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一份信任，三份回报！

# MLS Listing - 2511 Felhaber Cres., Oakville

**2511 Felhaber Cres** **List: $1,920,000 For: Sale**
**Oakville Ontario L6H 7R8**
Oakville 1009 - JC Joshua Creek Halton
**SPIS:** N **Taxes:** $8,797.02/2025

Detached **Front On:** N **Rms:** 9 + 3
**Link:** N **Acre:** **Bedrooms:** 4 + 1
2-Storey **Washrooms:** 5
1x2xMain, 1x5x2nd, 1x4x2nd, 1x3x2nd, 1x3xBsmt

**Lot:** 38.19 x 113.65 Feet **Irreg:** irregular
**Dir/Cross St:** Dundas St. & Eighth Line
**Directions:** Dundas St. & Eighth Line to North Ridge Trail to Felhaber Cres.

**MLS#:** W12898550 **PIN#:** 250631790
**Possession Remarks:** TBD
**Legal:** Lot 9, Plan 20M881; Town of Oakville

| | | | | | |
|---|---|---|---|---|---|
| **Kitchens:** | 1 | **Exterior:** | Brick | **Zoning:** | |
| **Fam Rm:** | Y | **Gar/Gar Spcs:** | Attached / 2 | **Cable TV:** | |
| **Basement:** | Finished | **Park/Drive:** | Private | **Hydro:** | |
| **Fireplace/Stv:** | Y | **Drive:** | Private | **Gas:** | |
| **Heat:** | Forced Air / Gas | **Drive Park Spcs:** | 2 | **Phone:** | |
| **A/C:** | Central Air | **Tot Prk Spcs:** | 4 | **Water:** | Municipal |
| **Central Vac:** | Y | **UFFI:** | | **Water Supply Type:** | |
| **Apx Age:** | | **Pool:** | None | **Sewer:** | Sewers |
| **Apx Sqft:** | 2500-3000 | **Energy Cert:** | | **Spec Desig:** | Unknown |
| **Roof:** | Shingles | **Cert Level:** | | **Farm/Agr:** | |
| **Foundation:** | Unknown | **GreenPIS:** | | **Waterfront:** | None |
| **Assessment:** | | **Prop Feat:** | Central Vacuum, Family Room, Fireplace/Stove | **Retirement:** | |
| **POTL:** | | **Interior Feat:** | Carpet Free, Central Vacuum | **HST Applicable to** | Included In |
| **POTL Mo Fee:** | | | | **Sale Price:** | |
| **Elevator/Lift:** | | | | **Oth Struct:** | |
| **Laundry Lev:** | | | | **Survey Type:** | None |
| **Phys Hdcap-Eqp:** | | | | | |

**Waterfront:** None

| # | Room | Level | Length (ft) | | Width (ft) | Description | | |
|---|---|---|---|---|---|---|---|---|
| 1 | Kitchen | Main | 10.99 | x | 10.83 | Ceramic Floor | Quartz Counter | Stainless Steel Appl |
| 2 | Breakfast | Main | 10.83 | x | 10.83 | Ceramic Floor | W/O To Patio | B/I Appliances |
| 3 | Family | Main | 17.85 | x | 12.5 | Hardwood Floor | Gas Fireplace | O/Looks Backyard |
| 4 | Dining | Main | 22.41 | x | 10.93 | Hardwood Floor | Combined W/Living | Large Window |
| 5 | Office | Main | 10.66 | x | 10.6 | Hardwood Floor | California Shutters | Pot Lights |
| 6 | Prim Bdrm | 2nd | 20.93 | x | 10.93 | Hardwood Floor | 5 Pc Ensuite | W/I Closet |
| 7 | Sitting | 2nd | 12.76 | x | 6.92 | Hardwood Floor | Combined w/Primary | California Shutters |
| 8 | 2nd Br | 2nd | 18.08 | x | 12.01 | Hardwood Floor | 3 Pc Ensuite | W/I Closet |
| 9 | 3rd Br | 2nd | 12.17 | x | 11.15 | Hardwood Floor | Closet | California Shutters |
| 10 | 4th Br | 2nd | 11.15 | x | 10.93 | Hardwood Floor | Closet | California Shutters |
| 11 | Rec | Bsmt | 37.83 | x | 12.4 | Laminate | Pot Lights | Above Grade Window |
| 12 | 5th Br | Bsmt | 16.01 | x | 12.66 | Laminate | Closet | |
| 13 | Office | Bsmt | 10.07 | x | 11.68 | Laminate | Closet | |

**Client Remks:** 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Updated Kitchen Boasting Quartz Countertops & Backsplash, Stainless Steel Appliances & Bright Breakfast Area with W/O to Patio & Private Backyard! 2. Beautiful Principal Rooms Including Warm & Welcoming Family Room Featuring Gas Fireplace with Custom Stone-Surround & Stone Feature Wall, Plus Spacious Formal Dining Room & Private Office/Den. 3. Elegant Hardwood Staircase Leads to 2nd Level with 4 Generous Bedrooms & 3 Full Baths, with Lovely Primary Bedroom Suite with W/I Closet & Luxurious 5pc Ensuite Boasting Double Vanity, Freestanding Soaker Tub & Oversized Glass-Enclosed Shower. 4. Spacious Finished Basement Featuring Open Concept Rec/Media Room with Oversized Windows, Plus Large 5th Bedroom, Office (Currently Used as Storage Room), Full 3pc Bath, Finished Laundry Room & Ample Storage. 5. Lovely Fully-Fenced Backyard with Exposed Aggregate Patio Area, Mature Trees & Perennial Gardens! All This & More!! Fabulous Curb Appeal with Lovely Gardens & Exposed Aggregate Walkway/Steps Leading to Covered Porch Entry. Modern 2pc Powder Room & Access to Garage Complete the Main Level. 2nd Bedroom/Guest Suite Boasts W/I Closet & Large 3pc Ensuite! Loads of Space with 2,894 Sq.Ft. of Above-Ground Living Space Plus the Finished Basement! California Shutters Thru Kitchen, Powder Room, Office & 2nd Level! Hdwd Flooring Thru Main & 2nd Levels. Updates Since 2019 Include Updated Kitchen (New Countertops, Sink & Faucet, Repainted Cabinets), Primary Ensuite, 2nd Bdrm Ensuite Vanity & Countertop, New Furnace, New Washer & Dryer, Upgraded Attic Insulation, Interlocking Stone Driveway. Updated Shingles '18 (per Previous Owner). Fabulous Location on Quiet Crescent 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/California Shutters, Refrigerator & Stove, Built-in Dishwasher, Washer & Dryer, Central Vacuum System & Attachments, 2nd Clothes Washer, Projector & Screen, 2 Garage Door Openers & Remotes

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

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