



Together, for better !

一份信任，三份回报！



MLS Listing - 2254 Rockingham Dr., Unit 6, Oakville



2254 Rockingham Dr 6 **List: \$1,109,000 For: Sale**

Oakville Ontario L6H 7H8

Oakville 1009 - JC Joshua Creek Halton

SPIS: No

Taxes: \$6,761.10/2026

Condo Townhouse

2-Storey

Rms: 7

Corp#: HSCP / 442

#Shares%:

Bedrooms: 3 + 1

Unit#: 6

Locker#:

Washrooms: 4

Locker Lev Unit:

1x2xMain, 1x4x2nd, 1x4x2nd,

Locker Unit#:

1x3xBsmt

Level: 1

Zoning:

Prop Mgmt: FirstService Residential

Dir/Cross St: Upper Middle Rd. E. & Joshuas Creek Dr.

Directions: Upper Middle Rd. E. & Joshuas Creek Dr. to Bayshire Dr. to Rockingham Dr.

MLS#: W13615834 **Possession Remarks:** TBD

Status Cert: N

Bldg Name: The Woods of Joshua Creek

PIN#: 257440006

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: Y	Locker: None	Ens Lndry: Y
Basement: Full / Finished	Maint: \$890.32	Lndy Lev: Main
Fireplace/Stv: Y	A/C: Central Air	Exterior: Brick / Stone
Heat: Forced Air / Gas	Central Vac: No	Gar/Gar Spcs: Attached / 1
Apx Age:	UFFI: No	Drive: Private
Apx Sqft: 1800-1999	Elev/Lift: No	Park Type: Owned
Lot Size Source: Other	HST Applicable to: Included In	Park/Drv Spcs: 2
Sqft Source: per Floor Plan	Sale Price:	Tot Prk Spcs: 3
Exposure: S	Taxes Incl:	Park \$/Mo:
Assessment:	Heat Incl:	Prk Lvl/Unit:
Spec Desig: Unknown	Cable TV Incl:	Bldg Amen: Visitor Parking
Survey Type: None	Bldg Ins Incl: Y	Prop Feat: Cul De Sac, Ensuite Laundry, Family Room, Fireplace/Stove, Pets Allowed with Restrictions, Ravine
Phys Hdp-Eqp:	Com Elem Incl: Y	Interior Feat: Auto Garage Door Remote
	Cert Level:	
	Energy Cert:	
	GreenPIS:	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	18.83	x 8.6	Hardwood Floor Centre Island Quartz Counter
2	Living	Main	18.34	x 10.6	Hardwood Floor B/I Shelves W/O To Deck
3	Dining	Main	14.17	x 9.84	Hardwood Floor Open Concept Crown Moulding
4	Prim Bdrm	2nd	19.91	x 12.07	Hardwood Floor 4 Pc Ensuite W/I Closet
5	2nd Br	2nd	12.99	x 9.09	Hardwood Floor Closet California Shutters
6	3rd Br	2nd	10.33	x 8.99	Hardwood Floor W/I Closet California Shutters
7	Office	2nd	9.68	x 6.66	Hardwood Floor Open Concept
8	Rec	Bsmt	25.82	x 17.49	Broadloom B/I Shelves Pot Lights
9	Other	Bsmt	7.91	x 7.84	Broadloom B/I Bar Open Concept

Client Remks:

5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Stunning & Spacious 3 Bedroom & 4 Bath Executive Condo Townhouse on Quiet Cul de Sac in Desirable "The Woods of Joshua Creek" Complex Backing onto Ravine AND Across from Walking Trail! 2. Updated Kitchen ('21) Boasting Updated Cabinet Doors & Hardware, Centre Island with Breakfast Bar, Quartz Countertops, Marble Backsplash & Stainless Steel Appliances... Open to Spacious Dining Room. 3. Stunning Living Room Featuring Gas Fireplace, Extensive B/I Cabinetry, Large Window & Garden Door W/O to Composite BBQ Deck! 4. Generous 2nd Level with 3 Bedrooms, 2 Full Baths & Open Office/Den Area, with Primary Bedroom Featuring Large W/I Closet & 4pc Ensuite with Oversized Soaker/Jet Tub & Separate Shower. 5. Lovely Finished Basement Boasting Spacious Rec Room with B/I Entertainment Unit & B/I Bar Area ('18), Plus Full 3pc Bath, Convenient Storage Room & Ample Additional Storage! All This & More! Convenient Main Level Laundry Room (with Extended Height Cabinets & Garage Access) & 2pc Powder Room on "In-Between" Level. Hardwood Flooring Thru Main & 2nd Levels. Beautiful Backyard with Composite BBQ Deck Leading to Lovely Extended Patio Area ('21) & Ample Privacy Backing onto Ravine! Great Space with 1,980 Sq.Ft. of Above-Ground Living Space PLUS Finished Basement! 3M Security Film on Main Level & Bsmt Windows '25, New Furnace '24, Electric Blinds in L/R '22, Upgraded Doors & Baseboards on Main Level '22, Updated Main Bath '21, New Appliances '18-'21. Condo Updates Include Exterior Window Caulking '24, New Exterior Light Fixtures '23, New Garage Door '23, New Composite Deck & Fencing '21. Fantastic Condo Complex in Desirable Joshua Creek Location Just Minutes from Parks & Trails, Top-Rated Schools, Community Centre, Library, Restaurants, Shopping, Hwy Access & Many More Amenities! Condo Fee Includes Snow Removal & Salting, Sprinkler System Maintenance, Weekly Lawn Maintenance Exterior Window Cleaning & More!

Inclusions:

All Light Fixtures, All Window Coverings, Refrigerator & Stove, Built-in Dishwasher, Built-in Microwave/Hood Fan, Washer & Dryer, Basement Refrigerator, Alarm System/Hardware, Garage Door Opener & Remote(s)

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

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