



MLS Listing ~ 11 - 3256 Charles Fay Pass, Oakville



3256 Charles Fay Pass 11
Oakville Ontario L6M 1S2
Oakville 1008 - GO Glenorchy Halton
SPIS: No **Taxes:** \$4,880.47/2026

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#: W13658330 **PIN#:** 249295457

Possession Remarks: TBD

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

Kitchens: 1	Exterior: Brick / Stone	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Attached / 2	Cable TV:
Basement: None	Drive: Other	Hydro:
Fireplace/Stv: N	Drive Park Spcs: 0	Gas:
Heat: Forced Air / Gas	Tot Prk Spcs: 2	Phone:
A/C: Central Air	UFFI:	Water: Municipal
Central Vac: No	Pool: None	Water Supply Type:
Apx Age:	Energy Cert:	Sewer: Sewers
Apx Sqft: 1500-2000	Cert Level:	Spec Desig: Unknown
Roof: Shingles	GreenPIS:	Farm/Ag:
Foundation: Unknown	Prop Feat: Family Room	Waterfront: None
Assessment:	Interior Feat: Auto Garage Door Remote, On Demand Water Heater	Retirement:
POTL:		HST Applicable to: Included In
POTL Mo Fee:		Sale Price:
Elevator/Lift: No		Oth Struct:
Laundry Lev:		Survey Type: Unknown
Phys Hdcap-Eqp:		

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	11.48	x 9.32	Hardwood Floor
2	Breakfast	Main	10.83	x 7.97	Hardwood Floor
3	Family	Main	10.99	x 10.83	Hardwood Floor
4	Dining	Main	19	x 10.83	Hardwood Floor
5	Living	Main	19	x 10.83	Hardwood Floor
6	Prim Bdrm	3rd	13.65	x 12.14	Broadloom
7	2nd Br	3rd	9.81	x 9.32	Broadloom
8	3rd Br	3rd	10.83	x 9.32	Broadloom
9	4th Br	Ground	11.32	x 9.81	Hardwood Floor

Client Remks: 5 Elite Picks! Discover 5 Reasons To Make This Home Your Own: 1. Enjoy Peaceful Pond Views & The Sights And Sounds Of Nature In A Beautiful Setting 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, Uptown Core Shopping, Restaurants & More! 2. Spacious Kitchen Features A W/I Pantry, Upgraded Cabinetry, Granite Countertops, Stainless Steel Appliances & Bright Breakfast Area With Patio Door W/O To An Oversized Balcony. 3. Generous Open Concept Family Room With Large Window, Plus Bright & Spacious Living/Dining Room Featuring Large Windows & Stunning Pond Views! 4. 3 Bedrooms & 2 Full Baths On The 3rd Level, Including Double Door Entry To The Primary Bedroom With W/I Closet & Upgraded 4pc Ensuite Featuring Freestanding Soaker Tub & Separate Shower. 5. Covered Porch Opens To A Large Foyer Leading To The Finished Ground Level, Featuring French Door Entry To A Wonderful Guest/4th Bedroom Suite With W/I Closet & Upgraded 4pc Semi-Ensuite, Plus Laundry Room With Convenient Access To The 2-Car Garage! All This & More! Popular Mattamy Chestnut End Model Offering 1,952 Sq.Ft. Of A/G Living Space Across 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. Numerous Upgrades Throughout 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 In-Law Suite/4pc Bath Layout, Laundry Cabinets, Ensuite Bath & More! Please See Feature Sheet For Additional 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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