



Together, For Better !

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## Features & Updates ~ 55 - 2250 Rockingham Dr., Oakville

### Highlights:

- Spacious, Well-Maintained 2 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!
- Modern Kitchen Boasts Quartz Countertops, Stylish Backsplash, Stainless Steel Appliances, Ample Cabinet Space with Pantry Cabinets & Breakfast Area with Walk-Out to Patio & Backyard.
- Bright & Spacious Open Concept Living & Dining Room Area with Pot Lights, Bay Window & Gas Fireplace.
- Updated 2pc Powder Room & Access to Garage Complete the Main Level.
- 2 Large Bedrooms with Upgraded Closets, 2 Full Baths & Convenient Upper Level Laundry Room with Ample Storage on 2nd Level.
- Bright & Beautiful Primary Bedroom Features His & Hers Walk-in Closets & Updated 4pc Ensuite with Heated Flooring, Freestanding Soaker Tub & Glass-Enclosed Shower.
- Oversized 2nd Bedroom with Sitting Area Can Be Converted Back to 2 Bedrooms.
- Updated Staircase & Hardwood Flooring Through Main & 2nd Levels.
- Lovely Finished Basement Boasts Open Concept Rec Room & Office (or 3rd Bedroom), Plus Updated, Oversized 3pc Bath with Heated Flooring & Ample Storage.
- 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, Highway Access & Many More Amenities!

### Inclusions:

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

### Property Management:

FirstService Residential | [www.fsresidential.com](http://www.fsresidential.com) | Customer Care Center: 1.855.244.8854  
Property Manager: Katherine Ramos | [katherine.ramos@fsresidential.com](mailto:katherine.ramos@fsresidential.com)

### Condo/Maintenance Fee:

\$742.48/month

### Updates:

2023: New California Shutters to 2nd Bedroom & Solar Roller Shades to Main Level & PBR  
 2023: Installed Ecobee Programmable Thermostat  
 2023: New Dishwasher & Microwave  
 2023: New Windows & Patio Door  
 2022: Cat6 Access in Bedrooms & Basement  
 2022: Lutron Switches Throughout Home  
 2022: Refinished Staircase & Added Iron Railings  
 2022: New Hardwood Flooring on Main & 2nd Levels  
 2022: Renovated Powder Room, Ensuite Bath & Basement Bath  
 2022: Upgraded Attic Insulation  
 2022: Replaced Outlets & Light Fixtures  
 2022: Added Pot Lights to Dining Room  
 2022: New Gas Fireplace

[www.theelite3team.com](http://www.theelite3team.com)

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