

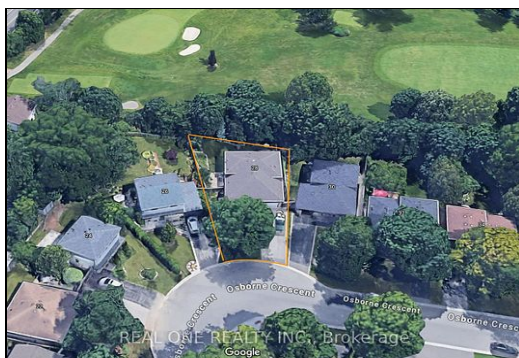


Together, for better !

一份信任，三份回报！



MLS Listing ~ 28 Osborne Cres., Oakville



28 Osborne Cres
Oakville Ontario L6H 1G1
 Oakville 1003 - CP College Park Halton
SPIS: No **Taxes:** \$5,361.39/2026
List: \$1,299,000 For: Sale
Last Status: PC
Detached **Front On: E** **Rms: 6 + 1**
Link: N **Acre:** **Bedrooms: 3**
Backsplit 3 **Washrooms: 3**
 1x4xUpper, 1x4xUpper, 1x3xLower
Lot: 44.2 x 99.81 Feet Irreg: Irreg. 44.2' x 99.81' x 71.9' x 113.82'
Dir/Cross St: Upper Middle Rd. E. & Sixth Line
Directions: Upper Middle Rd. E. & Sixth Line to Culham St. to Osborne Cres.

MLS#: W13611862 **PIN#:** 248720683

Possession Remarks: TBD

Legal: Parcel 292-1, Sec M34; Lot 292, Plan M34; S/T H5912; Town of Oakville

Kitchens: 1 Fam Rm: N Basement: Finished / Walk-Up Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Brick / Wood Garage: Yes Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 5 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Interior Feat: Carpet Free	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Ag: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Oth Struct: Survey Type: None
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	12.47	x 9.68	Hardwood Floor
2	Dining	Main	12.47	x 9.65	Hardwood Floor
3	Living	Main	16.6	x 10.17	Hardwood Floor
4	Prim Bdrm	Upper	18.18	x 15.06	Hardwood Floor
5	2nd Br	Upper	9.42	x 7.81	Hardwood Floor
6	3rd Br	Upper	9.42	x 8.56	Hardwood Floor
7	Rec	Lower	25.46	x 14.6	Hardwood Floor

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Stunning Kitchen Boasting Ample Modern Cabinetry, Breakfast Bar, Quartz Countertops, Elegant Backsplash & Stainless Steel Appliances! 2. Beautiful Main Level with Hardwood Flooring Boasting Open Concept Dining Room & Living Room with Large Picture Window! 3. 3 Bedrooms & 2 Full Baths on Upper Level, with Oversized Primary Bedroom Boasting B/I Cabinetry, W/I Closet & Stunning 4pc Ensuite with Double Vanity & Large Glass-Panelled Shower... PLUS W/O to Large Deck Leading to Backyard! 4. Fantastic Income Potential with Separate Entrance Leading Down to Beautifully Finished Basement Featuring Spacious Rec Room (with Ample Space for Kitchen and/or Separate Bedroom), Laundry Area & Modern 3pc Bath ('18) with Large Vanity & Glass-Panelled Shower... Plus Large Crawl Space Storage! 5. Large Pie-Shaped Lot (44.2' x 99.81' x 71.9' x 113.82') Boasting Fully-Fenced, South-Facing Backyard Retreat with Lovely Patio Area with Pergola ('23), Perennial Gardens & Mature Trees... and Backs onto Oakville Golf Club!! All This & More!! All 3 Baths with Heated Flooring. Fantastic College Park Location on Mature Crescent just Minutes from Parks & Trails, Schools, Sheridan College, Oakville Place, Oakville GO Station, Hwy Access & Many More Amenities! Freshly Painted D/R & L/R '26, New Light Fixtures & Pot Lights Thruout '26. New Curtains in PBR, New Curtains & Hardware in L/R '26, New Range Hood '25, Whole House Painted '24, New Heat Pump '24, Legal Addition with PBR Extension & Ensuite '18. ** Great Potential for Investment or In-Law Suite!

Inclusions: All Light Fixtures, All Window Coverings, Refrigerator & Gas Stove, B/I Dishwasher, Washer & Dryer, Garage Door Opener & Remote

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

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