



Together, For Better !

一份信任，三份回报！



Features & Updates ~ 2361 Rideau Dr., Oakville

Highlights:

- Impressive 3,648 Sq.Ft. Home with 4 Bedrooms, 4 Baths...AND Spacious Walk-Out Basement in Beautiful Joshua Creek Neighbourhood!
- Stunning Gourmet Kitchen Boasts Centre Island with Breakfast Bar, Granite Countertops, Stainless Steel Appliances & Bright Breakfast Area with 8' Patio Door Walk-Out to Upper Deck!
- Grand 2-Storey Family Room Features Pot Lights, Gas Fireplace & 2-Storey Windows!
- Formal Dining Room with Pass-Through to Separate Living Room Area.
- Stunning Main Level Office/Den with Oversized Arched Windows.
- Modern 2pc Powder Room & Laundry/Mud Room (with Access to Garage) Complete the Main Level.
- Elegant Hardwood Staircase with Floating Steps & Wrought Iron Railings Leads to Generous 2nd Level with 4 Good-Sized Bedrooms & 3 Full Baths.
- Double Door Entry to Oversized Primary Bedroom Suite Boasting His & Hers Walk-in Closets & Luxurious 5pc Ensuite with Double Vanity, Large Soaker Tub & Oversized Glass-Enclosed Shower!
- 2nd Bedroom Features Semi-Ensuite Access to 4pc Main Bath.
- 3rd & 4th Bedrooms Enjoy Access to Shared 4pc Semi-Ensuite.
- Additional 1,711 Sq.Ft. of Living Space in the Partially Finished Walk-Out Basement (with 9'11 High Ceilings!) Boasting Finished Rec Room Area with Large Windows, Plus Fantastic Potential with the Huge Unfinished Area with Walk-Out to Patio Area... Just Waiting for Your Design Ideas & Finishing Touches - Complete with Ample Storage & Rough-in for Bath!
- Bright & Airy Home with Large Windows Throughout!
- 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 Highway Access.

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

Rental:

Hot Water Tank/Heater

Updates:

2026: New Dishwasher

2024: New Furnace, Humidifier & A/C

2021: New Garage Doors

2018: Updated Shingles

2018: New 8' Patio Door in Breakfast Area

www.theelite3team.com

Office: 1660 North Service Rd E, Unit 103, Oakville. On L6H 7G3

905-270-3333

