



Together, for better !

一份信任，三份回报！



MLS Listing ~ 236 - 3074 Sixth Line, Oakville



3074 Sixth Line 236 **List: \$949,000 For: Sale**

Oakville Ontario L6M 1P8

Oakville 1008 - GO Glenorchy Halton

Last Status: NEW

SPIS: Yes **Taxes:** \$5,093.21/2026

Condo Townhouse
Corp#: HSCC / 722
Unit#: 36

3-Storey
#Shares%:
Locker#: #124
Locker Lev Unit:
Locker Unit#:
Level: 1

Rms: 6
Bedrooms: 3
Washrooms: 3
1x2xMain, 1x5x2nd, 1x4x3rd

Zoning:

Prop Mgmt: ICC Property Management

Dir/Cross St: Dundas St. E. & Sixth Line

Directions: Dundas St. E. & Sixth Line

MLS#: W14030418 **Possession Remarks:** TBD

Status Cert: No

Bldg Name:

PIN#: 260240036

Kitchens: 1
Fam Rm: N
Basement: Walk-Up
Fireplace/Stv: N
Heat: Forced Air / Gas
Apx Age:
Apx Sqft: 1600-1799
Sqft Source: Builder Floor Plan
Exposure: W
Assessment:
Spec Desig: Unknown
Survey Type: None
Phys Hdp-Eqp:

Pets Perm: Yes-with Restrictions
Locker: Exclusive
Maint: \$504.31
A/C: Central Air
Central Vac: No
UFFI:
Elev/Lift: **Retirement:**
HST Applicable to: Included In
Sale Price:
Taxes Incl: **Water Incl:** Y
Heat Incl: **Hydro Incl:**
Cable TV Incl: **CAC Incl:**
Bldg Ins Incl: Y **Prkg Incl:** Y
Com Elem Incl: Y
Cert Level:
Energy Cert:
GreenPIS:

Balcony: Open
Laundry Feat: Laundry Closet, Ensuite
Ens Lndry: Y
Lndy Lev:
Exterior: Brick
Garage: Yes
Gar/Gar Spcs: Underground / 2
Drive: None
Park Type: Owned
Park/Drv Spcs: 0
Tot Prk Spcs: 2
Pk Spot#: #124
Pk Spot#: #99
Park \$/Mo:
Prk Lvl/Unit:
Bldg Amen:
Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions
Interior Feat: On Demand Water Heater

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	13.58	x 11.58	Hardwood Floor
2	Dining	Main	13.91	x 11.58	Hardwood Floor
3	Living	Main	14.99	x 12.99	Hardwood Floor
4	Prim Bdrm	2nd	14.99	x 12.01	Hardwood Floor
5	2nd Br	2nd	14.99	x 8.99	Hardwood Floor
6	3rd Br	3rd	12.01	x 11.68	Hardwood Floor

Client Remks:

5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Spacious Gourmet Kitchen Boasting Ample Sleek Cabinetry with Huge Centre Island/Breakfast Bar, Quartz Countertops, Tile Backsplash & Upgraded Stainless Steel Appliances. 2. Bright & Beautiful Open Concept Main Level with 10' Ceilings Also Features Bright Dining Area with Picture Window & Beautiful Living Room Featuring In-Ceiling Surround Sound & W/O to Patio Area! 3. Modern Staircase Leads to 2nd Level with 2 Bedrooms & 2 Full Baths, Including Bright & Airy Primary Bedroom Boasting Juliet Balcony, B/I Cabinetry ('22), His & Hers Closets (with B/I Shelving) & Private 5pc Ensuite AND 2nd Bedroom with Semi-Ensuite Access to 4pc Bath & W/O to Private Balcony. 4. Fabulous Additional Space on the 3rd Level Boasting Generous 3rd Bedroom with W/O to 2nd Private Balcony... Plus Ensuite Laundry Closet & Access to Spacious (210 Sq.Ft.) Private Rooftop Terrace! 5. Convenient Glenorchy Location Just Minutes to Parks & Trails, Top Schools, Highway Access & Uptown Oakville's Thriving Community with Shopping, Restaurants & Many More Amenities! All This & More! Spacious Courtyard Model with 1,799 Sq.Ft. of Living Space on 3 Finished Levels... Plus 2 Balconies, 210 Sq. Ft. Terrace AND 115 Sq.Ft. Patio Area - Great Living Space Inside & Out!! 2pc Powder Room Completes the Main Level. Soaring 10' Ceilings on Main Level / 9' Ceilings on 2nd & 3rd Levels! Pride of Ownership is Evident with High Quality Upgrades/Finishings & Custom Window Coverings Thruout! Upgraded Hardwood Flooring Thru All 3 Levels! Bonus 2 Underground Parking Spaces! Access to Convenient Storage Area & Home from Underground Parking Garage. New Furnace '25. ** Maintenance Fee Covers Common Elements, Landscaping, Exterior Walls & Roof, Underground Garage Maintenance, 2 Parking Spaces & Bike Storage.

Inclusions: All Light Fixtures, All Window Coverings, Refrigerator & Stove, Built-in Dishwasher, Stacked Washer & Dryer

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

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