



Together, For Better !

一份信任，三份回报！



2254 Rockingham Dr., Unit #6, Oakville

Highlights:

- 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!
- Updated Kitchen Boasts Updated Cabinet Doors & Hardware, Centre Island with Breakfast Bar, Built-in Bench, Quartz Countertops, Marble Backsplash & Stainless Steel Appliances!
- Spacious Open Concept Dining Room with Built-in Display Cabinet.
- Stunning Living Room Features Gas Fireplace, Extensive Built-in Cabinetry, Large Window & Garden Door Walk-Out to Composite BBQ Deck!
- Convenient Main Level Laundry Room (with Extended Height Cabinets & Garage Access) & 2pc Powder Room on "In-Between" Level.
- Generous 2nd Level with 3 Bedrooms, 2 Full Baths & Open Office/Den Area.
- Double Door Entry to Primary Bedroom Featuring Large Walk-in Closet & 4pc Ensuite with Oversized Soaker/Jet Tub & Separate Shower.
- Gleaming Hardwood Flooring Through Main & 2nd Levels.
- 9' Ceilings on Main Level / 8' Ceilings on 2nd Level.
- Lovely Finished Basement with 8.5' Ceilings Boasts Spacious Rec Room with Built-in Shelving/Entertainment Unit & Built-in Bar, Plus Full 3pc Bath, Convenient Storage Room & Ample Additional Storage!
- Great Space with 1,980 Sq.Ft. of Above-Ground Living Space PLUS Finished Basement!
- Beautiful Backyard with Composite Deck Leading to Lovely Extended Patio Area & Ample Privacy Backing onto Ravine!
- Fantastic Condo Complex on Quiet Cul de Sac in Desirable Joshua Creek Location Just Minutes from Parks & Trails, Top-Rated Schools, Community Centre, Library, Restaurants, Shopping, Highway Access & Many More Amenities!

Inclusions:

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

Exclusions:

TVs & Hardware, All Patio Furniture, BBQ & Smoker

Rental:

Hot Water Tank/Heater



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Property Management:

FirstService Residential - www.fsresidential.com

Customer Care Center: 1.855.244.8854

Property Manager: Katherine Ramos - katherine.ramos@fsresidential.com

Condo/Maintenance Fee:

\$890.32/Month

** Includes Snow Removal & Salting, Sprinkler System Maintenance, Weekly Lawn Maintenance, Exterior Window Cleaning & More!

Updates:

2025: 3M Security Film Installed on Main Level & Basement Windows

2024: New Furnace

2022: Installed Motorized Blinds in Living Room

2022: Added Storage Area with Barn-Style Door in Basement

2022: Upgraded Interior Doors & Baseboards on Main Level

2021: Replaced & Extended Patio Area

2021: Updated Kitchen with New Cabinet Doors & Hardware, Quartz Countertops & Marble Backsplash

2021: Updated Main Bath with New Vanity, Quartz Countertop, Faucet & Mirror

2018-2021: New Appliances (Refrigerator, Stove, Dishwasher, Washer & Dryer)

2018: Added Bar in Basement

Condo Corporation Updates:

2024: Exterior Window Caulking

2023: New Exterior Light Fixtures

2023: New Garage Door

2021: New Composite Deck & New Fencing