



MLS Listing ~ 1206 Lindenrock Dr., Oakville



1206 Lindenrock Dr Oakville Ontario L6H 6T4 Oakville 1009 - JC Joshua Creek Halton		List: \$2,350,000 For: Sale
SPIS: No Taxes: \$12,356.29/2026		Last Status: NEW
Detached Link: N 2-Storey	Front On: 5 Acre:	Rms: 10 + 3 Bedrooms: 5 + 1 Washrooms: 5 1x2xMain, 1x5x2nd, 1x3x2nd, 1x3x2nd, 1x3xBsmt
Lot: 49.21 x 115.35 Feet Irreg: Dir/Cross St: Upper Middle Rd. E. & Grand Blvd./North Ridge Trail Directions: Upper Middle Rd. E. & Grand Blvd./North Ridge Trail to Grace Dr. to Galloway Dr. to Lindenrock Dr.		

MLS#: W13817998 **PIN#:** 250630761

Possession Remarks: TBD

Legal: Lot 16, Plan 20M723, Oakville. T/W Row TW31346 Over Part 7, 20R13094. S/T Right H788607. S/T Right H832930

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Garage: Yes	Cable TV:
Basement: Full / Finished	Gar/Gar Spcs: Attached / 2	Hydro:
Fireplace/Stv: Y	Drive: Private	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 4	Phone:
A/C: Central Air	Tot Prk Spcs: 6	Water: Municipal
Central Vac: No	UFFI:	Water Supply Type:
Apx Age:	Pool: Inground, Salt	Sewer: Sewers
Apx Sqft: 3500-5000	Energy Cert:	Spec Desig: Unknown
Roof: Shingles	Cert Level:	Farm/Agr:
Foundation: Unknown	GreenPIS:	Waterfront:
Assessment:	Prop Feat: Family Room, Fireplace/Stove	Retirement:
POTL:	Interior Feat: Auto Garage Door Remote	HST Applicable to: Included In
POTL Mo Fee:	Security Feat: Smoke Detector	Sale Price:
Elevator/Lift:		Oth Struct:
Laundry Lev: Main		Survey Type: None
Phys Hdcap-Eqp:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	15.32	x 10.01	Ceramic Floor	Centre Island	Granite Counter
2	Breakfast	Main	15.32	x 9.32	Ceramic Floor	W/O To Patio	California Shutters
3	Family	Main	18.93	x 13.85	Hardwood Floor	Crown Moulding	California Shutters
4	Dining	Main	15.91	x 13.91	Hardwood Floor	Crown Moulding	Large Window
5	Living	Main	21.26	x 13.09	Hardwood Floor	Crown Moulding	Gas Fireplace
6	Prim Bdrm	2nd	14.5	x 13.91	Hardwood Floor	5 Pc Ensuite	Closet Organizers
7	2nd Br	2nd	18.93	x 10.66	Hardwood Floor	Semi Ensuite	W/I Closet
8	3rd Br	2nd	17.85	x 14.76	Hardwood Floor	Semi Ensuite	His/Hers Closets
9	4th Br	2nd	16.93	x 11.91	Hardwood Floor	Semi Ensuite	B/I Closet
10	5th Br	2nd	11.68	x 10.66	Hardwood Floor	Semi Ensuite	His/Hers Closets
11	Rec	Bsmt	23.49	x 17.09	Broadloom	Pot Lights	
12	Br	Bsmt	31.07	x 12.99	Laminate	Pot Lights	3 Pc Ensuite
13	Other	Bsmt	14.93	x 10.5	Laminate	Pot Lights	California Shutters

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Stunning Kitchen Boasting Oversized Island with Abundant Storage, Granite Countertops, High-End Stainless Steel Appliances & Bright Breakfast Area with Additional Cabinetry & W/O to Patio, Pool & Private Backyard! 2. Spacious Principal Rooms with Crown Moulding, Including Bright & Airy F/R Featuring B/I Cabinetry & Large Windows Overlooking the Backyard, Plus Formal D/R, and Spacious L/R with Oversized Windows, Partial 15' Ceiling, Custom B/I Speaker System & Gas Fireplace. 3. 5 Large Bdrms & 3 Full Baths on 2nd Level, with Double Door Entry to Large PBR with Huge Dressing Area with Custom California Closets System, and 5pc Ensuite with His & Hers Vanity, Soaker Tub & Separate Shower. 4. Spacious Finished Basement Featuring Lovely Rec Room, Oversized Exercise Room (or 6th Bdrm!) with 3pc Ensuite & W/I Closet, Plus Separate Kitchenette Area & Ample Storage!! 5. Fully Landscaped Front & Back Yards with I/G Sprinkler System, with Spectacular Backyard Oasis Boasting Salt Water Pool, Flagstone Patio, Custom Natural Gas BBQ & Lovely Cabana/Storage Shed (Freshly Painted!), Surrounded by Mature Trees for Ample Privacy!! All This & More!! Gracious Double Door Entry to Bright & Airy Foyer. Premium Engineered Hdwd Thru Main & 2nd Levels. 2pc Powder Room & Laundry Room (with Access to Garage) Complete the Main Level. 2nd & 4th Bdrms Share 3pc Semi-Ensuite AND 3rd & 5th Bdrms Share 3pc Ensuite - Both with New Flooring ('26)! Spacious Home with 3,620 Sq.Ft. A/G Plus Over 1,700 Sq.Ft. in the Finished Basement! 4 Car Driveway. Fabulous Location on Quiet Street in Desirable Joshua Creek Community Just Minutes from Many Parks & Trails, Top-Rated Schools, Rec Centre, Sports Fields/Courts, Shopping & Amenities, Plus Easy Hwy Access. Freshly Painted & Move-in Ready! Updated Pot Lights '26, New Pool Heater '26, New Salt Cell '26, New Filter '24, Pool Electrical Equipment '22, New A/C '24, New Copper Coil Furnace '23

Inclusions: All Light Fixtures, All Window Coverings, Refrigerator, Gas Stove Top, B/I Oven, B/I Microwave, B/I Dishwasher, Living Room TV & Speaker System, Small Kitchen TV, Gym TV, All Cabinetry, Equipment & Tools in Basement Workshop, All Basement Shelving, 2 Garage Door Openers & Remotes, Backyard Speaker System, Custom Natural Gas Lynx BBQ, All Pool Equipment (Including High-End Robotic Pool Cleaner)

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

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