

# Home Features & Upgrades

1400 Livingston Road, Oakville

## Main Features

- Modern, Fully Renovated, 4 Bedroom home situated on a Ravine Lot framed by Mature, Majestic Trees with Plenty of Privacy and Bright Southern Exposure
- Backyard Oasis, complete with In-ground Saltwater Pool, is Perfect for Entertaining or Relaxing with the Family (2007)
- Front Walkway (2019) leads up to a 30ft long Covered Front Porch (new stone 2019)
- New Roof (2021) with Gutter Guards
- New Furnace (2017) and A/C (2014)
- Clean & Modern Garage with Custom Built-In Wall Organizers
- Freshly Painted (2023)
- Exceptional Location in the heart of Falgarwood – Walking distance to Parks, Ravine, Walking Trails, Top Rated Schools, convenient Upper Oakville Plaza with Shops, Restaurants and Grocery store. Steps to Public Transit and just minutes to the GO Station, QEW, 403 and 407.
- The Perfect Place to Call Home

## Main Floor

- Eat-In Kitchen with Quartz counters, Stainless Steel appliances, Pot Lights and walk out to Backyard Deck (Kitchen 2014, Deck 2015)
- Dining room sized for large gatherings with lots of natural light and California shutters
- Cozy Family Room with Wood Burning Fireplace (new insert 2019), Built-in Shelving and walk-out to Backyard Deck
- Renovated main floor bathroom (2014)
- Spacious entryway with built-in shelves and bench (2014)
- Hardwood Floors in common rooms with Tile Flooring in Entranceway and Kitchen (2015).
- Smooth Ceilings and Crown Molding throughout (2016)
- Solid Oak Staircase leading up and downstairs (2019)

**Jeff Johnston**

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## Second Floor

- Features 4 Spacious Bedrooms and 2 Full Bathrooms
- New Hand Scraped Oak Flooring (2016)
- Primary Bedroom has 2 large Windows and a Modern 3-piece en-suite Bathroom with Edgeless Entry, Linear Drain and Rain Showerhead (2014)
- New 4-piece Bathroom with Double Sinks (2014)

## Basement

- Large, Bright Basement with spacious Rec Room, Exercise Room, 5<sup>th</sup> Bedroom, Laundry and oversized Storage Area
- New Flooring and Pot Lights throughout (2019)
- Modern 3-Piece Bathroom with Heated Floors and Shower Bench
- Plenty of storage space with built-in shelving in Laundry ultra-convenient 30ft long Storage Room (with pot lights) (2022)
- New Windows (2019)

## Backyard

- Features an in-ground Saltwater Pool with LED lights and Waterfall feature.
- Backyard Composite Deck (2015) surrounding the pool and backyard spans almost 1000 SF, creating an Entertainer's Paradise.
- New Pool Liner (2021), Pool Heater (2021) and Pool Pump (2018)
- All pool accessories and equipment including Creepy Crawler Pool Cleaner and Elephant Winter Safety Cover included
- Lifetime Garden Shed with Flagstone patio (2021)
- Custom Exterior Lighting
- Gas line hook up for BBQ

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