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一份信任，三份回报！



MLS Listing - 2326 Rockingham Dr., Oakville



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

Detached **Front On:** W **Rms:** 10 + 2
Link: N **Acre:** **Bedrooms:** 4 + 1
 2-Storey **Washrooms:** 5
 1x2xMain, 1x4x2nd, 1x4x2nd, 1x4x2nd, 1x3xLower

Lot: 52.82 x 114.83 Feet Irreg:
Dir/Cross St: Dundas St. E. & Meadowridge Dr.
Directions: Dundas St. E. & Meadowridge Dr. to Pinery Cres. to Rockingham Dr.

MLS#: W13080594 **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: Yes 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 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 Sale Price: Included In 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 Centre Island Stainless Steel Appl
2	Breakfast	Main	13.16	x 12.93	Ceramic Floor Open Concept W/O To Patio
3	Family	Main	20.41	x 14.93	Hardwood Floor 2 Way Fireplace O/Looks Backyard
4	Dining	Main	18.34	x 12.76	Hardwood Floor Crown Moulding Large Window
5	Living	Main	18.18	x 12.6	Hardwood Floor Crown Moulding Large Window
6	Office	Main	14.07	x 11.91	Hardwood Floor Separate Rm
7	Prim Bdrm	2nd	17.59	x 14.4	Hardwood Floor 4 Pc Ensuite W/I Closet
8	2nd Br	2nd	18.57	x 11.09	Hardwood Floor 4 Pc Ensuite Double Closet
9	3rd Br	2nd	12.07	x 11.84	Hardwood Floor W/I Closet California Shutters
10	4th Br	2nd	13.25	x 12.07	Hardwood Floor Double Closet California Shutters
11	5th Br	Lower	17.91	x 11.75	Laminate 3 Pc Ensuite Above Grade Window
12	Rec	Bsmt	22.51	x 18.67	Laminate Pot Lights

Client Remks: 5 Elite Picks! Discover 5 Compelling Reasons to Call This Exceptional Residence 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 Featuring 9' Ceilings, Bright & Spacious Living Room, Formal Dining Room & Open Concept Family Room with 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 (Updated Hardwood '22) & 3 Full Baths on 2nd Level, with Double Door Entry to Primary Bedroom Boasting Large W/I Closet & 4pc Ensuite with Soaker Tub & Separate Shower...Plus Windows Overlooking the Backyard! 4. Gorgeous Finished Basement Featuring Large 5th Bedroom with Above-Ground Windows & Private 3pc Ensuite, Plus W/I Pantry, Spacious Rec Room, Utility/Storage Area & Access to 2 Car Garage. 5. Spectacular Backyard Oasis Boasting Salt Water Pool & Spillover Whirlpool, Expansive Patio & Mature Trees! All This & More!! Ballantray-Built Rockingham Model with 3,314 Sq.Ft. Plus Finished Basement with Front Walk-Out Lower Level & Abundant Natural Light. Lovely Front Patio & Stone Steps Lead to Double Door Entry into 2-Storey Foyer. Modern 2pc Powder Room & Finished Laundry (New Sink '26 & B/I Cabinetry) Complete the Main Level. Oversized 2nd Bedroom Features Private 4pc Ensuite! 2 Car Garage Plus 4-Car Driveway (No Sidewalk). New Bathroom Vanities '26, New Fridge, Dishwasher & Washer '25, New Pool Filter '25, Updated Dormer Siding '23, New Furnace '23, Upgraded Attic Insulation '23, New Pool Heater '20. Fabulous Location in Desirable Joshua Creek Community Minutes to Parks, Trails, Top Schools, Rec Centre, Restaurants, Shopping & 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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