



3074 Sixth Line, Unit #236, Oakville

Highlights:

- Modern & Simply Stunning 3 Bedroom & 3 Bath Condo Townhouse in Convenient Glenorchy Neighbourhood!
- Bright & Beautiful Open Concept Main Level with 10' Ceilings.
- Spacious Gourmet Kitchen Boasts Ample Sleek Cabinetry with Huge Centre Island/Breakfast Bar, Quartz Countertops, Tile Backsplash & Upgraded Stainless Steel Appliances.
- Bright Dining Area with Picture Window.
- Beautiful Living Room Features In-Ceiling Surround Sound & Walk-Out to Patio Area!
- 2pc Powder Room Completes the Main Level.
- Modern Staircase Leads to 2nd Level with 2 Bedrooms & 2 Full Baths.
- Bright & Airy Primary Bedroom Boasts Juliet Balcony, Built-in Cabinetry/Entertainment Unit, His & Hers Closets (with Built-in Shelving) & Private 5pc Ensuite.
- Large 2nd Bedroom with Semi-Ensuite Access to 4pc Bath & Walk-Out to Private Balcony.
- Fabulous Additional Space on the 3rd Level Boasting Generous 3rd Bedroom with Walk-Out to 2nd Private Balcony... Plus Ensuite Laundry Closet & Access to Spacious (210 Sq.Ft.) Private Rooftop Terrace!
- Beautiful 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!!
- 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 Throughout!
- Upgraded Hardwood Flooring Through All 3 Levels!
- Bonus 2 Underground Parking Spaces!
- Access to Convenient Storage Area & Home from Underground Parking Garage.
- Convenient Glenorchy Location Just Minutes to Parks & Trails, Top Schools, Highway Access & Uptown Oakville's Thriving Community with Shopping, Restaurants & Many More Amenities!

Inclusions:

All Light Fixtures, All Blinds & Window Coverings, Refrigerator & Stove, Built-in Dishwasher, Stackable Washer & Dryer

Rental:

Tankless Water Heater - Reliance (\$32.79/month)



Together, For Better !

一份信任，三份回报！



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Upgrades & Updates:

- 2025 - New Furnace
- 2022 - IKEA Cabinetry in Primary Bedroom & 2nd Bedroom
- 2021 - Stackable Washer & Dryer
- 2021 - Upgraded Stereo/Audio System with In-Ceiling Surround-Sound System (with 5 Yamaha Speakers) in Living Room
- 2021 - Display/Speaker Cabinet in Living Room
- 2021 - Wall Cabinet at Ceiling Level in Hallway Near Garage Entrance
- 2020-25 - Upgraded Light Fixtures in Bedrooms, Dining Room & Living Room
- 2020 - Upgraded Hardwood Flooring
- 2020 - Upgraded Kitchen Appliances, Including Convection/Induction Stove, "Quad" Refrigerator, Dishwasher & Retractable Slim Range Hood
- 2020 - Custom Blinds Throughout (Including for Patio & Balcony Doors)
- 2020 - Custom Shelving in His & Her Primary Bedroom Closets
- 2020 - Upgraded Kitchen Sink
- 2020 - Upgraded Shower Head in Primary Ensuite

Property Management:

ICC Property Management - iccpropertymanagement.com

Property Manager:

Flo McNaughton - fmcnaughton@iccpropertymanagement.com

Condo/Maintenance Fee:

\$504.31/Month

** Includes Common Elements, Landscaping, Exterior Walls, Roof, Garage Maintenance, Storage, Both Parking Spaces, Bike Storage & More!

2 Underground Parking Spaces:

#124 & #99

Storage Locker/Area:

Directly Connected to Main Parking Space (#124)