

1688 GLENVISTA DRIVE
JOSHUA CREEK



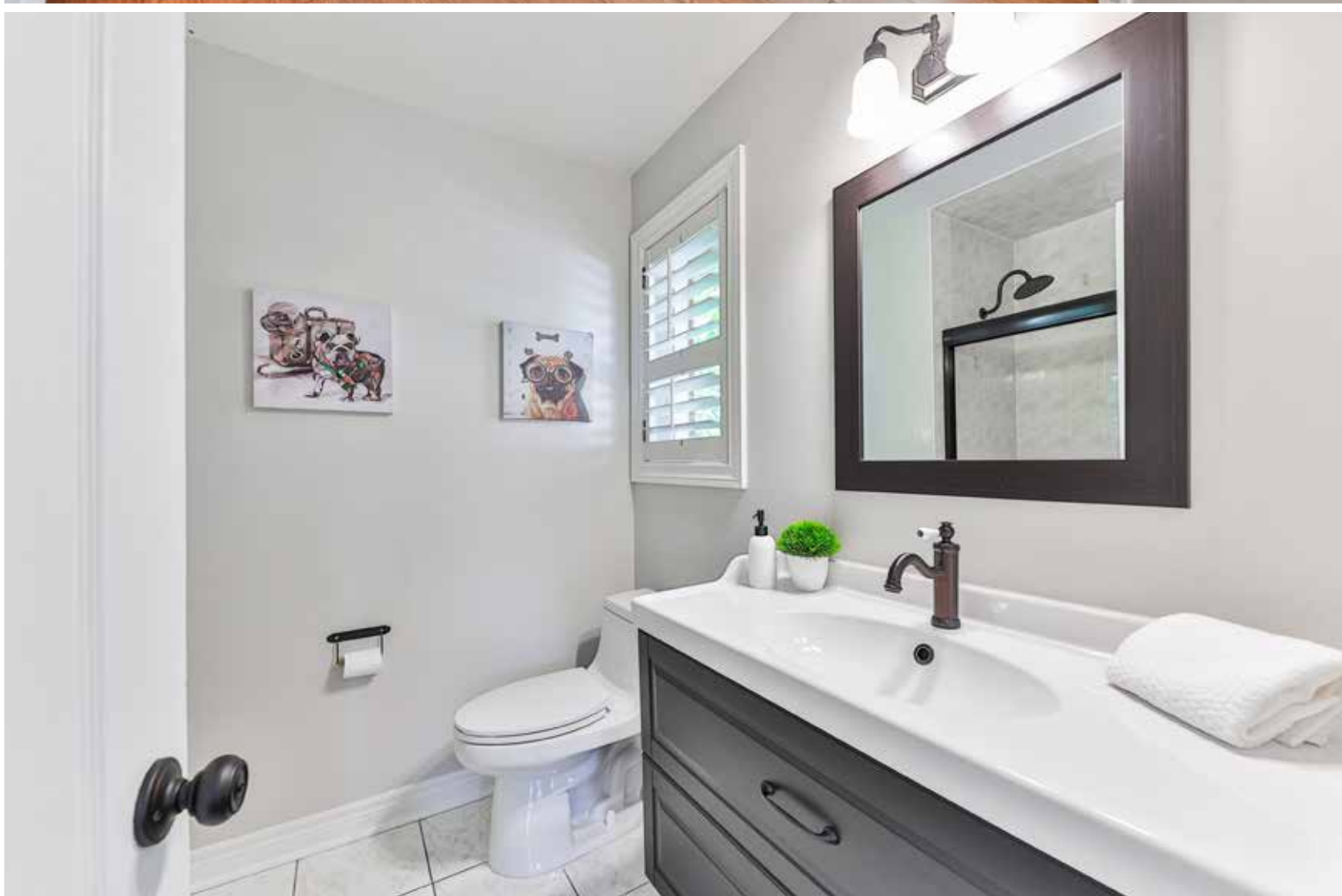
