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MLS Listing ~ 1418 Gulledge Trail, Oakville



1418 Gulledge Tr Oakville Ontario L6M 3Z9 Oakville 1022 - WT West Oak Trails Halton SPIS: No Taxes: \$6,459.14/2026		List: \$1,499,000 For: Sale Last Status: NEW
Detached Link: N 2-Storey	Front On: E Acre:	Rms: 8 Bedrooms: 4 Washrooms: 3 1x2xMain, 1x5x2nd, 1x5x2nd
Lot: 37.07 x 86.94 Feet Irreg: Dir/Cross St: Third Line & Westoak Trails Blvd. Directions: Third Line & Westoak Trails Blvd. to Oakhaven Dr. to Pinecliffe Rd. to Gulledge Tr.		

MLS#: W13665636 **PIN#:** 249254519

Possession Remarks: TBD

Legal: Part Lot 24, Plan 20M737, Part 48, 20R13483; Oakville. Subject to Right HR79829

Kitchens: 1 Fam Rm: Y Basement: Full / Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2000-2500 Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Upper Phys Hdcap-Eqp:	Exterior: Brick Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fireplace/Stove Interior Feat: Carpet Free	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: 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	17.85	x 10.93	Ceramic Floor
2	Breakfast	Main	17.85	x 10.93	Ceramic Floor
3	Family	Main	17.26	x 10.83	Hardwood Floor
4	Living	Main	12.83	x 10.83	Hardwood Floor
5	Dining	Main	14.83	x 12.5	Hardwood Floor
6	Prim Bdrm	2nd	14.93	x 10.93	Hardwood Floor
7	2nd Br	2nd	14.24	x 10.83	Hardwood Floor
8	3rd Br	2nd	11.42	x 11.42	Hardwood Floor
9	4th Br	2nd	11.91	x 10.93	Hardwood Floor

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Family-Sized Kitchen Featuring Ample Cabinet Space, Granite Countertops, Stainless Steel Appliances & Bright Breakfast Area with W/O to Large Composite Deck with Stunning Views of the Ravine! 2. Lovely Principal Rooms, Including Open Concept Formal Dining Room & Spacious Family Room with Picture Window Overlooking the Ravine, Leading to Generous Living Room with Gas Fireplace! 3. 4 Good-Sized Bedrooms, 2 Full Baths & Convenient Upper Level Laundry Room on 2nd Level, with Double Door Entry to Primary Bedroom Featuring Large W/I Closet with Extensive B/I Organizers & 5pc Ensuite Boasting Double Vanity, Large Soaker Tub & Separate Shower. 4. Great Potential in the Unspoiled WALK-OUT Basement - Ample Space for Additional Living Space or In-Law Suite... Bring Your Design Ideas! 5. Beautiful Backyard with Patio Area Backing onto Taplow Creek Trail & Ravine, Conveniently Located Just Steps to Bloomfield Park with Soccer & Basketball Fields, Tennis Court & Kids Playground. All This & More! Hardwood Flooring Thru Main & 2nd Levels. Modern 2pc Powder Room & Convenient Garage Access Complete the Main Level. 5pc Main Bath with Double Vanity & Combination Tub/Shower. 2,400 Sq.Ft. of Above-Ground Living Space Plus Over 1,000 Sq.Ft. in the (Unfinished) W/O Basement! Oversized 1 Car Garage with B/I Organizers Plus 2 Car Driveway. Fabulous West Oak Trails Location Just Minutes to Hospital, Parks & Trails, Schools, Shopping & Amenities!

Inclusions: All Light Fixtures, Refrigerator & Stove, B/I Dishwasher, B/I Microwave/Hood Fan, Washer & Dryer, Garage Door Opener

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

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