

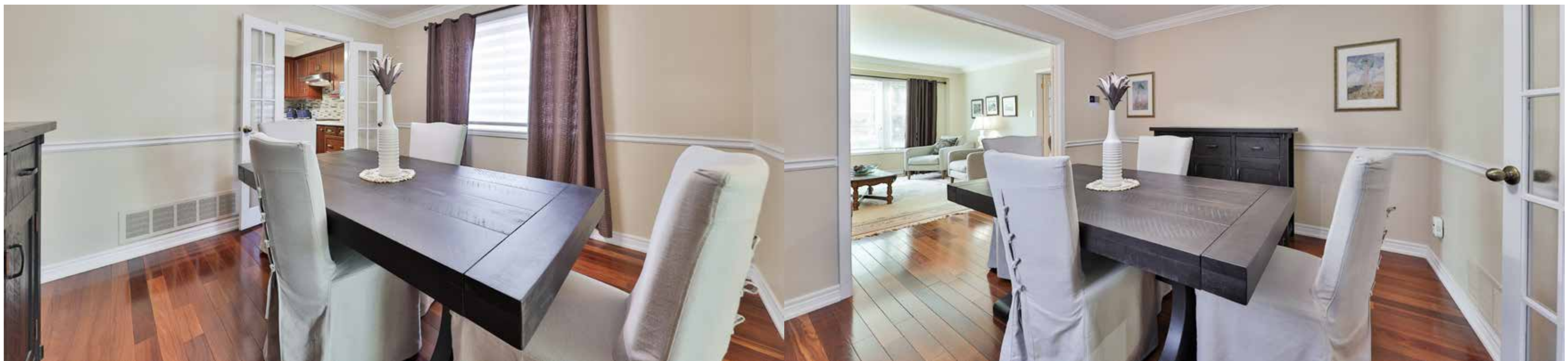


1343 GROSVENOR STREET
FALGARWOOD

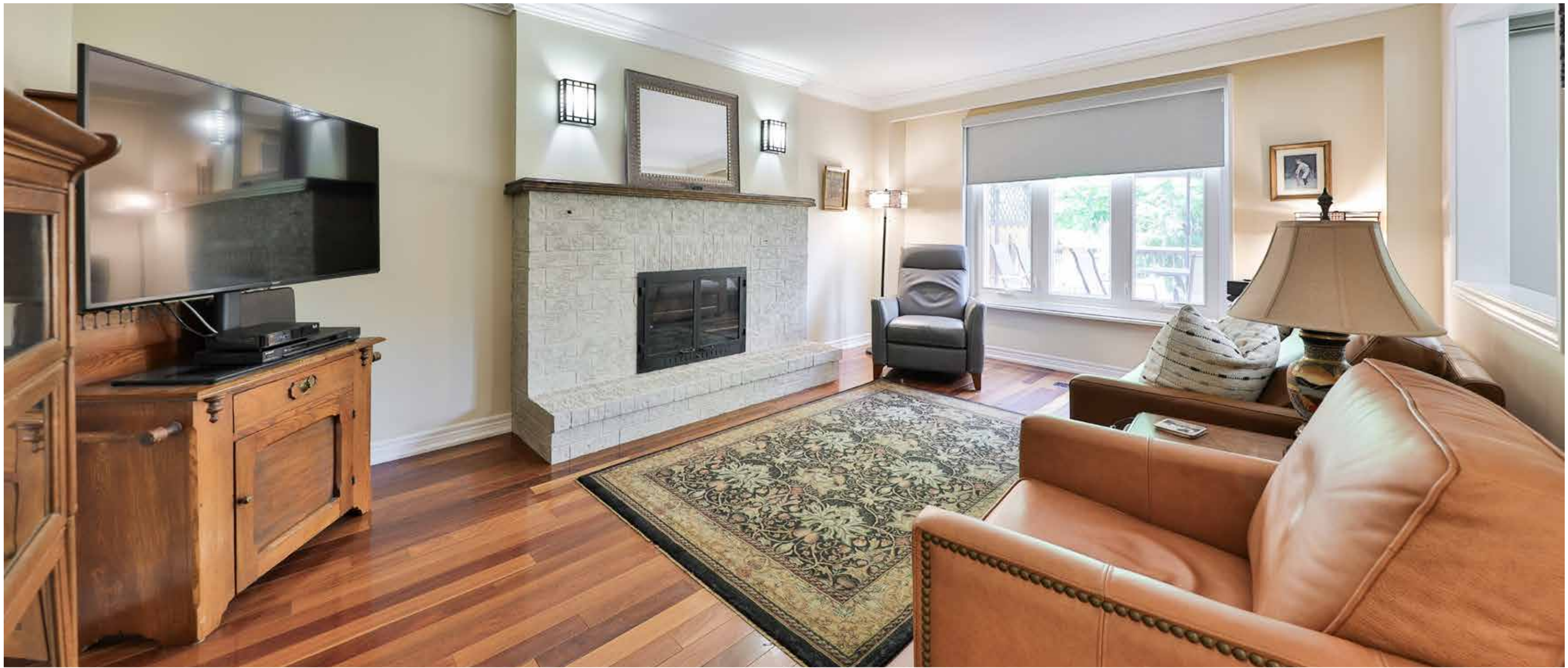


