



Together, For Better !

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Features & Updates ~ 1206 Lindenrock Dr., Oakville

Highlights:

- Spectacular 5+1 Bedroom & 5 Bath Executive Home with Beautiful Backyard Pool Oasis in Joshua Creek!
- Gracious Double Door Entry to Bright & Airy Foyer.
- Stunning Kitchen Boasts Oversized Island with Abundant Storage, Granite Countertops, High-End Stainless Steel Appliances & Bright Breakfast Area with Additional Cabinetry & Walk-Out to Patio, Pool & Private Backyard!
- Elegant Crown Moulding in the Spacious Principal Rooms.
- Lovely Family Room Features Built-in Cabinetry & Large Windows Overlooking the Backyard.
- Formal Dining Room with Large Window.
- Bright & Spacious Living Room with Oversized Windows, Partial 15' Ceiling, Custom Built-in Speaker System & Gas Fireplace.
- 2pc Powder Room & Laundry Room (with Access to Garage) Complete the Main Level.
- 5 Large Bedrooms & 3 Full Baths on 2nd Level.
- Spacious Primary Bedroom Boasts Huge Dressing Area with Custom California Closets System, and 5pc Ensuite with His & Hers Vanity, Soaker Tub & Separate Shower.
- 2nd & 4th Bedrooms Share 3pc Semi-Ensuite AND 3rd & 5th Bedrooms Share 3pc Ensuite!
- Premium Engineered Hardwood Flooring Through Main & 2nd Levels.
- Beautiful Finished Basement Features Lovely Rec Room, Oversized Exercise Room (or 6th Bedroom!) with 3pc Ensuite & Walk-in Storage Closet, Plus Separate Kitchenette Area & Ample Storage!
- Spacious Home with 3,620 Sq.Ft. Above-Ground Plus 1,700+ Sq.Ft. in the Finished Basement!
- Fully Landscaped Front & Back Yards with In-Ground Sprinkler System, with Spectacular Backyard Oasis Boasting In-Ground Salt Water Pool, Flagstone Patio, Built-in Lynx Natural Gas BBQ, and Lovely Cabana/Storage Shed (Freshly Painted!), Surrounded by Mature Trees for Ample Privacy!!
- No Sidewalk Allows for 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 Quick Highway Access.

Inclusions:

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

Rental:

Hot Water Tank/Heater

Updates:

2026: New Flooring in Both Semi-Ensuite Baths
2026: Interior (Including Baseboards) Freshly Painted
2026: Cabana Exterior Freshly Painted
2026: Updated Pot Lights
2026: New Pool Heater & Salt Cell
2024: New A/C
2024: New Pool Filter
2023: New Copper Coil Furnace
2022: Updated Pool Electrical Equipment

www.theelite3team.com

Office: 1660 North Service Rd E, Unit 103, Oakville. On L6H 7G3

905-270-3333

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