



Together, for better!

一份信任，三份回报！



MLS Listing - 1407 Craigleith Rd., Oakville



1407 Craigleith Rd
Oakville Ontario L6H 0A7
 Oakville 1009 - JC Joshua Creek Halton
SPIS: N **Taxes:** \$6,059.43/2025
List: \$1,399,000 For: Sale

Att/Row/Twnhouse **Front On:** N **Rms:** 7 + 2
Link: **Acres:** **Bedrooms:** 3
 2-Storey **Washrooms:** 4
 1x2xMain, 1x5x2nd, 1x4x2nd, 1x2xBsmt

Lot: 25.03 x 100 Feet Irreg:
Dir/Cross St: Dundas St. E. & Meadowridge Dr.
Directions: Dundas St. E. & Meadowridge Dr. to Craigleith Rd.

MLS#: W12870182 **PIN#:** 250633354
Possession Remarks: TBD
Legal: Part Block 153, Plan 20M976, Parts 3 & 4, 20R17209; Oakville. T/W Ease TW30815 Over Parts 3 & 4, 20R11294. S/T Easement for Entry as in HR521152. S/T Easement for Entry as in HR584779. S/T Ease HR584779 Over Part 4, 20R17209 in Fav. of Parts 1 & 2, 20R17209. T/W Ease HR584779 Over Part 6, 20R17209. T/W Ease HR584779 Over Part 2, 20R17209.

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: Apx Sqft: 1500-2000 Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Elevator/Lift: N Laundry Lev: Upper Phys Hdcap-Eqp:	Exterior: Stone / Stucco/Plaster 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: Central Vacuum, Family Room, Fireplace/Stove Interior Feat: Central Vacuum, 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	10.83	x 9.51	Ceramic Floor Quartz Counter Breakfast Bar
2	Breakfast	Main	9.68	x 7.74	Ceramic Floor Open Concept
3	Family	Main	19.26	x 10.5	Hardwood Floor Gas Fireplace W/O To Patio
4	Dining	Main	12.01	x 8.76	Hardwood Floor Formal Rm Crown Moulding
5	Prim Bdrm	2nd	19.26	x 10.93	Broadloom 5 Pc Ensuite W/I Closet
6	2nd Br	2nd	13.16	x 9.25	Broadloom Semi Ensuite Closet
7	3rd Br	2nd	11.58	x 9.42	Broadloom W/I Closet Crown Moulding
8	Rec	Bsmt	18.83	x 18.41	Laminate Pot Lights Crown Moulding
9	Other	Bsmt	12.83	x 8.6	Laminate Wet Bar Pot Lights

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Beautiful, Well-Maintained 3 Bedroom & 4 Bath Freehold Townhome in Joshua Creek with 1,972 Sq.Ft. of Above-Ground Living Space PLUS the Finished Basement! 2. Stunning Updated Kitchen ('15) Boasting Extending Height Cabinetry, Quartz Countertops & Backsplash, High End Appliances & Bright Open Dining/Breakfast Area. 3. Beautiful Open Concept Family Room Featuring Ample Large Windows, Gas Fireplace & W/O to Covered Patio with Huge Skyview Roof System ('20) Complete with Remote-Controlled Ceiling Fan & Blinds/Screens on Every Side! 4. 3 Good-Sized Bedrooms, 2 Full Baths & Convenient Upper Level Laundry Room on 2nd Level, with Primary Bedroom Featuring Large Windows, W/I Closet + 2nd Closet & 5pc Ensuite with Double Vanity, Large Soaker Tub & Separate Shower. 5. Finished Basement Boasting Oversized Open Concept Rec Room, Plus Large Wet Bar/Kitchenette Area, 2pc Bath & Ample Storage. All This & More! Lovely Formal Dining (or Living) Room Completes the Main Level. 2pc Powder Room on "In-Between" Level. 9' Ceilings Thru Main Level & 8' Ceilings on 2nd Level. Convenient Access from Main Level to Amazing 2 Car Garage... Perfect for the Handyman with Epoxy Flooring, an Abundance of Storage Cabinets & Convenient Slat Wall ('19/'20) for Easy Tool Storage! Direct Access from Garage to Fully-Fenced Backyard. 40Amp EV Charger & Upgraded Electrical '21. Convenient Enclosed Porch with Exposed Aggregate Flooring. New Furnace, A/C & Tankless Water Heater '24, Updated Shingles '23, Stunning Mouldings Through Main Level & Bedrooms. 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 Window Coverings, Sub-Zero Refrigerator, Wolf Gas Stove, B/I Dishwasher, B/I Microwave, Washer & Dryer, Central Vacuum System & Attachments, Basement Refrigerator & Stove, Tankless Water Heater (Owned), Garage Door Opener & Remote(s), Garden Shed

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

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