

JUST LISTED!

3038 BLACKTUSK COMMON, OAKVILLE ON



2 BEDS | 2+1 BATHS | 1,400 SQ FT

LISTED AT \$969,000

Welcome to 3038 Blacktusk Common!

Whether you are a first time homebuyer, young family or single professional, this location has it all! This move in ready 2 bedroom townhouse is located in one of Oakville's most amenity driven neighbourhoods & only 5 years old. Layout offers 1400 sq ft with 2+1 bathrooms & incredible rooftop terrace for true scenic enjoyment. Main level offers open concept living with Oak hardwood flooring large windows and access to one of three balconies. The bright & neutral kitchen includes décor granite countertops with breakfast bar, updated backsplash &

stainless steel appliances. Excellent use of space as kitchen overlooks dining area & family room which is great for entertaining. Oak staircase takes you to upper level which includes spacious primary bedroom with large windows for extra natural light along with a 4-pc ensuite. 2nd bedroom is nearly 9' x 13' & offers a bright & neutral feel with access to private balcony. Additional 4-pc bathroom is also included on this floor. 3rd floor has access to stunning large rooftop patio that is ideal for entertaining with friends, family & enjoying scenic views. This home is located close to shopping, restaurants, schools, parks & HWY 403/407 & QEW.

3038 BLACKTUSK Common, Oakville, Ontario L6H 7E3

Client Full
Active / Residential

3038 BLACKTUSK Cm Oakville

MLS® #: 40482923
Price: **\$969,000**



Halton/1 - Oakville/1010 - JM Joshua Meadows

3 Storey/Row/Townhouse

	Beds	Baths	Kitch
Second		1	1
Third	2	2	

Beds (AG+BG): **2 (2 + 0)**
 Baths (F+H): **3 (2 + 1)**
 SF Fin Total: **1,402**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,402/Plans**
 DOM:
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,452.39/2022**
 Condo Fee/Freq: **\$0.00/Other**
 Addl Monthly Fees: **\$74.00**

Remarks/Directions

Public Rmks: **Whether you are a first time homebuyer, young family or single professional, this location has it all! This move in ready 2 bedroom townhouse is located in one of Oakville's most amenity driven neighbourhoods & only 5 years old. Layout offers 1400 sq ft with 2+1 bathrooms & incredible rooftop terrace for true scenic enjoyment. Main level offers open concept living with Oak hardwood flooring large windows and access to one of three balconies. The bright & neutral kitchen includes décor granite countertops with breakfast bar, updated backsplash & stainless steel appliances. Excellent use of space as kitchen overlooks dining area & family room which is great for entertaining. Oak staircase takes you to upper level which includes spacious primary bedroom with large windows for extra natural light along with a 4-pc ensuite. 2nd bedroom is nearly 9' x 13' & offers a bright & neutral feel with access to private balcony. Additional 4-pc bathroom is also included on this floor. 3rd floor has access to stunning large rooftop patio that is ideal for entertaining with friends, family & enjoying scenic views. This home is located close to shopping, restaurants, schools, parks & HWY 403/407 & QEW.**

Directions: **Drive along Dundas, Take Postridge Dr to Blacktusk Common.**
 Cross St: **Dundas & Trafalgar**

Common Elements

Common Element Additional Fee: **74.00**
 Common Element/Condo Amenities: **None**
 Condo Fees: **\$0.00/Other**
 Locker: **None**
 Pets Allowed: **Yes**

Balcony: **Open**
 Condo Corp #: **HCECC 692**

Exterior

Construct. Material: **Brick, Stone, Stucco (Plaster)**
 Shingles Replaced: **Foundation:**
 Year/Desc/Source: **2018/Completed / New/Owner**
 Garage & Parking: **Attached Garage//Private Drive Single Wide**
 Parking Spaces: **2** Driveway Spaces: **1.0**
 Water Source: **Municipal** Water Trmt: **< 0.5**
 Lot Size Area/Units: **/** Acres Range: **45.93**
 Lot Front (Ft): **19.69** Lot Depth (Ft): **45.93**
 Location: **Urban** Lot Irregularities:
 Area Influences: **Highway Access, Hospital, Open Spaces, Park, Place of Worship, Public Transit, Schools, Shopping Nearby**
 Topography: **Fronting On: East**
 High School: **White Oaks**
 Elementary School: **River Oaks**

Interior

Interior Feat: **Auto Garage Door Remote(s), Built-In Appliances, Water Heater**
 Basement: **None** Basement Fin:
 Cooling: **Central Air**
 Heating: **Forced Air, Gas**
 Inclusions: **Built-in Microwave, Dishwasher, Dryer, Garage Door Opener, Refrigerator, Smoke Detector, Stove, Washer**

Property Information

Common Elem Fee: **Yes** Local Improvements Fee:
 Legal Desc: **PLAN 20M1185 PT BLK 13 RP 20R20881 PARTS 43 AND 100**
 Zoning: **TUC Sp:30** Survey: **Unknown/**
 Assess Val/Year: **\$454,000/2022** Hold Over Days:
 PIN: **249301190** Occupant Type: **Vacant**
 ROLL: **240101002012078** Deposit: **50,000**
 Possession/Date: **Immediate/**
 Possession Rmks: **Immediate**

Brokerage Information

List Date: **09/13/2023**