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MLS Listing - 2326 Rockingham Dr., Oakville



2326 Rockingham Dr
Oakville Ontario L6H 7J4
 Oakville 1009 - JC Joshua Creek Halton
SPIS: N **Taxes:** \$11,726.58/2025
List: \$2,299,000 For: Sale

MLS#: W12894534 **PIN#:** 250630904
Possession Remarks: TBD
Legal: Lot 51, Plan 20M808, Oakville. T/W Row TW30723 Over Parts 5 & 6, 20R11294. T/W Row TW30815 Over Parts 3 & 4, 20R11294. S/T Right HR96228.

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: 3000-3500 Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Brick / Stone Gar/Gar Spcs: Built-In / 2 Park/Drive: Private Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: Inground Energy Cert: Cert Level: GreenPIS: Prop Feat: Central Vacuum, Family Room, Fireplace/Stove Interior Feat: Central Vacuum	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	12.93	x 11.25	Ceramic Floor
2	Breakfast	Main	13.16	x 12.93	Ceramic Floor
3	Family	Main	20.41	x 14.93	Hardwood Floor
4	Dining	Main	18.34	x 12.76	Hardwood Floor
5	Living	Main	18.18	x 12.6	Hardwood Floor
6	Office	Main	14.07	x 11.91	Hardwood Floor
7	Prim Bdrm	2nd	17.59	x 14.4	Hardwood Floor
8	2nd Br	2nd	18.57	x 11.09	Hardwood Floor
9	3rd Br	2nd	12.07	x 11.84	Hardwood Floor
10	4th Br	2nd	13.25	x 12.07	Hardwood Floor
11	5th Br	Lower	17.91	x 11.75	Laminate
12	Rec	Bsmt	22.51	x 18.67	Laminate

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Stunning Gourmet Kitchen Boasting Updated Cabinetry (26), Huge Island with Prep Sink & Breakfast Bar Seating, Granite Countertops, Stainless Steel Appliances & Large Breakfast Area with Garden Door W/O to Patio, Pool & Backyard! 2. Beautiful Main Level Layout with Bright & Spacious Living Room, Formal Dining Room & Open Concept Family Room Featuring 2-Sided Gas Fireplace & Large Windows Overlooking the Backyard Oasis... Plus Double Door Entry to Spectacular Private Office/Den with Large Window & 12'7 Ceiling. 3. 4 Generous Bedrooms (with Updated Hardwood Flooring '22) & 3 Full Baths on 2nd Level, with Double Door Entry to Beautiful Primary Bedroom Boasting Large W/I Closet & 4pc Ensuite with Soaker Tub & Separate Shower... Plus Large Windows Overlooking the Backyard! 4. Gorgeous Finished Basement Featuring Large 5th Bedroom with Above-Ground Windows & Private 3pc Ensuite, Plus W/I Pantry Closet, Spacious Rec Room, Large Utility/Storage Area & Access to 2 Car Garage. 5. Spectacular Backyard Oasis Boasting Salt Water Pool & Spillover Whirlpool, Plus Expansive Patio Area & Mature Trees! All This & More!! Ballantry-Built Rockingham Model with 3,314 Sq.Ft. Plus Finished Basement. Lovely Front Patio Area & Stone Steps Lead to Gracious Double Door Entry into 2-Storey Foyer. Modern 2pc Powder Room & Finished Laundry Room (with New Sink '26 & B/I Cabinetry) Complete the Main Level. Oversized 2nd Bedroom Features Private 4pc Ensuite! 2 Car Garage Plus Room for 4 Cars in the Driveway (No Sidewalk). New Bathroom Vanities '26, New Fridge, Dishwasher & Washer '25, New Pool Filter '25, Updated Siding Around Dormers '23, New Furnace '23, Upgraded Attic Insulation '23, New Pool Heater '20. Fabulous Location in Desirable Joshua Creek Community Just Minutes from Many Parks & Trails, Top-Rated Schools, Rec Centre, Restaurants, Shopping & Amenities, Plus Easy Hwy Access.

Inclusions: All Light Fixtures, All Window Coverings, Refrigerator, 6-Burner Gas Stove Top, Built-in Oven, Built-in Microwave, Built-in Dishwasher, Washer & Dryer, Central Vacuum System & Attachments, Garage Door Opener (No Remotes), Gazebo, All Pool Equipment

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

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