

Together, for better!

一份信任，三份回报！



MLS Listing - 1247 Agram Dr., Oakville



**1247 Agram Dr.
Oakville Ontario L6H 7P1**
 Oakville 1009 - JC Joshua Creek Halton
SPIS: N **Taxes: \$5,550.30/2025**

List: \$1,399,000 For: Sale

Att/Row/Twnhouse **Front On: W** **Rms: 7 + 1**
Link: **Acre:** **Bedrooms: 3**
 2-Storey **Washrooms: 4**
 1x2xMain, 1x5x2nd, 1x4x2nd,
 1x3xBsmt

Lot: 24.77 x 110.27 Feet **Irreg:**
Dir/Cross St: Dundas St. E. & Prince Michael Dr.
Directions: Dundas St. E. & Prince Michael Dr. to Agram Dr.

MLS#: W12734976 **PIN#:** 250631874

Possession Remarks: TBD

Legal: Part Block 211, Plan 20M858, Parts 7 to 9, 20R15394; Town of Oakville; S/T Easement HR258447 Over Part 8, 20R15394 in Favour of Parts 4 to 6, 20R15394; T/W Easement HR258447 Over Part 11, 20R15394; T/W Easement HR258447 Over Part 6, 20R15394; S/T Easement HR258447 Over Part 9, 20R15394 in Favour of Parts 10 to 13, 20R15394; S/T Right HR258447

Kitchens: 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2000-2500 Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Upper Phys Hdcap-Eqp:	Exterior: Brick / Stone Gar/Gar Spcs: Attached / 2 Park/Drive: Private Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Interior Feat: Carpet Free, Auto Garage Door Remote	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: HST Applicable to Included In Sale Price: Oth Struct: Survey Type: None
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Kitchen	Main	10.33	x 8.99	Marble Floor	Breakfast Bar
2	Dining	Main	10.24	x 10.07	Hardwood Floor	Open Concept
3	Family	Main	19.26	x 10.43	Hardwood Floor	Gas Fireplace
4	Living	Main	12.34	x 9.42	Hardwood Floor	California Shutters
5	Prim Bdrm	2nd	19.32	x 12.4	Hardwood Floor	5 Pc Ensuite
6	2nd Br	2nd	10.93	x 9.91	Hardwood Floor	W/I Closet
7	3rd Br	2nd	13.16	x 8.92	Hardwood Floor	California Shutters
8	Rec	Bsmt	18.77	x 9.58	Laminate	Open Concept
9	Media/Ent	Bsmt	23.33	x 8.66	Laminate	Pot Lights

Client Remarks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Spacious, Well-Maintained 3 Bedroom & 4 Bath Freehold Townhome in Joshua Creek with 2,029 Sq.Ft. of Above-Ground Living Space PLUS Nearly 1,000 Sq.Ft. in the Finished Basement! 2. Family-Sized Kitchen Boasting Breakfast Bar, Quartz Countertops, Mosaic Backsplash, Stainless Steel Appliances & Bright Open Dining Area. 3. Stunning Open Concept Family Room Area Featuring Ample Large Windows, Gas Fireplace with Stone-Surround, Beautiful B/I Shelving & Garden Door W/O to Concrete Patio & Generous Backyard. 4. 3 Good-Sized Bedrooms, 2 Full Baths & Convenient Upper Level Laundry Room on 2nd Level, with Primary Bedroom Featuring Large Windows, Window Seat, W/I Closet & 5pc Ensuite with Double Vanity, Large Soaker Tub & Separate Shower. 5. Bright Finished Basement Boasting Oversized Open Concept Rec/Entertainment Room, Plus Full 3pc Bath & Ample Storage. All This & More! Lovely Formal Living Room, 2pc Powder Room & Access to Garage Complete the Main Level. Smooth 9' Ceilings Thru Main Level / 8' Ceilings on 2nd Level. California Shutters Thru Main & 2nd Levels. 2 Car Garage Plus Room for 2 Cars in Driveway. Direct Access from Garage to Fully-Fenced Backyard with Sprinkler System ('19) & Generous Concrete Patio. New Furnace & A/C '23, New Garage Door '22, New Front Door & Sidelights '21, Updated Engineered Hdwd Flooring Thru Main & 2nd Levels '17, Renovated Baths (Sinks & Vanities, Faucets, Toilets) '17, Updated Light Fixtures '17. Wonderful Location in Desirable Joshua Creek Just Minutes from Parks & Trails, Top-Rated Schools, Community Centre, Library, Restaurants, Shopping, Hwy Access & Many More Amenities!

Inclusions: All Light Fixtures, All California Shutters/Window Coverings, Refrigerator & Stove, Built-in Dishwasher, Washer & Dryer, Central Vacuum System & Attachments, Projector in Basement, Garage Door Opener & Remote(s)

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

SABRINA TU, CNE, CLHMS, SRS, Broker 416-660-1326

GRACE ZHANG, Broker 647-205-5886 REAL ONE REALTY INC.

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