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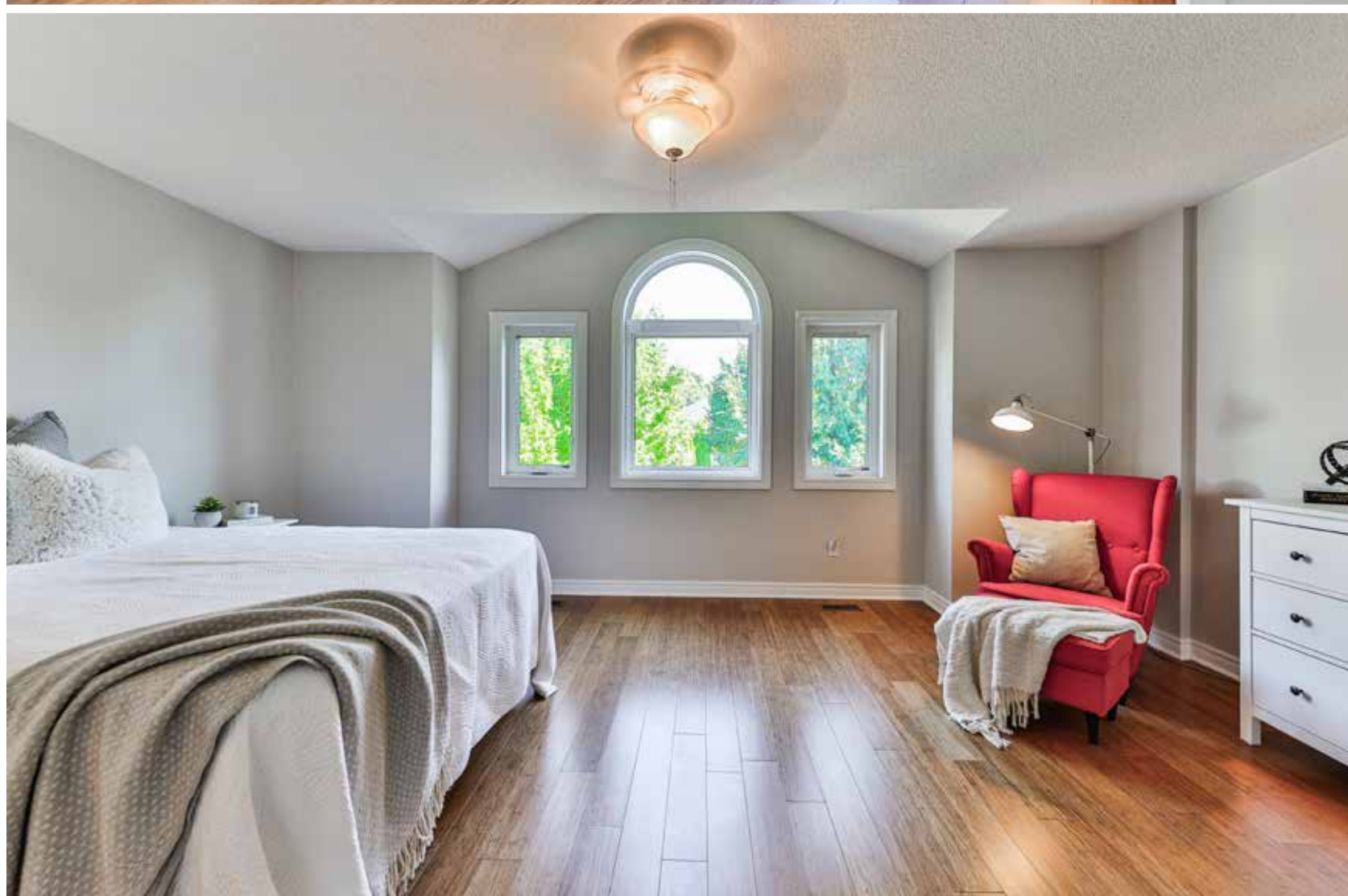


