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## MLS Listing ~ 165 Arichat Rd., Oakville



**165 Arichat Rd** **List: \$1,799,000 For: Sale**  
**Oakville Ontario L6J 5N5**  
 Oakville 1006 - FD Ford Halton  
**SPIS:** No **Taxes:** \$7,556.52/2026 **DOM:** 0  
**Detached** **Front On:** E **Rms:** 8 + 3  
**Link:** N **Acre:** **Bedrooms:** 4  
**2-Storey** **Washrooms:** 4  
 1x2xMain, 1x4x2nd, 1x3x2nd,  
 1x3xBsmt  
**Lot:** 50 x 100 Feet Irreg:  
**Dir/Cross St:** Ford Dr. & Lakeshore Rd. E.  
**Directions:** Ford Dr. & Lakeshore Rd. E. to Devon Rd. to Canso Rd. to Arichat Rd.

**MLS#:** W13238744 **PIN#:** 247850118  
**Possession Remarks:** TBD  
**Legal:** Parcel 147-1, Sec M85; Lot 147, Plan M85; Town of Oakville

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished / Full <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> No <b>Apx Age:</b> <b>Apx Sqft:</b> 1500-2000 <b>Roof:</b> Shingles <b>Foundation:</b> Unknown <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> No <b>Laundry Lev:</b> Lower <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Brick / Stone <b>Gar/Gar Spcs:</b> Attached / 2 <b>Drive:</b> Private <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 4 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Family Room, Fireplace/Stove <b>Interior Feat:</b> Auto Garage Door Remote	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	19.49	x 8.33	Ceramic Floor Quartz Counter W/O To Patio
2	Dining	Main	12.01	x 11.91	Hardwood Floor Large Window
3	Living	Main	17.85	x 11.84	Hardwood Floor Electric Fireplace Pot Lights
4	Family	Main	11.09	x 10.76	Hardwood Floor Picture Window Pot Lights
5	Prim Bdrm	2nd	16.08	x 12.99	Hardwood Floor 3 Pc Ensuite W/I Closet
6	2nd Br	2nd	15.75	x 11.42	Hardwood Floor Large Closet
7	3rd Br	2nd	14.17	x 8.99	Hardwood Floor Closet
8	4th Br	2nd	11.68	x 8.99	Hardwood Floor Large Closet
9	Rec	Bsmt	17.65	x 11.32	Broadloom B/I Closet Pot Lights
10	Office	Bsmt	11.09	x 6.59	Cork Floor B/I Closet B/I Desk
11	Exercise	Bsmt	10.66	x 6.59	Cork Floor Window Pot Lights

**Client Remks:** 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Stunning Kitchen Boasting Ample Modern Dual-Tone Cabinetry, Quartz Countertops, Impressive Mosaic Backsplash, Stainless Steel Appliances, Breakfast Bar, B/I Desk Nook & W/O to Patio! 2. Beautiful Principal Rooms, Including Formal Dining Room Leading to Spacious Living Room with Electric Fireplace & Picture Window, and Separate Family Room with W/O to Side Yard Patio! 3. 4 Good-Sized Bedrooms, 2 Full Baths & 2 Linen Closets on 2nd Level, with Primary Bedroom Boasting W/I Closet & 3pc Ensuite with Updated Vanity. 4. Great Additional Living Space in the Beautifully Finished Basement Featuring Spacious Rec Room with B/I Closets & Access to "Secret" Storage Room, Plus Fabulous Office/Art Centre Area with B/I Storage, Private Flex Space (Currently Gym/Office), Finished Laundry Room with Tons of Storage, and Full 3pc Bath! 5. Large 50' x 100' Lot Boasting Fully-Fenced Yard with Expansive Patio Area & No-Maintenance Artificial Turf... with Bonus Putting Green!! All This & More!! Lovely Front Walkway Leads to Beautiful Covered Porch Entry. Modern 2pc Powder Room Completes the Main Level. Convenient Side Door W/O, Plus Convenient Access from Garage to Side Yard Patio Leading to Backyard. Hdwd Flooring Thru Main & 2nd Levels. Beautiful Shiplap Feature Wall in 4th Bedroom. Fantastic Eastlake Location on Beautiful Tree-Lined Street in Top School District Just Minutes from Parks & Trails, Rec Centre & Sports Facilities and the Lake... Plus Quick Access to Hwys, Public Transit (Just 5 Minute Drive to Clarkson GO for 25 Min Express Train to Union Station!), Shopping & Amenities, and Oakville's Beautiful Lakeshore/Downtown Areas! Updates Include Crown Moulding & Door Mouldings on Main Level, Exterior Lighting, Tesla Charger (& Surge Protector Added to Panel), L/R Pot Lights & More! Amazing Storage Options Thruout This Home!  
**Inclusions:** All Light Fixtures, All Window Coverings, Refrigerator & Gas Stove, Built-in Dishwasher, Washer & Dryer (Approx. 2 Yrs New), Basement Refrigerator, Garage Door Opener & Remote  
**Listing Contracted With:** REAL ONE REALTY INC. Ph: 905-281-2888

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