



MLS Listing - 2511 Felhaber Cres., Oakville

	2511 Felhaber Cres Oakville Ontario L6H 7R8 Oakville 1009 - JC Joshua Creek Halton SPIs: No Taxes: \$8,969.12/2026		List: \$1,830,000 For: Sale																																																																																																														
	Detached Link: N 2-Storey	Front On: N Acre:	Rms: 9 + 3 Bedrooms: 4 + 1 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#: W13474378 PIN#: 250631790 Possession Remarks: TBD Legal: Lot 9, Plan 20M881; Town of Oakville																																																																																																																	
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: 2500-3000 Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Brick Gar/Gar Spcs: Attached / 2 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: Carpet Free, Central Vacuum	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: None Retirement: HST Applicable to: Included In Sale Price: Oth Struct: Survey Type: None																																																																																																															
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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, 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																																																																																																																	