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MLS Listing ~ 11 - 3256 Charles Fay Pass, Oakville



3256 Charles Fay Pass 11 **List: \$999,000 For: Sale**
Oakville Ontario L6M 1S2
 Oakville 1008 - GO Glenorchy Halton
SPIS: No **Taxes:** \$4,757.41/2025

Att/Row/Twnhouse **Front On:** W **Rms:** 9
Link: **Acre:** **Bedrooms:** 4
 3-Storey **Washrooms:** 4
 1x2xMain, 1x4x3rd, 1x4x3rd, 1x4xGround

Lot: 25.43 x 60.7 Feet **Irreg:**
Dir/Cross St: Sixth Line & Dundas St. E.
Directions: Sixth Line & Dundas St. E. to Preserve Dr. to North Park Blvd. to Charles Fay Pass

MLS#: W13463224 **PIN#:** 249295457
Possession Remarks: TBD
Legal: Pt Blk 289, PI 20M1198 Des as Pts 42, 43 & 49-51 on PI 20R21204; S/T Ease in Gross as in HR1526677; S/T Ease Over Pt of Blk 289, PI 20M1198; Des as Pt 42 on PI 20R-21204 as in HR1594524; S/T Ease Over Pt Blk 289, PI 20M1198 Des as Pts 50 & 51 on PI 20R21204 in Favour of Pt Blk 289, PI 20M1198 Des as Pts 44-48 & 52-57 on PI 20R21204 as in HR1594511 T/W Ease Over Pt Blk 289, PI 20M1198 Des as Pts 44, 52-53 & 55-56 on PI 20R21204 as in HR1594511; S/T Ease Over Pt 42 PI 20R21204 as in HR1602407

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Elevator/Lift: No Laundry Lev: Phys Hdcap-Eqp:	Exterior: Brick / Stone Gar/Gar Spcs: Attached / 2 Drive: Other Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room Interior Feat: Auto Garage Door Remote, On Demand Water Heater	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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Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	11.48	x 9.32	Hardwood Floor Granite Counter Stainless Steel Appl
2	Breakfast	Main	10.83	x 7.97	Hardwood Floor Open Concept W/O To Balcony
3	Family	Main	10.99	x 10.83	Hardwood Floor Open Concept Large Window
4	Dining	Main	19	x 10.83	Hardwood Floor Combined W/Living Overlook Water
5	Living	Main	19	x 10.83	Hardwood Floor Combined W/Dining Overlook Water
6	Prim Bdrm	3rd	13.65	x 12.14	Broadloom 4 Pc Ensuite W/I Closet
7	2nd Br	3rd	9.81	x 9.32	Broadloom Closet
8	3rd Br	3rd	10.83	x 9.32	Broadloom Closet
9	4th Br	Ground	11.32	x 9.81	Hardwood Floor Semi Ensuite W/I Closet

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Spacious Kitchen Boasting W/I Pantry, Upgraded Cabinetry, Granite Countertops, Stainless Steel Appliances & Bright Breakfast Area with Patio Door W/O to Oversized Balcony. 2. Generous Open Concept Family Room with Large Window and Bright & Spacious Living/Dining Room Boasting Large Windows with Stunning Pond Views! 3. 3 Bedrooms & 2 Full Baths on 3rd Level, with Double Door Entry to Primary Bedroom Featuring W/I Closet & Upgraded 4pc Ensuite with Freestanding Soaker Tub & Separate Shower. 4. Covered Porch Entry to Large Foyer Leading to Finished Ground Level Boasting French Door Entry to Wonderful Guest/4th Bedroom Suite with W/I Closet & Upgraded 4pc Semi-Ensuite, Plus Laundry Room with Convenient Access to 2 Car Garage! 5. Enjoy the Peaceful Sights & Sounds of Nature in the Beautiful Location Overlooking Charles Fay Pond in Oakville's Thriving Preserve Community Just Minutes from Parks & Trails, Schools, Oakville's Stunning Sixteen Mile Sports Complex & Community Centre, Hospital, and the Uptown Core with Shopping, Restaurants & Many More Amenities! All This & More! Popular Mattamy Chestnut End Model with 1,952 Sq.Ft. of A/G Living Space on 3 Finished Levels! 2pc Powder Room Completes the Main (2nd) Level. Upgraded Dark Hardwood Flooring & 9' Smooth Ceilings on Ground & Main (2nd) Levels. Lovely Front Courtyard/Patio Area. Attached 2 Car Garage with Convenient Back Lane Access. Many Upgrades Thruout Including 36" High Cabinets & Granite Counters in 3 Baths, R/I for C/Vac & Natural Gas Line on Balcony, Sous Kitchen Layout with W/I Pantry, Ground Level Layout In-Law Suite/4pc Bath, Laundry Cabinets, Ensuite Bath... and More (Please See Features Sheet for More Details)!

Inclusions: All Light Fixtures, All Window Coverings, Refrigerator & Stove, B/I Dishwasher, B/I Microwave/Hood Fan, Washer & Dryer, AGDO & 2 Remotes

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

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