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



2250 Rockingham Dr 6 **List: \$899,000 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: \$775
A/C: Central Air
Central Vac: No
UFFI:
Elev/Lift: **Retirement:** Included In
HST Applicable to 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
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

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	16.01	x 9.15	Ceramic Floor
2	Living	Main	12.99	x 12.99	Hardwood Floor
3	Dining	Main	11.68	x 10.99	Hardwood Floor
4	Prim Bdrm	2nd	15.91	x 12.24	Hardwood Floor
5	2nd Br	2nd	16.4	x 10.43	Hardwood Floor
6	3rd Br	2nd	11.91	x 10.01	Hardwood Floor
7	Rec	Bsmt	13.48	x 12.66	Broadloom
8	Office	Bsmt	11.25	x 7.84	Broadloom

Centre Island	Granite Counter
Gas Fireplace	W/O To Deck
Formal Rm	Crown Moulding
5 Pc Ensuite	W/O To Balcony
Closet	
Closet	
Open Concept	
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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