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## MLS Listing - 99 Grovewood Common, Oakville



### 99 Grovewood Cmn

Oakville Ontario L6H 0X4

Oakville 1008 - GO Glenorchy Halton

List: \$1,075,000 For: Sale

SPIS: N

Taxes: \$3,898.31/2025

Condo Townhouse

3-Storey

Rms: 7

Corp#: HSCC / 733

#Shares%:

Bedrooms: 3

Unit#: 69

Locker#:

Washrooms: 3

Locker Lev Unit:

1x2x2nd, 1x3x3rd, 1x4x3rd

Locker Unit#:

Level: 1

### Zoning:

Prop Mgmt: Maple Ridge Community Management

Dir/Cross St: Trafalgar Rd. & Dundas St. E.

### Directions:

Trafalgar Rd. & Dundas St. E. to Ernest Appelbe Blvd. to Huguenot Rd. to Grovewood Common

MLS#: W12685774 Possession Remarks: TBD

Status Cert: N

Bldg Name:

PIN#:

**Kitchens:** 1  
**Fam Rm:** Y  
**Basement:** None  
**Fireplace/Stv:** N  
**Heat:** Forced Air / Gas  
**Apx Age:**  
**Apx Sqft:** 1800-1999  
**Roof:** Shingles  
**Foundation:** Unknown  
**Sqft Source:** per MPAC  
**Exposure:** S  
**Assessment:**  
**Spec Desig:** Unknown  
**Survey Type:** None  
**Phys Hdp-Eqp:**

**Pets Perm:** Yes-with Restrictions  
**Locker:** None  
**Maint:** \$144.22  
**A/C:** Central Air  
**Central Vac:** N  
**UFFI:**  
**Elev/Lift:**  
**HST Applicable to** Included In  
**Sale Price:**  
**Taxes Incl:**  
**Heat Incl:**  
**Cable TV Incl:**  
**Bldg Ins Incl:**  
**Com Elem Incl:** Y  
**Cert Level:**  
**Energy Cert:**  
**GreenPIS:**

**Balcony:** Open  
**Ens Lndry:** Y  
**Lndy Lev:** Upper  
**Exterior:** Brick Front / Stucco/Plaster  
**Gar/Gar Spcs:** Attached / 2  
**Park/Drive:** None  
**Drive:** None  
**Park Type:** Owned  
**Park/Drv Spcs:** 0  
**Tot Prk Spcs:** 2  
**Park \$/Mo:**  
**Prk Lvl/Unit:**  
**Bldg Amen:**  
**Prop Feat:** Ensuite Laundry, Family Room, Pets Allowed with Restrictions  
**Interior Feat:** On Demand Water Heater

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	2nd	15.85	x 8.5	Ceramic Floor	Granite Counter	Pantry
2	Dining	2nd	13.48	x 8.76	Laminate	W/O To Balcony	Open Concept
3	Great Rm	2nd	17.16	x 15.42	Laminate	Large Window	
4	Prim Bdrm	3rd	15.09	x 11.32	Broadloom	3 Pc Ensuite	W/I Closet
5	2nd Br	3rd	10.24	x 9.25	Broadloom	Closet	Large Window
6	3rd Br	3rd	10.17	x 9.32	Broadloom	Closet	Large Window
7	Family	Ground	16.83	x 11.42	Laminate	Large Window	

### Client Remks:

5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Bright & Spacious 3 Bedroom & 3 Bath Townhouse in Desirable Glenorchy Location with 1,950 Sq.Ft. of Above-Ground Living Space! 2. Upgraded Open Concept Kitchen Boasting Centre Island, Granite Countertops, Subway Tile Backsplash, Stainless Steel Appliances, Ample Cabinet Space & W/I Pantry... Plus Bright Dining/Breakfast Area with Feature Wall & W/O to Large Open Balcony. 3. Spacious Great Room with Modern Feature Wall, Office Nook & Large Windows. 4. 3 Bedrooms, 2 Full Baths, Large Linen Closet & Convenient Upper Level Laundry on 3rd Level, with Primary Bedroom Featuring Chic Feature Wall, Plus W/I Closet & Upgraded 3pc Ensuite. 5. Lovely Family Room (or Office) with Large Window on Ground Level, Plus Convenient Access to 2 Car Garage. All This & More! Upgraded 2pc Powder Room Completes the Main (2nd) Level. Smooth 9' Ceilings Thru Ground & Main Levels / 8' Ceilings on 3rd Level. Freshly Painted & Move In Ready! Builder Upgrades Include Upgraded Kitchen & Baths. Newly Updated Light Fixtures & Feature Wall Panels. Fantastic Community in Desirable Glenorchy Neighbourhood Just Minutes from Parks & Trails, Top-Rated Schools, Hospital & Oakville's Thriving Uptown Core with Shopping, Restaurants & Many Amenities!

### Inclusions:

All Light Fixtures, All Blinds/Window Coverings, Refrigerator & Stove, Built-in Dishwasher, Washer & Dryer, Garage Door Opener & 2 Remotes  
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**Listing Contracted With:** REAL ONE REALTY INC. Ph: 905-281-2888

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