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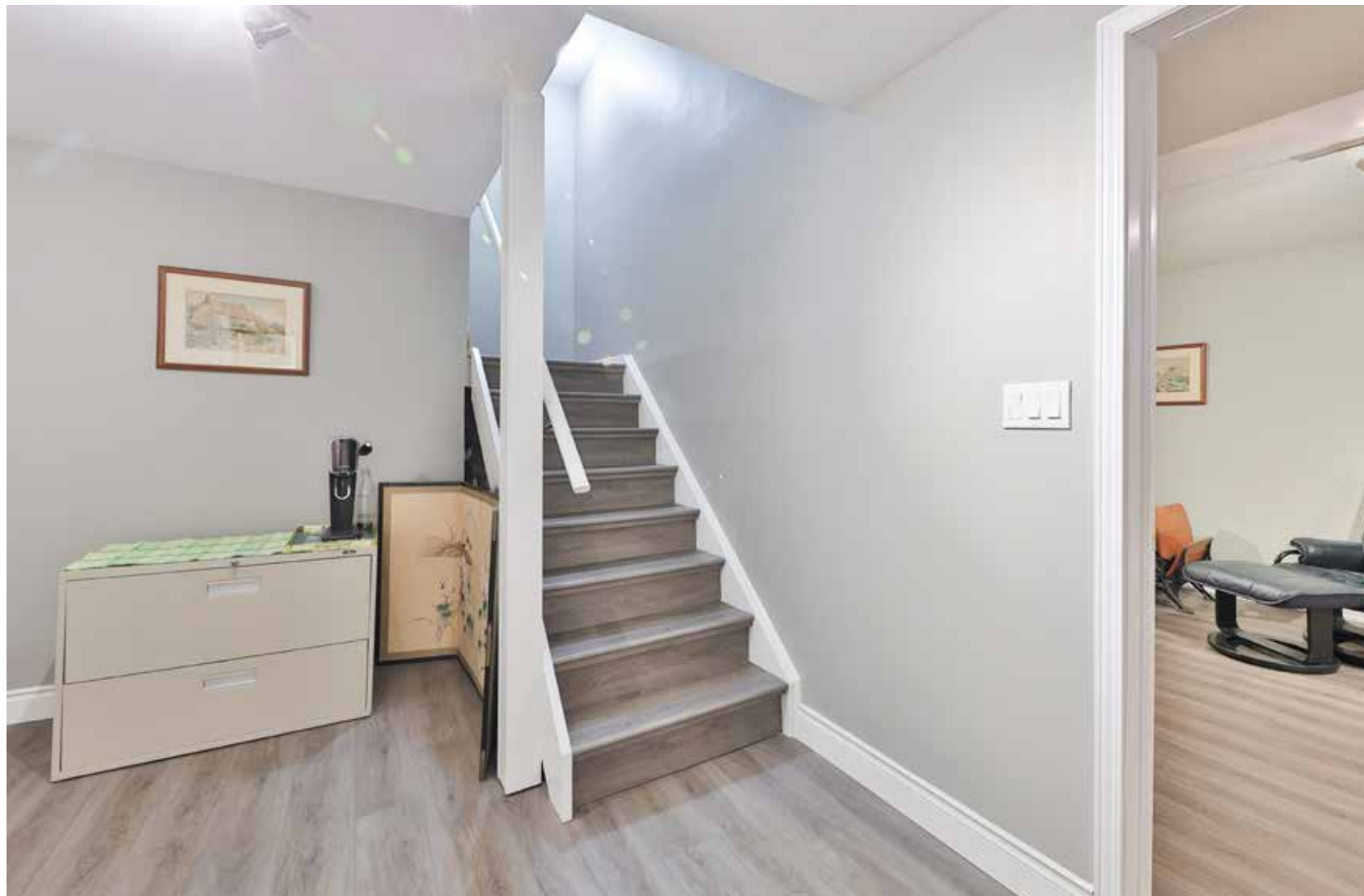