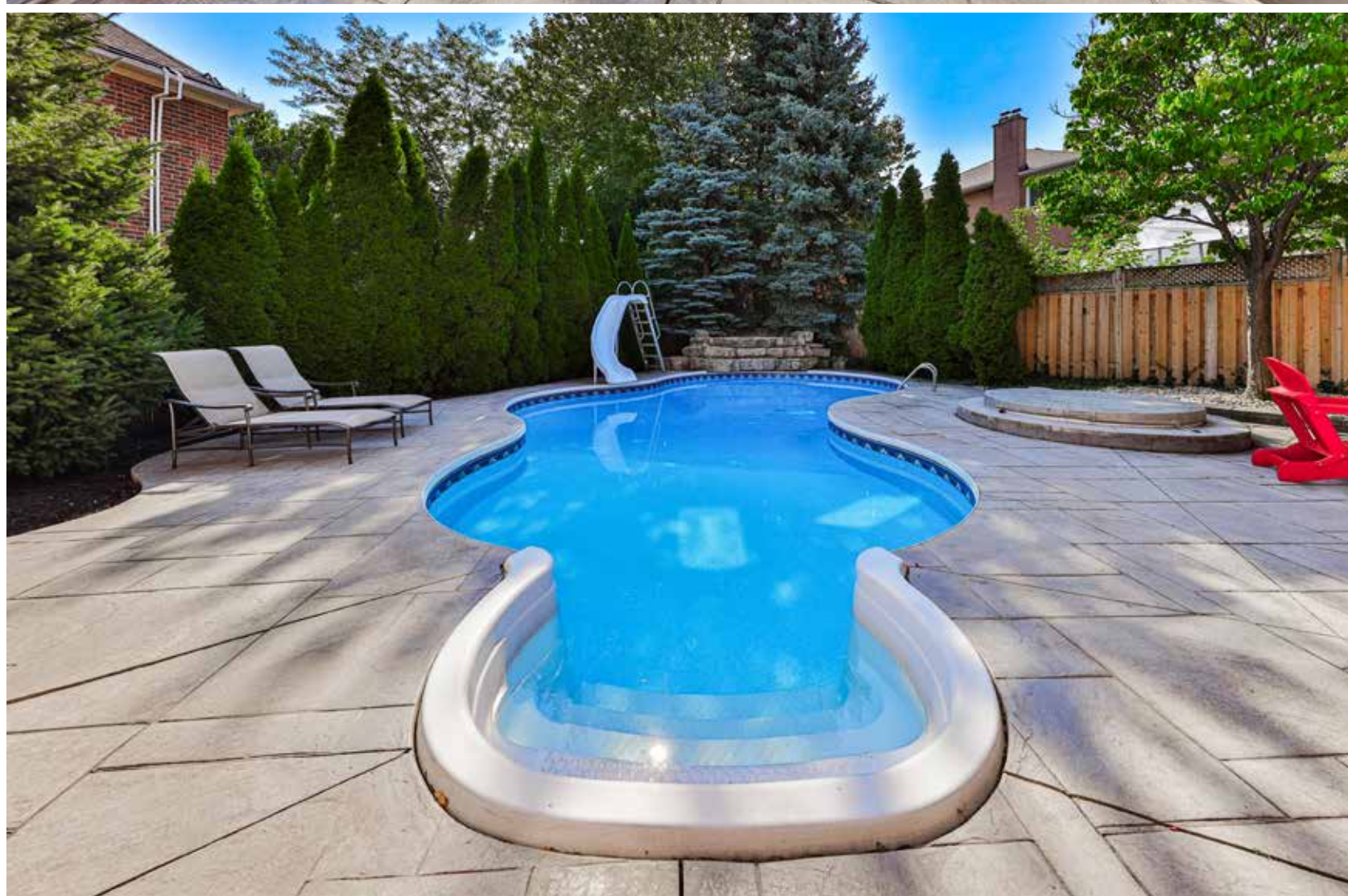














WELCOME HOME

Nestled on one of Joshua Creek's most sought-after streets, this charming family home boasts 3,720 sq ft of elegant living space on a premium, mature pie-shaped lot adjacent to serene greenspace. The backyard is a private oasis featuring a luxurious spa-like ambiance with an inground pool, hot tub, expansive terrace and a charming cedar pool hut. Inside, you'll find a spacious great room, a main floor office and soaring vaulted ceilings. Recent updates include new stainless-steel appliances, a custom front door (2021), roof (2013), windows (2011), furnace (2017), garage doors (2022), pool liner (2018) and driveway (2021). Additional highlights include 9-foot ceilings on the main floor, hardwood flooring and two inviting fireplaces. Ideally situated near top-rated schools, parks, walking trails and transit. This is a must-see!

TAXES: \$10,775 / 2024
LOT SIZE: 53.67' x 135.89' Irregular Lot
POSSESSION: 60+ Days

ADDITIONAL FEATURES

EXTERIOR FEATURES

FRONT GARDEN

- Double Car Driveway
- Double Car Garage
- Interlock Walkway
- Covered Porch

BACK GARDEN

- Private, Pie Shaped Lot Siding onto Greenspace
- Inground Pool with Muskoka Rock &

Built-In Hot Tub

- Concrete Terrace
- Fully Fenced Yard
- Cedar Pool Storage Shed

OTHER FEATURES

- Central Vacuum
- Auto Garage Door Opener & Remotes
- Garage Doors (2022)
- Stove (2022)
