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## MLS Listing - 225 Fowley Dr., Oakville



**225 Fowley Dr** **List: \$1,169,000 For: Sale**

**Oakville Ontario L6H 0P4**

Oakville 1008 - GO Glenorchy Halton

**SPIS:** N **Taxes:** \$5,567/2025

**Att/Row/Twnhouse**

**Front On:** N

**Rms:** 6 + 2

**Link:**

**Acre:**

**Bedrooms:** 3 + 1

2-Storey

**Washrooms:** 4

1x2xMain, 1x3x2nd, 1x4x2nd,

1x4xBsmt

**Lot:** 20 x 82.02 Feet **Irreg:**

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

**Directions:** Trafalgar Rd. & Dundas St. E. to Ernest Appelbe Blvd. to Fowley Dr.

**MLS#:** W12709120

**PIN#:** 249295019

**Possession Remarks:** TBD

**Legal:** Part Block 12, Plan 20M1175, Parts 21,22 20R20770 S/T an Easement Over Part 22 20R20770 in Favour of Parts 23-25 20R20770 as in HR1512288 T/W an Easement Over Part 19 20R20770 as in HR1512288 S/T an Easement for Entry as in HR1516790; Town of Oakville

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick / Stucco/Plaster	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Built-In / 1	<b>Cable TV:</b>
<b>Basement:</b> Finished / Walk-Out	<b>Park/Drive:</b> Private	<b>Hydro:</b>
<b>Fireplace/Stv:</b> N	<b>Drive:</b> Private	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 2	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 3	<b>Water:</b> Municipal
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Water Supply Type:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b> 1500-2000	<b>Energy Cert:</b>	<b>Spec Desig:</b> Unknown
<b>Roof:</b> Flat	<b>Cert Level:</b>	<b>Farm/Agr:</b>
<b>Foundation:</b> Unknown	<b>GreenPIS:</b>	<b>Waterfront:</b>
<b>Assessment:</b>	<b>Prop Feat:</b>	<b>Retirement:</b>
<b>POTL:</b>	<b>Interior Feat:</b> Carpet Free, On Demand	<b>HST Applicable to</b> Included In
<b>POTL Mo Fee:</b>	<b>Water Heater</b>	<b>Sale Price:</b>
<b>Elevator/Lift:</b>		<b>Oth Struct:</b>
<b>Laundry Lev:</b> Upper		<b>Survey Type:</b> None
<b>Phys Hdcap-Eqp:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	19.75	x 8.66	Laminate	Granite Counter	Stainless Steel Appl
2	Dining	Main	9.68	x 8.66	Laminate	Large Window	O/Looks Ravine
3	Living	Main	19	x 10.43	Laminate	W/O To Balcony	Open Concept
4	Prim Bdrm	2nd	18.5	x 13.48	Laminate	3 Pc Ensuite	W/I Closet
5	2nd Br	2nd	18.77	x 10.6	Laminate	Closet	Large Window
6	3rd Br	2nd	11.52	x 9.91	Laminate	Closet	Large Window
7	Rec	Bsmt	19.49	x 13.09	Laminate	W/O To Patio	4 Pc Bath
8	4th Br	Bsmt	9.32	x 8.23	Laminate	Closet	Large Window

**Client Remks:** 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Stunning & Spacious 3+1 Bedroom & 4 Bath Townhouse Backing onto Ravine in Desirable Glenorchy Location with 1,812 Sq.Ft. of Above-Ground Living Space PLUS Finished W/O Basement! 2. Impressive Open Concept Main Level with Gourmet Kitchen Boasting Modern Gloss Cabinetry, Large Centre Island with Breakfast Bar, Granite Countertops, Subway Tile Backsplash & Stainless Steel Appliances, Plus Bright Dining/Breakfast Area with Large Window & Spacious Living Room with W/O to Open Balcony Overlooking the Ravine! 3. Generously Sized Bedrooms, 2 Full Baths, Oversized Linen Closet & Convenient Upper Level Laundry on 2nd Level, with Spacious Primary Bedroom Featuring Large Window Overlooking the Ravine, Plus W/I Closet & 3pc Ensuite with Large Vanity & Stunning Shower. 4. Bright & Airy Finished W/O Basement with Full 9' Ceilings Boasting Generous Rec Room with W/O to Yard, Plus 4th Bedroom, 4pc Bath & Large Storage Area. 5. Lovely Private Backyard/Patio Area ('25) Area Backing onto Trail & Ravine in Desirable Glenorchy Neighbourhood Just Minutes from Parks & Trails, Top-Rated Schools, Hospital & Oakville's Thriving Uptown Core with Shopping, Restaurants & Many Amenities! All This & More! Direct Access to B/I Garage & Modern 2pc Powder Room Complete the Main Level. Smooth 9' Ceilings on All 3 Levels. Over 2,500 Sq.Ft. of Finished Living Space on Full 3 Levels! Built-in Garage & Extended Driveway with Parking for 2 Additional Vehicles. 2025 Updates: New Interlocking Patio at Back & Front, New Fencing, Extended Driveway, New Dishwasher, Washer & Dryer

**Inclusions:** All Light Fixtures, All Window Coverings, Refrigerator & Stove, Built-in Dishwasher, Washer & Dryer, 2 Security Cameras & Doorbell, Tankless Water Heater (Owned)

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

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**www.theelite3team.com**

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