



MLS Listing ~ 2298 Salcome Dr., Oakville



2298 Salcome Dr		List: \$1,975,000 For: Sale	
Oakville Ontario L6H 7N2			
Oakville 1009 - JC Joshua Creek Halton		Last Status: NEW	
SPIS: No	Taxes: \$9,139.66/2026		
Detached	Front On: 5	Rms: 10 + 1	
Link: N	Acre:	Bedrooms: 4	
2-Storey		Washrooms: 3	
		1x2xMain, 1x5x2nd, 1x5x2nd	
Lot: 51.88 x 109.91 Feet Irreg: Corner Lot/Irregular Shape			
Dir/Cross St: Dundas St. E. & Eighth Line			
Directions: Dundas St. E. & Eighth Line to North Ridge Tr. to Coronation Dr. to Salcome Dr.			

MLS#: W13681738 **PIN#:** 250631236

Possession Remarks: TBD

Legal: Lot 30, Plan 20M846, Oakville. S/T Right HR181021. S/T Right HR357491 Until Such Time as the Subdivision Has Been Accepted by the Town of Oakville.

Kitchens: 1	Exterior: Brick / Stone	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Attached / 2	Cable TV:
Basement: Partially Finished / Full	Drive: Private	Hydro:
Fireplace/Stv: Y	Drive Park Spcs: 3	Gas:
Heat: Heat Pump / Gas	Tot Prk Spcs: 5	Phone:
A/C: Central Air	UFFI:	Water: Municipal
Central Vac: No	Pool: None	Water Supply Type:
Apx Age:	Energy Cert:	Sewer: Sewers
Apx Sqft: 3000-3500	Cert Level:	Spec Desig: Unknown
Roof: Metal	GreenPIS:	Farm/Agr:
Foundation: Unknown	Prop Feat: Family Room, Fireplace/Stove	Waterfront:
Assessment:	Interior Feat: Carpet Free, On Demand	Retirement:
POTL:	Water Heater, Auto Garage Door Remote	HST Applicable to Included In
POTL Mo Fee:		Sale Price:
Elevator/Lift:		Oth Struct:
Laundry Lev: Main		Survey Type: Unknown
Phys Hdcap-Eqp:		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	19.32	x 14.07	Ceramic Floor
2	Breakfast	Main	19.32	x 14.07	Ceramic Floor
3	Family	Main	17.32	x 13.75	Hardwood Floor
4	Dining	Main	12.66	x 10.93	Hardwood Floor
5	Living	Main	12.01	x 10.76	Hardwood Floor
6	Office	Main	11.75	x 9.58	Hardwood Floor
7	Prim Bdrm	2nd	16.4	x 16.08	Hardwood Floor
8	2nd Br	2nd	13.48	x 12.76	Hardwood Floor
9	3rd Br	2nd	15.26	x 9.91	Hardwood Floor
10	4th Br	2nd	13.32	x 10.66	Hardwood Floor
11	Rec	Bsmt	17.75	x 13.42	Hardwood Floor

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Impressive Space & Design in This Stunning Fernbrook-Built Wedgewood Model Offering 3,189 Sq.Ft. A/G Living Space Plus Partially Finished Basement (with Upgraded Windows) & Boasting Soaring Ceilings, Maple Hardwood Flooring, Pot Lights, Oversized Windows & Much More! 2. Spacious Principal Rooms, Including Spectacular 2-Storey Family Room with Gas Fireplace & Expansive Windows, Plus Formal Dining Room with Large Windows, Separate Sunken Living Room with Double Door Entry to Private Office with Custom Solid White Oak Panelling, Cathedral Ceiling & Oversized Windows! 3. Stunning Kitchen Featuring Builder-Upgraded Maple Cabinetry, Centre Island, Granite Counters, Stainless Steel Appliances & Bright Breakfast Area with Garden Door W/O to Patio Area. 4. Upgraded Maple Staircase Leads to Spacious 2nd Level Boasting 4 Generous Bedrooms, Including Primary Bedroom with His & Hers W/I Closets & Luxurious 5pc Ensuite with Double Vanity, Soaker Tub & Separate Shower. 5. Exceptional Outdoor Upgrades with Extensive Stamped Concrete Driveway, Front Patio Area, Side Walkway & Rear Patio, Plus Professional Landscaping, In-Ground Sprinkler System, Exterior Pot Lights & Upgraded Fibreglass Garage Doors! All This & More! 2pc Powder Room & Convenient Main Level Laundry Room with Garage Access Complete the Main Level. Major Updates Completed, Including Metal Roof with Transferable 40Yr Warranty ('15), Security Glass Added to Front & Rear Patio Doors ('25), Freshly Painted Primary Bedroom & Ensuite ('26). Prime Location in Desirable Joshua Creek Neighbourhood Close to Top-Rated Schools, Parks & Trails, Iroquois Ridge Community Centre, Shopping & Amenities, with Easy Hwy Access. Spacious & Well-Maintained Home with Quality Upgrades Inside & Out!

Inclusions: All Light Fixtures, All Window Coverings, Refrigerator ('23) & Gas Stove, Exhaust Fan ('24), B/I Dishwasher ('26), Washer & Dryer ('25), Basement Cabinet, 2 Garage Door Openers with Remote(s), Security Cameras, Ring Doorbell

Exclusions: Large Mirror in 2nd Level Hallway, Entry Mirror, Patio Furniture

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