incl: Y **Prkg Incl:** Y
Com Elem Incl: Y
Cert Level:
Energy Cert:
GreenPIS:

Balcony: None
Ens Lndry: Y
Lndy Lev: Upper
Exterior: Brick
Gar/Gar Spcs: Attached / 2
Park/Drive: Private
Drive: Private
Park Type: Owned
Park/Drv Spcs: 2
Tot Prk Spcs: 4
Park \$/Mo:
Prk Lvl/Unit:
Bldg Amen: Visitor Parking
Prop Feat: Central Vacuum, Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions
Interior Feat: Central Vacuum, Auto Garage Door Remote, On Demand Water Heater

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	16.4	x 9.15	Hardwood Floor
2	Dining	Main	24.08	x 12.66	Hardwood Floor
3	Living	Main	24.08	x 12.66	Hardwood Floor
4	Prim Bdrm	2nd	16.24	x 12.01	Hardwood Floor
5	2nd Br	2nd	13.48	x 12.66	Hardwood Floor
6	Sitting	2nd	9.91	x 9.32	Hardwood Floor
7	Rec	Bsmt	15.26	x 11.75	Broadloom
8	Office	Bsmt	9.58	x 9.58	Broadloom

Client Remks:

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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