- Driveway (2021)

- Refrigerator (2021)
- Front Door (2021)
- Dishwasher (2020)
- Pool Liner (2018)
- High Efficiency Furnace (2017)
- Roof (2013 - GAF/Elk System + 50 Year Warranty)
- Windows (2011 with Transferrable Lifetime Warranty)

ROOM DETAILS

MAIN LEVEL

FOYER

- Ceramic Tile Flooring
- 2 Storey
- New Custom Front Door with Sidelights

POWDER ROOM

- 2-Piece
- Ceramic Tile Flooring
- Pedestal Sink

LIVING ROOM

- Hardwood Flooring
- Vaulted Ceiling
- Gas Burning Fireplace
- Palladium Window

DINING ROOM

- Hardwood Flooring
- Large Casement Windows
- French Doors

KITCHEN

- Ceramic Tile Flooring
- Stainless Steel LG Refrigerator
- Stainless Steel Samsung Stove
- Stainless Steel Whirlpool Dishwasher
- Island with Seating for 3
- Breakfast Area
- Double Door Walkout to Terrace & Pool

FAMILY ROOM

- Laminate Flooring
- Pot Lighting
- Large Bow Window
- Gas Burning Fireplace

OFFICE

- Hardwood Flooring
- Built-In Desk & Cabinetry

LAUNDRY

- Ceramic Tile Flooring
- Entry to Garage & Side Yard

- Built-In Cabinetry
- Laundry Tub
- Kenmore Washer & Dryer

UPPER LEVEL

PRIMARY BEDROOM

- Engineered Hardwood Flooring
- Abundance of Natural Light
- Large Bow Window
- Ceiling Fan
- Large Walk-In Closet
- Ensuite

ENSUITE

- 5 Piece
- Ceramic Tile Flooring
- Large Walk-In Shower
- Soaker Tub
- His & Hers Sinks

BEDROOM

- Engineered Hardwood Flooring
- Large Walk-In Closet
- Vaulted Ceiling
- Ensuite

