



Together, For Better!

一份信任，三份回报！



## Features & Updates ~ 2250 Rockingham Dr., Unit #6, Oakville

### Highlights:

- Spacious, Well-Maintained 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!
- Modern Kitchen Boasts Bay Window, Updated Cabinet Doors, Centre Island with Breakfast Bar, Granite Countertops & Stainless Steel Appliances.
- Bright Open Concept Living Room with Gas Fireplace & Walk-Out to Large Deck.
- Spacious (Open Concept) Formal Dining Room Area.
- Convenient Access to 2 Car Garage from Main Level.
- 2pc Powder Room on "In-Between" Level.
- 3 Generous Bedrooms, 2 Full Baths & Convenient Upper Level Laundry Room on 2nd Level.
- Primary Bedroom Features Bay Window, Walk-Out to Open Balcony, Walk-in Closet, 2-Sided Gas Fireplace & Huge 5pc Ensuite with Double Vanity, Large Soaker Tub & Separate Shower.
- New Engineered Hardwood Flooring Through Main & 2nd Levels.
- Lovely Finished Basement Boasts Open Concept Rec Room & Office Area, Plus Full 4pc Bath & Ample Storage.
- 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, Highway Access & Many More Amenities!

### Inclusions:

All Light Fixtures, All Blinds/Window Coverings, Refrigerator & Stove, Built-in Dishwasher, Washer & Dryer, Garage Door Opener & Remote(s)

### Exclusion:

Keypad Door Lock (Will Be Replaced with Original Standard Lock Prior to Closing)

### Rental:

Hot Water Tank/Heater

### Property Management:

FirstService Residential | [www.fsresidential.com](http://www.fsresidential.com) | Customer Care Center: 1.855.244.8854  
Property Manager: Katherine Ramos | [katherine.ramos@fsresidential.com](mailto:katherine.ramos@fsresidential.com)

### Condo/Maintenance Fee:

\$747.64/month

### Updates:

2026: New Engineered Hardwood Flooring on Main & 2nd Levels  
2025: Reconstructed Entrance Steps & Flooring at Unit Entry (Completed by Condo Corp.)  
2025: Fence Divider Repair (Completed by Condo Corp.)  
2024: New Refrigerator, Washer & Dishwasher  
2024: New Garage Door Opener  
2024: New Kitchen Cabinet Doors  
2023: New Windows & Patio Door

[www.theelite3team.com](http://www.theelite3team.com)

Office: 1660 North Service Rd E, Unit 103, Oakville. On L6H 7G3

905-270-3333