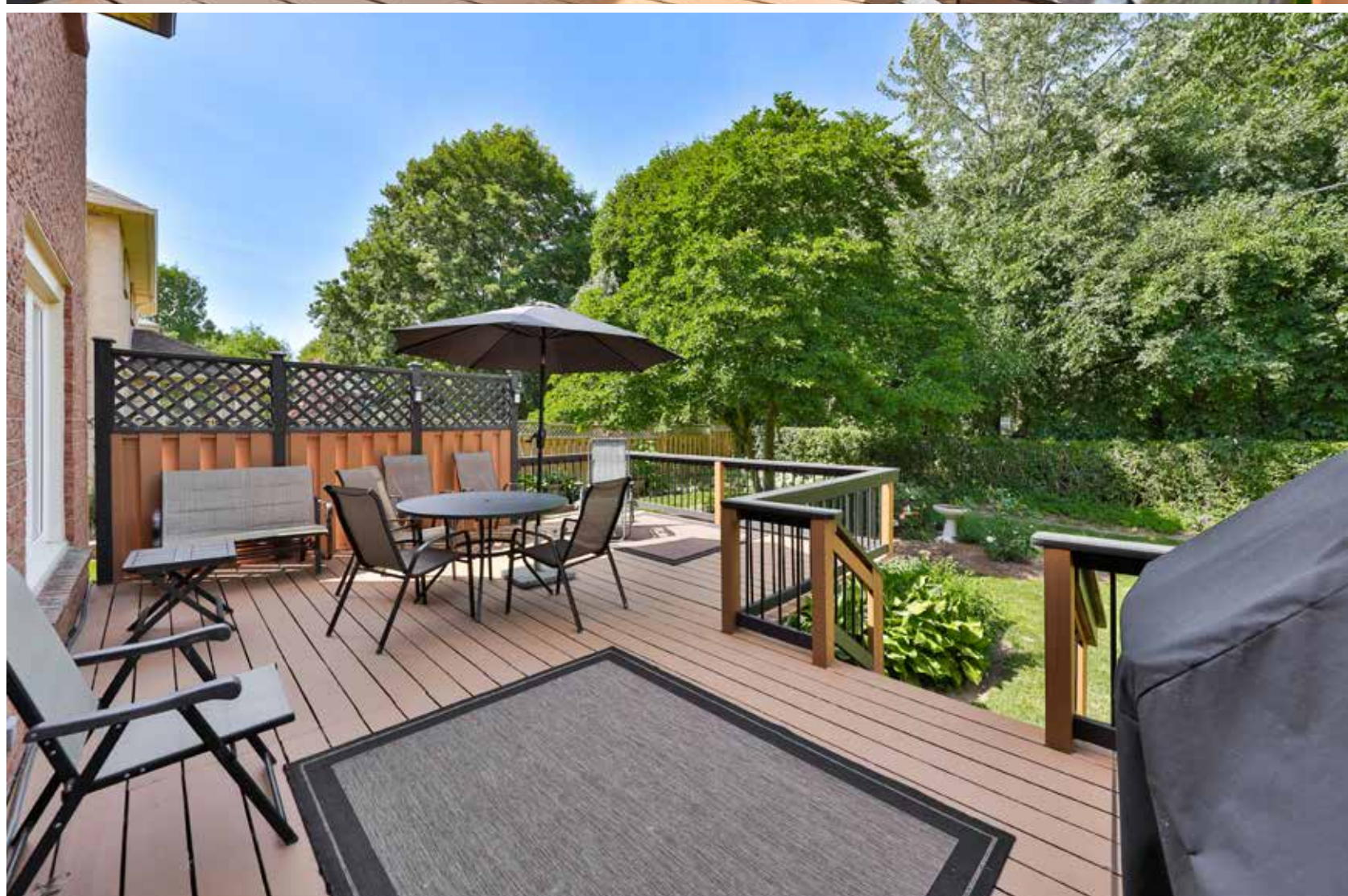














WELCOME HOME

TAXES: \$6,377 / 2024
LOT SIZE: 60' x 125'
POSSESSION: 60-90 Days

ADDITIONAL FEATURES

EXTERIOR FEATURES

FRONT GARDEN

- Double Car Driveway
- Double Car Garage
- Chamberlain Belt Drive Wifi Operated Garage Door Openers (Approx 2025)
- Pebbled Aggregate Walkway with Concrete Curbs & Covered Front Porch
- Beautifully Landscaped

BACK GARDEN

- Recently Updated Deck with Railings & Privacy Lattice
- Very Private & Fully Fenced
- Pebbled Aggregate Walkway
- Raised Vegetable Garden Beds
- Umbrella Clothesline
- Cedar Garden Shed
- Bird Baths Included

OTHER FEATURES

- Daikin High Efficiency Furnace with 10 Year Service Agreement (Approx 2021)
- Daikin High Efficiency Air Conditioner with 10 Year Service Agreement
- Owned Woods Gas Hot Water Heater
- Honeywell 3 Camera Security System (Approx 2021)