BATHROOM

- 4 Piece
- Tile Flooring

BEDROOM

- Engineered Hardwood Flooring
- Clothes Closet

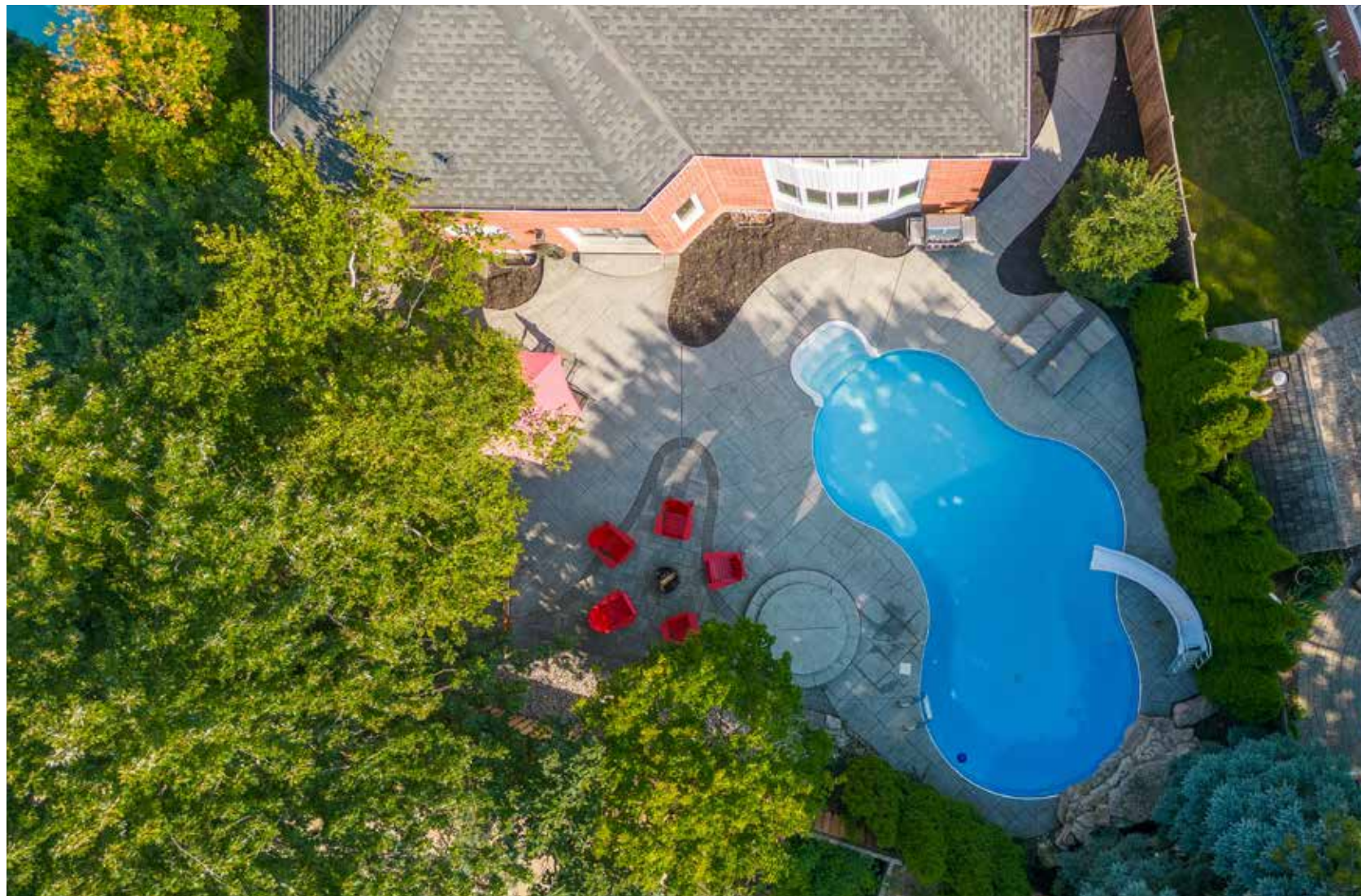
BEDROOM

- Engineered Hardwood Flooring
- Clothes Closet

BATHROOM

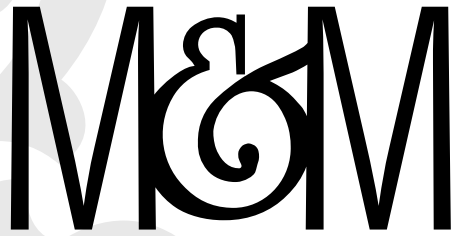
- 4 Piece
- Ceramic Tile Flooring
- Tub/Shower Combination
- Linen Closet





SURVEY

<p>SURVEYOR'S REAL PROPERTY REPORT PART 1) PLAN OF LOT 80 REGISTERED PLAN 20M-636 TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON SCALE 1:400 P. SALNA CO. LTD., 1997</p>		<p>METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048</p>
		<p>ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM 1128919</p> <p>THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH Regulation 153V, Section 26(3).</p>
<p>GLENVISTA DRIVE (BY REGISTERED PLAN 20M-636)</p>		
<p>PART 2) SURVEY REPORT REGISTERED EASEMENTS AND/OR RIGHT OF WAYS: LOT 80 IS SUBJECT TO AN EASEMENT SHOWN AS PART 6, PLAN 20R-12115 AND SET OUT AS IN INST. No. 641267 COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS: THIS EASEMENT COMPLETES WITH MUNICIPAL ZONING BY-LAW SETBACK REQUIREMENTS.</p>		<p>NOTES: ALL PLANS MONUMENTS ARE BY SURVEYOR & REGISTERED TO THE C.L.S. UNDER EASEMENT. OTHER</p> <p>THIS REPORT WAS PREPARED FOR LINDENROCK ESTATES, AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES</p>
