

# *Home Features & Upgrades*

2250 Rockingham Drive, Unit #17, Oakville, ON

## Main Features

- Exceptional townhome in the Heart of Joshua Creek
- Completely Renovated throughout with tranquil ravine lot & stunning views year round
- 3 Large Bedrooms, 4 Spa-like Bathrooms and 2 Car Garage with house access plus private drive with 2 additional parking spots
- Access to the outdoors, with views of the ravine, from every level of the home
- Designer silhouette blinds throughout the home
- New Windows are being installed in the spring. Fully covered by reserve fund
- Electronic front door child lock and keypad
- Designer Light Fixtures throughout
- New furnace humidifier and air purifier (2021)
- Electric Garage Door opener
- Maintenance fees include all Exterior Maintenance, including Snow Removal on the driveway and front walkway, all Lawn and Garden maintenance, Windows, Exterior Doors & Roof
- Steps To Top Rated Schools, Parks, Shops & Walking Trails.
- Easy Access to 403, 407, QEW, GO Train, Airport, & More!

## Main Floor

- Modern, open concept Kitchen with Quartz Counters & Backsplash, Gas Range, High-End Appliances & Large Island/Breakfast Bar.
- Walkout from Kitchen to Private Balcony with Trek decking, overlooking the ravine
- Hand scraped, solid Oak Hardwood floors in the Living & Dining Room
- Dining room bay window overlooks the ravine
- Crown moulding and pot lights throughout
- Renovated 2-Piece Bathroom with Quartz Counters
- Convenient Garage access

## Second Floor

- Bright space with Skylight over hallway and landing
- Hand scraped, solid Oak Hardwood floors
- Primary Bedroom has double French door access, spacious office nook, walk-in closet with custom organizer, and a large spa-like 5 piece en-suite with large soaker tub and double vanity

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### Second Floor cont'd

- Walkout out from Primary Bedroom to Private Terrace overlooking the Ravine
- Generous second and third bedrooms with large closets and custom organizers
- 4 piece renovated bathroom with Quartz counters.
- Convenient 2nd Floor Laundry Room with Front Loading Samsung Washer & Dryer, Sink and Quartz counters.

### Basement

- Fully Finished, Bright Walk-out Basement with Patio overlooking the ravine
- Spacious, spa-like 3 piece bathroom with Quartz counters and large walk-in shower (2021)
- Durable, vinyl floors throughout
- Gas Fireplace and Built-in ceiling and wall speakers
- Lots of convenient storage with oversized Cold Room/Cantina

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