



Together, for better!

一份信任，三份回报！



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



2250 Rockingham Dr 55 **List: \$1,165,000 For: Sale**

Oakville Ontario L6H 6J3
 Oakville 1009 - JC Joshua Creek Halton
SPIS: No **Taxes:** \$5,084.70/2026

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#: W13145486 **Possession Remarks:** TBD
Status Cert: N **Bldg Name:** The Woods of Joshua Creek **PIN#:** 255990055

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: None
Fam Rm: N	Locker: None	Ens Lndry: Y
Basement: Finished / Full	Maint: \$742.48	Lndy Lev: Upper
Fireplace/Stv: Y	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: Yes	Gar/Gar Spcs: Attached / 2
Apx Age:	UFFI:	Drive: Private
Apx Sqft: 1600-1799	Elev/Lift: No	Park Type: Owned
Sqft Source: per MPAC	HST Applicable to: Included In	Park/Drv Spcs: 2
Exposure: W	Sale Price:	Tot Prk Spcs: 4
Assessment:	Taxes Incl:	Park \$/Mo:
Spec Desig: Unknown	Heat Incl:	Prk Lvl/Unit:
Survey Type: None	Cable TV Incl:	Bldg Amen: Visitor Parking
Phys Hdp-Eqp:	Water Incl:	Prop Feat: Central Vacuum, Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions
	Hydro Incl:	Interior Feat: Central Vacuum, Auto Garage Door Remote, On Demand Water Heater
	CAC Incl:	
	Bldg Ins Incl: Y	
	Com Elem Incl: Y	
	Cert Level:	
	Energy Cert:	
	GreenPIS:	

#	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 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 (Owned), Garage Door Opener & Remote(s)

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

PropTx Innovations Inc. (PropTx) assumes no responsibility for the accuracy of any information shown. Copyright 2026, used under license to PropTx 2026.

www.theelite3team.com

1660 North Service Rd E, Unit 103, Oakville On L6H 7G3

905-270-3333