<p>NOTES AND LEGEND</p> <ul style="list-style-type: none"> □ DENOTES SURVEY MONUMENT PLANTED ■ DENOTES SURVEY MONUMENT FOUND SB DENOTES STANDARD IRON BAR IB DENOTES IRON BAR WT DENOTES WITNESS CU DENOTES CURB UNIFORM #21 DENOTES P.SALNA COMPANY LTD., O.L.S. S DENOTES SET H DENOTES MEASUREMENT N DENOTES NOTES BY P.SALNA CO. LTD., O.L.S. PC DENOTES POINT OF CURVATURE PRO DENOTES POINT OF REVERSE CURVATURE CF DENOTES CONCRETE FOUNDATION WALLS TWE DENOTES TOP OF WALL ELEVATION CSE DENOTES CURB SIDE ELEVATION RL DENOTES REGISTERED PLAN 20M-636 MY DENOTES MOUNTAIN BUCK DRINKING * DENOTES POINTS TEMPORARY WITNESS MONUMENTS BY P.SALNA CO. LTD., O.L.S. ○ DENOTES CALCULATED 	<p>NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF P. SALNA CO. LTD.</p> <p>SURVEYOR'S CERTIFICATE</p> <p>I CERTIFY THAT:</p> <ol style="list-style-type: none"> THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM. THE SURVEY WAS COMPLETED ON THE 28th DAY OF MAY 1997. <p>JULY 23, 1997 DATE T. SENKUS ONTARIO LAND SURVEYOR</p>	<p>BEARING NOTE: BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM THE WESTERLY LIMIT OF LOT 80 AS SHOWN ON REGISTERED PLAN 20M-636 HAVING A BEARING OF N 05°27'20\"/> <p>P.SALNA Co.LTD. ONTARIO LAND SURVEYORS 10225 YONGE STREET, RICHMOND HILL, ONT. L4C 0B2 PHONE: (905) 884-3988 FAX: (905) 737-7516</p> <p>DRAWN BY: NATHAN CHECKED BY: TAS CAD FILE: 635M FILE: 96-66</p> </p>



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