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MLS Listing - 2250 Rockingham Dr., Unit 6, Oakville



2250 Rockingham Dr 6 **List: \$969,000 For: Sale**

Oakville Ontario L6H 6J3
 Oakville 1009 - JC Joshua Creek Halton
SPIS: No **Taxes:** \$5,024.49/2025

Condo Townhouse	2-Storey	Rms: 7 + 2
Corp#: Halton / 298	#Shares%:	Bedrooms: 3
Unit#: 6	Locker#:	Washrooms: 4
	Locker Lev Unit:	1x2xMain, 1x5x2nd, 1x4x2nd,
	Locker Unit#:	1x4xBsmt
	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#: W12964026 **Possession Remarks:** TBD
Status Cert: N **Bldg Name:** The Woods of Joshua Creek **PIN#:**

Kitchens: 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Apx Sqft: 1600-1799 Sqft Source: per MPAC/Floor Plan Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdp-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$747.64 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Com Elem Incl: Y Cert Level: Energy Cert: GreenPIS:	Balcony: Open Ens Lndry: Y Lndy Lev: Upper Exterior: Brick Gar/Gar Spcs: Attached / 2 Park/Drive: Private Drive: Private Park Type: Owned Park/Drv Spcs: 2 Tot Prk Spcs: 4 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bbqs Allowed, Visitor Parking Prop Feat: Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions Interior Feat: Auto Garage Door Remote
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	16.01	x 9.15	Ceramic Floor Centre Island Granite Counter
2	Living	Main	12.99	x 12.99	Hardwood Floor Gas Fireplace W/O To Deck
3	Dining	Main	11.68	x 10.99	Hardwood Floor Formal Rm Crown Moulding
4	Prim Bdrm	2nd	15.91	x 12.24	Hardwood Floor 5 Pc Ensuite W/O To Balcony
5	2nd Br	2nd	16.4	x 10.43	Hardwood Floor Closet
6	3rd Br	2nd	11.91	x 10.01	Hardwood Floor Closet
7	Rec	Bsmt	13.48	x 12.66	Broadloom Open Concept
8	Office	Bsmt	11.25	x 7.84	Broadloom Open Concept

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 1,752 Sq.Ft. of Above-Ground Living Space PLUS Finished Basement! 2. Modern Kitchen Boasting Bay Window, Updated Cabinet Doors ('24), Centre Island with Breakfast Bar, Granite Countertops & Stainless Steel Appliances. 3. Bright Open Concept Living Room with Gas Fireplace & W/O to Large Deck, Plus Spacious Formal Dining Room Area. 4. 3 Generous Bedrooms, 2 Full Baths & Convenient Upper Level Laundry Room on 2nd Level, with Primary Bedroom Featuring Bay Window, W/O to Open Balcony, W/I Closet, 2-Sided Gas Fireplace & Huge 5pc Ensuite with Double Vanity, Large Soaker Tub & Separate Shower. 5. Lovely Finished Basement Boasting Open Concept Rec Room & Office Area, Plus Full 4pc Bath & Ample Storage. All This & More! 2pc Powder Room on "In-Between" Level. Convenient Garage Access from Main Level. 2 Car Garage Plus Double Driveway. Beautiful Backyard with Large 16' x 10' Deck, Mature Trees & 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! New Engineered Hdwd Flooring Thru Main & 2nd Levels '26. New Refrigerator, Washer & D/W '24. New Windows & Patio Door '23, A/C '19, Furnace '18.

Inclusions:
 All Light Fixtures, All Window Coverings, Refrigerator & Stove, Built-in Dishwasher, Built-in Microwave/Hood Fan, Washer & Dryer, Smart Thermostat, Garage Door Opener ('24) & Remote(s)

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

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