



## MLS Listing - 2361 Rideau Dr., Oakville



**2361 Rideau Dr** **List: \$2,299,000 For: Sale**

**Oakville Ontario L6H 7J8**

Oakville 1009 - JC Joshua Creek Halton

**SPIS:** No **Taxes:** \$11,576.35/2025

Detached

**Link:** N

2-Storey

**Front On:** E

**Acre:**

**Rms:** 9 + 1

**Bedrooms:** 4

**Washrooms:** 4

1x2xMain, 1x5x2nd, 1x4x2nd,  
1x4x2nd

**Lot:** 50.85 x 118.11 Feet **Irreg:**

**Dir/Cross St:** Dundas St. E. & Meadowridge Dr.

**Directions:** Dundas St. E. & Meadowridge Dr. to Arrowhead Rd. to Rideau Dr.

**MLS#:** W12981064

**PIN#:**

**Possession Remarks:** TBD

**Legal:** Lot 42, Plan 20M976, T/W Ease TW30815 Over Parts 3 & 4, 20R11294. S/T Easement for Entry as in HR500935; Town of Oakville

**Kitchens:** 1

**Fam Rm:** Y

**Basement:** Partially Finished / Walk-Out

**Fireplace/Stv:** Y

**Heat:** Forced Air / Gas

**A/C:** Central Air

**Central Vac:** No

**Apx Age:**

**Apx Sqft:** 3500-5000

**Roof:** Shingles

**Foundation:** Unknown

**Assessment:**

**POTL:**

**POTL Mo Fee:**

**Elevator/Lift:**

**Laundry Lev:** Main

**Phys Hdcap-Eqp:**

**Exterior:**

Brick / Stone

**Gar/Gar Spcs:**

Attached / 2

**Park/Drive:**

Private

**Drive:** Private

**Drive Park Spcs:** 4

**Tot Prk Spcs:** 6

**UFFI:**

**Pool:**

None

**Energy Cert:**

**Cert Level:**

**GreenPIS:**

**Prop Feat:** Family Room, Fireplace/Stove

**Interior Feat:** Auto Garage Door Remote,  
In-Law Capability

**Zoning:**

**Cable TV:**

**Hydro:**

**Gas:**

**Phone:**

**Water:** Municipal

**Water Supply Type:**

**Sewer:** Sewers

**Spec Desig:** Other

**Farm/Agr:**

**Waterfront:**

**Retirement:**

**HST Applicable to** Included In

**Sale Price:**

**Oth Struct:**

**Survey Type:** None

| #  | Room      | Level | Length (ft) | Width (ft) | Description    |                 |                     |
|----|-----------|-------|-------------|------------|----------------|-----------------|---------------------|
| 1  | Kitchen   | Main  | 21.49       | x 14.34    | Ceramic Floor  | Granite Counter | W/O To Deck         |
| 2  | Family    | Main  | 18.5        | x 14.01    | Hardwood Floor | Gas Fireplace   | Pot Lights          |
| 3  | Dining    | Main  | 14.67       | x 11.84    | Hardwood Floor | Formal Rm       | Large Window        |
| 4  | Living    | Main  | 15.32       | x 12.01    | Hardwood Floor | Formal Rm       | Large Window        |
| 5  | Office    | Main  | 10.83       | x 11.52    | Hardwood Floor | Large Window    | Pot Lights          |
| 6  | Prim Bdrm | 2nd   | 21.65       | x 14.4     | Hardwood Floor | 5 Pc Ensuite    | W/I Closet          |
| 7  | 2nd Br    | 2nd   | 12.99       | x 10.99    | Hardwood Floor | Semi Ensuite    | Double Closet       |
| 8  | 3rd Br    | 2nd   | 15.91       | x 11.75    | Hardwood Floor | Semi Ensuite    | W/I Closet          |
| 9  | 4th Br    | 2nd   | 12.07       | x 10.76    | Hardwood Floor | Semi Ensuite    | Closet              |
| 10 | Rec       | Bsmt  | 18.34       | x 13.42    | Broadloom      | Large Window    | California Shutters |

**Client Remks:** 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Stunning Gourmet Kitchen Boasting Centre Island with Breakfast Bar, Granite Countertops, Stainless Steel Appliances & Bright Breakfast Area with 8' Patio Door W/O to Upper Deck! 2. Spacious Principal Rooms... Impressive 2-Storey Family Room Featuring Pot Lights, Gas Fireplace & 2-Storey Windows, Plus Formal Dining Room with Pass-Thru to Separate Living Room, and Stunning Office/Den with Oversized Arched Windows! 3. Generous 2nd Level with 4 Good-Sized Bedrooms & 3 Full Baths, with 2nd Bedroom Featuring Semi-Ensuite Access to 4pc Main Bath - and the 3rd & 4th Bedrooms Enjoying Access to Shared 4pc Semi-Ensuite! 4. Double Door Entry to Oversized Primary Bedroom Suite Boasting His & Hers W/I Closets & Luxurious 5pc Ensuite with Double Vanity, Large Soaker Tub & Oversized Glass-Enclosed Shower. 5. Additional 1,711 Sq.Ft. of Space in the Partially Finished W/O Basement (with 9'11 High Ceilings!) Boasting Finished Rec Room Area with Large Windows, Plus Fantastic Potential with the Huge Unfinished Area with W/O to Patio Area... Just Waiting for Your Design Ideas & Finishing Touches - Complete with Ample Storage & R/I for Bath! All This & More!! Elegant Hardwood Staircase with Floating Steps & Wrought Iron Railings. Modern 2pc Powder Room & Laundry/Mud Room (with Access to Garage) Complete the Main Level. 3,648 Sq.Ft. of A/G Living Space! Updated Hdwd Flooring & California Shutters Thru 2nd Level. Bright & Airy Home with Large Windows Thruout! Oversized Concrete Driveway with Room for 4+ Cars. Lovely Backyard with Generous Concrete Patio Area. 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. New Dishwasher '26, New Furnace, Humidifier & A/C '24, New Garage Doors '21, Updated Shingles '18

**Inclusions:** All Light Fixtures & Ceiling Fans, All Window Coverings/California Shutters, Refrigerator, Built-in Gas Stove Top, Built-in Oven, Built-in Microwave, Built-in Dishwasher, Washer & Dryer, 2 Garage Door Openers/Remotes

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

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