



## 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: \$1,399,000 For: Sale**  
**Last Status: NEW**  
Detached **Front On: E** **Rms: 8**  
**Link: N** **Acre:** **Bedrooms: 4**  
2-Storey **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#:** W13835438 **PIN#:** 249254519

**Possession Remarks:** TBD

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

|                                    |                                                |                                       |
|------------------------------------|------------------------------------------------|---------------------------------------|
| <b>Kitchens:</b> 1                 | <b>Exterior:</b> Brick                         | <b>Zoning:</b>                        |
| <b>Fam Rm:</b> Y                   | <b>Garage:</b> Yes                             | <b>Cable TV:</b>                      |
| <b>Basement:</b> Full / Unfinished | <b>Gar/Gar Spcs:</b> Attached / 1              | <b>Hydro:</b>                         |
| <b>Fireplace/Stv:</b> Y            | <b>Drive:</b> Private                          | <b>Gas:</b>                           |
| <b>Heat:</b> Forced Air / Gas      | <b>Drive Park Spcs:</b> 2                      | <b>Phone:</b>                         |
| <b>A/C:</b> Central Air            | <b>Tot Prk Spcs:</b> 3                         | <b>Water:</b> Municipal               |
| <b>Central Vac:</b> No             | <b>UFFI:</b>                                   | <b>Water Supply Type:</b>             |
| <b>Apx Age:</b>                    | <b>Pool:</b> None                              | <b>Sewer:</b> Sewers                  |
| <b>Apx Sqft:</b> 2000-2500         | <b>Energy Cert:</b>                            | <b>Spec Desig:</b> Unknown            |
| <b>Roof:</b> Shingles              | <b>Cert Level:</b>                             | <b>Farm/Agr:</b>                      |
| <b>Foundation:</b> Unknown         | <b>GreenPIS:</b>                               | <b>Waterfront:</b>                    |
| <b>Assessment:</b>                 | <b>Prop Feat:</b> Family Room, Fireplace/Stove | <b>Retirement:</b>                    |
| <b>POTL:</b>                       | <b>Interior Feat:</b> Carpet Free              | <b>HST Applicable to:</b> Included In |
| <b>POTL Mo Fee:</b>                |                                                | <b>Sale Price:</b>                    |
| <b>Elevator/Lift:</b>              |                                                | <b>Oth Struct:</b>                    |
| <b>Laundry Lev:</b> Upper          |                                                | <b>Survey Type:</b> None              |
| <b>Phys Hdcap-Eqp:</b>             |                                                |                                       |

| # | Room      | Level | Length (ft) | Width (ft) | Description    |                 |                      |
|---|-----------|-------|-------------|------------|----------------|-----------------|----------------------|
| 1 | Breakfast | Main  | 17.85       | x 10.93    | Ceramic Floor  | W/O To Deck     | Combined W/Kitchen   |
| 2 | Dining    | Main  | 14.83       | x 12.5     | Hardwood Floor | Formal Rm       | Open Concept         |
| 3 | Living    | Main  | 12.83       | x 10.83    | Hardwood Floor | Gas Fireplace   | Pot Lights           |
| 4 | Prim Bdrm | 2nd   | 14.93       | x 10.93    | Hardwood Floor | 5 Pc Ensuite    | W/I Closet           |
| 5 | 2nd Br    | 2nd   | 14.24       | x 10.83    | Hardwood Floor | Large Closet    |                      |
| 6 | Family    | Main  | 17.26       | x 10.83    | Hardwood Floor | Picture Window  | O/Looks Ravine       |
| 7 | 4th Br    | 2nd   | 11.91       | x 10.93    | Hardwood Floor | Large Closet    |                      |
| 8 | Kitchen   | Main  | 17.85       | x 10.93    | Ceramic Floor  | Granite Counter | Stainless Steel Appl |
| 9 | 3rd Br    | 2nd   | 11.42       | x 11.42    | Hardwood Floor | Large Closet    |                      |

**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