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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 **Last Status: NEW**
SPIS: No **Taxes:** $5,084.70/2026

Condo Townhouse | 2-Storey
Corp#: HCP / 298 | **#Shares%:** | **Rms:** 6 + 2
Unit#: 55 | **Locker#:** | **Bedrooms:** 3
Locker Lev Unit: 1x2xMain, 1x4x2nd, 1x4x2nd, | **Washrooms:** 4
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#: W14198964 **Possession Remarks:** TBD
Status Cert: No **Bldg Name:** The Woods of Joshua Creek **PIN#:** 255990055

Kitchens:	1	**Pets Perm:**	Yes-with Restrictions	**Balcony:**	None
Fam Rm:	N	**Locker:**	None	**Laundry Feat:**	In-Suite Laundry, Laundry Room
Basement:	Finished / Full	**Maint:**	$742.48		
Fireplace/Stv:	Y	**A/C:**	Central Air	**Ens Lndry:**	Y
Heat:	Forced Air / Gas	**Central Vac:**	Yes	**Lndy Lev:**	Upper
Apx Age:		**UFFI:**		**Exterior:**	Brick
Apx Sqft:	1600-1799	**Elev/Lift:**	No **Retirement:**	**Garage:**	Yes
Sqft Source:	per Floor Plan	**HST Applicable to**	Included In	**Gar/Gar Spcs:**	Attached / 2
Exposure:	W	**Sale Price:**		**Drive:**	Private
Assessment:		**Taxes Incl:**	**Water Incl:**	**Park Type:**	Owned
Spec Desig:	Unknown	**Heat Incl:**	**Hydro Incl:**	**Park/Drv Spcs:**	2
Survey Type:	None	**Cable TV Incl:**	**CAC Incl:**	**Tot Prk Spcs:**	4
Phys Hdp-Eqp:		**Bldg Ins Incl:**	Y **Prkg Incl:** Y	**Park $/Mo:**	
		Com Elem Incl:	Y	**Prk Lvl/Unit:**	
		Cert Level:		**Bldg Amen:**	Visitor Parking
		Energy Cert:		**Prop Feat:**	Central Vacuum, Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions
		GreenPIS:		**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	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	13.32	x	12.5	Hardwood Floor	Large Window	California Shutters
6	3rd Br	2nd	17.42	x	8.92	Hardwood Floor	Large Window	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 3 Bedroom & 4 Bath Condo Townhouse in Desirable "The Woods of Joshua Creek" Complex with 1,744 Sq.Ft. of Above-Ground Living Space PLUS Finished Basement! 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. 3 Good-Sized Bedrooms, 2 Full Baths & Convenient Upper Level Laundry Room with Ample Storage on 2nd Level, with Primary Bedroom Featuring His & Hers W/I Closets & Updated 4pc Ensuite ('22) with Heated Flooring, Large Vanity, Freestanding Soaker Tub & Glass-Enclosed Shower. 5. Lovely Finished Basement Boasting Open Concept Rec Room & Office (or 4th Bedroom), 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. Upgraded Closets in Primary & 3rd Bedrooms '22, 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

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