ELITE3 &TEAM 地产三友

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一份信任，三份回报！

MLS Listing - 2511 Felhaber Cres., Oakville

2511 Felhaber Cres **List: $1,860,000 For: Sale**
Oakville Ontario L6H 7R8
Oakville 1009 - JC Joshua Creek Halton
SPIS: No **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#: W13160906 **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	**Drive:**	Private	**Hydro:**	
Fireplace/Stv:	Y	**Drive Park Spcs:**	2	**Gas:**	
Heat:	Forced Air / Gas	**Tot Prk Spcs:**	4	**Phone:**	
A/C:	Central Air	**UFFI:**		**Water:**	Municipal
Central Vac:	Yes	**Pool:**	None	**Water Supply Type:**	
Apx Age:		**Energy Cert:**		**Sewer:**	Sewers
Apx Sqft:	2500-3000	**Cert Level:**		**Spec Desig:**	Unknown
Roof:	Shingles	**GreenPIS:**		**Farm/Agr:**	
Foundation:	Unknown	**Prop Feat:**	Central Vacuum, Family Room, Fireplace/Stove	**Waterfront:**	None
Assessment:				**Retirement:**	
POTL:		**Interior Feat:**	Carpet Free, Central Vacuum	**HST Applicable to Sale Price:**	Included In
POTL Mo Fee:				**Oth Struct:**	
Elevator/Lift:				**Survey Type:**	None
Laundry Lev:					
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. Beautifully Updated Kitchen Featuring Quartz Countertops & Backsplash, Stainless Steel Appliances & Bright Breakfast Area with W/O to Patio & Private Backyard. 2. Spacious Principal Rooms Including Warm & Inviting Family Room with Gas Fireplace, Custom Stone-Surround & Stone Feature Wall, Plus Formal Dining Room & Private Office/Den. 3. Elegant Hardwood Staircase Leads to 2nd Level with 4 Generous Bedrooms & 3 Full Baths, Including Lovely Primary Bedroom Suite with W/I Closet & Luxurious 5pc Ensuite Featuring Double Vanity, Freestanding Soaker Tub & Oversized Glass-Enclosed Shower. 4. Spacious Finished Basement Offering Open Concept Rec/Media Room with Oversized Windows, Plus Large Bedroom, Office (Currently Used as Storage Room), Full 3pc Bath, Finished Laundry Room & Ample Storage Space. 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 Features W/I Closet & Large 3pc Ensuite! Approx 2,894 Sq.Ft. of Above-Ground Living Space Plus Finished Basement! California Shutters Thru Kitchen, Powder Room, Office & 2nd Level! Hardwood Flooring Thru Main & 2nd Levels. Updates Since 2019 Include Updated Kitchen (New Countertops, Sink & Faucet, Repainted Cabinets), Primary Ensuite, 2nd Br 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 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, CentralVacuum 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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