



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



2254 Rockingham Dr 6
Oakville Ontario L6H 7H8
Oakville 1009 - JC Joshua Creek Halton
List: \$1,089,000 For: Sale
Last Status: NEW
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#: W14083890 Possession Remarks: TBD		Status Cert: No Bldg Name: The Woods of Joshua Creek		PIN#: 257440006	
Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terrace		Laundry Feat: In-Suite Laundry, Laundry Room	
Fam Rm: Y	Locker: None	Ens Lndry: Y		Lndy Lev: Main	
Basement: Full / Finished	Maint: \$890.32	Exterior: Brick / Stone		Garage: Yes	
Fireplace/Stv: Y	A/C: Central Air	Gar/Gar Spcs: Attached / 1		Drive: Private	
Heat: Forced Air / Gas	Central Vac: No	Park Type: Owned		Park/Drv Spcs: 2	
Apx Age:	UFFI: No	Tot Prk Spcs: 3		Park \$/Mo:	
Apx Sqft: 1800-1999	Elev/Lift: No Retirement: N	Prk Lvl/Unit:		Bldg Amen: Visitor Parking	
Lot Size Source: Other	HST Applicable to: Included In	Prop Feat: Cul De Sac, Ensuite Laundry, Family Room, Fireplace/Stove, Pets Allowed with Restrictions, Ravine		Interior Feat: Auto Garage Door Remote	
Sqft Source: per Floor Plan	Sale Price:				
Exposure: S	Taxes Incl: Water Incl:				
Assessment:	Heat Incl: Hydro Incl:				
Spec Desig: Unknown	Cable TV Incl: CAC Incl:				
Survey Type: None	Bldg Ins Incl: Y Prkg Incl: Y				
Phys Hdp-Eqp:	Com Elem Incl: Y				
	Cert Level:				
	Energy Cert:				
	GreenPIS:				

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	18.83	x 8.6	Hardwood Floor
2	Living	Main	18.34	x 10.6	Hardwood Floor
3	Dining	Main	14.17	x 9.84	Hardwood Floor
4	Prim Bdrm	2nd	19.91	x 12.07	Hardwood Floor
5	2nd Br	2nd	12.99	x 9.09	Hardwood Floor
6	3rd Br	2nd	10.33	x 8.99	Hardwood Floor
7	Office	2nd	9.68	x 6.66	Hardwood Floor
8	Rec	Bsmt	25.82	x 17.49	Broadloom
9	Other	Bsmt	7.91	x 7.84	Broadloom

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 & Stunning Living Room Featuring Gas Fireplace, Extensive B/I Cabinetry, Large Window & Garden Door W/O to Composite BBQ Deck! 3. 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. 4. 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! 5. Beautiful Backyard with Composite BBQ Deck Leading to Lovely Extended Patio Area ('21) & Ample Privacy Backing onto Ravine! 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. 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. ** Condo Fee Includes Snow Removal & Salting, Sprinkler System Maintenance, Weekly Lawn Maintenance, Exterior Window Cleaning & More! 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!
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)
Exclusions: All Patio Furniture & Storage, Smoker & BBQ, TVs & Hardware
Listing Contracted With: REAL ONE REALTY INC. **Ph:** 905-281-2888