



MLS Listing ~ 32 Roslo Crt., Oakville



32 Roslo Crt **List: \$1,349,000 For: Sale**

Oakville Ontario L6H 4S1

Oakville 1003 - CP College Park Halton

SPIS: No **Taxes:** \$5,726.96/2026

Detached

Link: N

2-Storey

Front On: N

Acre:

Rms: 9 + 3

Bedrooms: 4 + 1

Washrooms: 4

1x2xMain, 1x3x2nd, 1x4x2nd,

1x3xBsmt

Lot: 30.95 x 99.67 Feet **Irreg:**

Dir/Cross St: Sixth Line & Upper Middle Rd. W.

Directions: Sixth Line & Upper Middle Rd. W. to Elm Rd. to Roslo Crt.

MLS#: W13588890

PIN#: 248760069

Possession Remarks: TBD

Legal: Parcel 9-1, Sec 20M393; Lot 9 Plan 20M393, Subject to H316261; Subject to H289637, H289729; Town of Oakville

Kitchens: 1

Fam Rm: Y

Basement: Finished / Full

Fireplace/Stv: Y

Heat: Forced Air / Gas

A/C: Central Air

Central Vac: No

Apx Age:

Apx Sqft: 1500-2000

Lot Size Source: MPAC

Roof: Shingles

Foundation: Unknown

Assessment:

POTL:

POTL Mo Fee:

Elevator/Lift:

Laundry Lev:

Phys Hdcap-Eqp:

Exterior: Brick

Gar/Gar Spcs: Attached / 2

Drive:

Drive Park Spcs: 2

Tot Prk Spcs: 4

UFFI:

Pool: None

Energy Cert:

Cert Level:

GreenPIS:

Prop Feat: Family Room, Fireplace/Stove

Interior Feat: On Demand Water Heater

Zoning:

Cable TV:

Hydro:

Gas:

Phone:

Water: Municipal

Water Supply Type:

Sewer: Sewers

Spec Desig: Unknown

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	9.32	x 9.25	Hardwood Floor	Centre Island	Quartz Counter
2	Breakfast	Main	11.32	x 10.83	Hardwood Floor	Crown Moulding	W/O To Deck
3	Family	Main	16.93	x 10.24	Hardwood Floor	Crown Moulding	Fireplace
4	Dining	Main	10.99	x 10.01	Hardwood Floor	Crown Moulding	Pot Lights
5	Living	Main	15.49	x 10.01	Hardwood Floor	Crown Moulding	Bay Window
6	Prim Bdrm	2nd	16.34	x 10.33	Hardwood Floor	3 Pc Ensuite	W/I Closet
7	2nd Br	2nd	11.75	x 10.93	Hardwood Floor	Closet	Large Window
8	3rd Br	2nd	12.66	x 10.07	Hardwood Floor	Closet	Large Window
9	4th Br	2nd	9.58	x 7.09	Hardwood Floor	Crown Moulding	Large Window
10	Rec	Bsmt	16.77	x 8.92	Laminate	Pot Lights	Open Concept
11	Play	Bsmt	16.67	x 10.01	Laminate	Pot Lights	
12	5th Br	Bsmt	14.24	x 8.5	Laminate	Closet	
13	Other	Bsmt	9.32	x 9.15	Laminate	Combined W/Rec	Wet Bar
14	Utility	Bsmt	10.24	x 9.91			

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Bright Updated Kitchen Boasting Centre Island with Great Storage, Quartz Countertops, Modern Backsplash, Stainless Steel Appliances & W/O from Breakfast Area to Deck & Rear Yard. 2. Lovely Principal Rooms, Including Warm & Inviting Family Room with Stone Fireplace, Pot Lights, Crown Moulding & Large Window Overlooking the Backyard, and Bright Combination Dining Room & Living Room with Bay Window, Pot Lights & Crown Moulding. 3. 4 Bedrooms on 2nd Level, with Spacious Primary Bedroom Boasting W/I Closet (with B/I Organizers) & Modern 3pc Ensuite. 4. Fully Finished Basement Featuring Rec Room with Stone Feature Wall & Wet Bar, Plus Play/Games Room, 5th Bedroom, Full 3pc Bath with Large Shower & Ample Storage. 5. Fully-Fenced Pie-Shaped Yard with Expansive Deck Area (with New Railings '26), Mature Trees & Lovely Gardens. All This & More! Modern 2pc Powder Room & Convenient Updated Laundry Room (with Garage Access) Complete the Main Level. Side Yard Access from Garage. Note: Small 4th Bedroom/Office Does Not Have a Closet. Fabulous Location on on Quiet Cul-de-Sac in Lovely College Park Neighbourhood Just Minutes Parks & Trails, Schools, Sheridan College, Glen Abbey Golf Course, River Oaks Community Centre, Oakville Place & Many More Amenities! Freshly Painted Main & 2nd Levels with New Eng. Hdwd Flooring '26, New Fridge & Stove '25, New Dishwasher '24, New Furnace & A/C '21, New Laminate Flooring in Bsmt '21.

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

****Please Note:** Backyard Pond AS IS.

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

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