Beautifully maintained and upgraded 4 bedroom home on a stunning private lot in the desirable Falgarwood neighbourhood of Oakville. No attention to detail and care has been overlooked with replaced windows, doors, roof, furnace, A/C, hot water tank, eaves and inground sprinkler system. Interior features include 4 generous sized bedrooms, hardwood flooring, smooth ceilings, crown molding, separate dining room, updated kitchen with s/s appliances and eat-in area open to family room, updated bathrooms including a 3-piece main floor powder room, neutral decor and broadloom and a partially finished lower level. Fabulous curb appeal with covered porch, pebbled aggregate walkways and gorgeous landscaping. Private backyard retreat is fully fenced and includes a spacious deck, extensive vegetable and floral garden bed, cedar shed and walkways. Ideally located close to schools, parks, transit, shopping and very convenient access to both the QEW and 403 at nearby Ford Drive...save precious time daily on traffic and commuting.

- Beam Central Vacuum & Attachments (Approx 2023)
- Hunter Underground Irrigation System, Front & Back (Approx 2022)
- Windows & Doors Replaced Over Last 10 Years (Approx)
- Roof (Approx 2018)
- 5" Aluminum Eaves Trough with Leaf Guard Style Protection (Approx 2020)
- Updated Insulation
- Short Walk to Falgarwood Public Pool
- Walk to Schools, Parks & Trails
- Close to Shopping and Easy Access to Transit & Highway

ROOM DETAILS

MAIN LEVEL

FOYER

- Upgraded Ceramic Tile Flooring
- Custom Front Door with Side Lights
- Double Coat Closet
- Smooth Ceilings
- Upgraded Light Fixture
- Crown Molding

POWDER ROOM

- 3 Piece
- Ceramic Tile Flooring
- Neutral Cabinetry
- Upgraded Countertop with Undermount Sink
- Upgraded Faucet
- Upgraded Light Fixture
- Corner Walk-In Shower

LIVING ROOM

- Hardwood Flooring
- Double French Door Entry
- Bay Window
- Window Blinds & Draperies
- Smooth Ceiling
- Crown Molding

DINING ROOM

- Hardwood Flooring
- Double French Door Entry
- Custom Silhouette Window Blinds & Draperies
- Upgraded Light Fixture
- Smooth Ceiling
- Crown Molding

KITCHEN

- Hardwood Flooring
- Upgraded Custom Cabinetry with Tray Cupboard, Spice Rack & Pot Drawers
- Caesarstone Countertop
- Stainless Steel LG 2 Door Refrigerator (2023)
- Stainless Steel LG Convection Stove (2024)
- Upgraded Kenmore Elite Exhaust Fan
- Stainless Steel Bosche Dishwasher (2020)
- Stainless Steel Panasonic Genius Microwave
- Double Sink with Upgraded Faucet
- Upgraded Mosaic Tile Backsplash
- Upgraded Lighting
- Eat-In Area
- Sliding Door Walkout to Backyard
- Opening to Family Room

- Electric Window Blinds

FAMILY ROOM

- Hardwood Flooring
- Wood Burning Fireplace (2 cords of wood included)
- Smooth Ceiling
- Electric Window Blinds
- Crown Molding

LAUNDRY

- Ceramic Tile Flooring
- Maytag Washer & Dryer (2020)
- Laundry Tub
- Double Closet
- Side Entrance

UPPER LEVEL

UPPER FOYER

- Upgraded Neutral Broadloom
- Hardwood Staircase with Broadloom Runner
- California Shutters
- Linen Closet

PRIMARY BEDROOM

- Upgraded Neutral Broadloom
- Walk-In Closet
- Bay Window
- Ceiling Fan
- Smooth Ceiling
- Draperies

ENSUITE

- 4 Piece
- Ceramic Tile Flooring
- Neutral Cabinetry with Upgraded Countertop & Sink
- Tiled Shower/Tub Enclosure
- Upgraded Light Fixture

BEDROOM

- Upgraded Neutral Broadloom
- Double Closet
- Ceiling Fan
- Smooth Ceiling
- Window Blinds & Draperies

BEDROOM

- Upgraded Neutral Broadloom
- Double Closet

- Ceiling Fan
- Smooth Ceiling
- Window Blinds

BEDROOM

- Upgraded Neutral Broadloom
- Double Closet
- Smooth Ceiling
- Window Blinds & Draperies

BATHROOM

- 5 Piece
- Ceramic Tile Flooring
- Upgraded Cabinetry & Countertop
- Double Undermount Sink with Upgraded Faucet
- Upgraded Light Fixture
- Aerolux Jet Tub with Tile Shower Surround & Glass Folding Door

LOWER LEVEL

LOWER FOYER

- Upgraded Vinyl Plank Flooring
- Upgraded Light Fixture
- Cold Storage with Built-In Shelving & Automatic Lighting

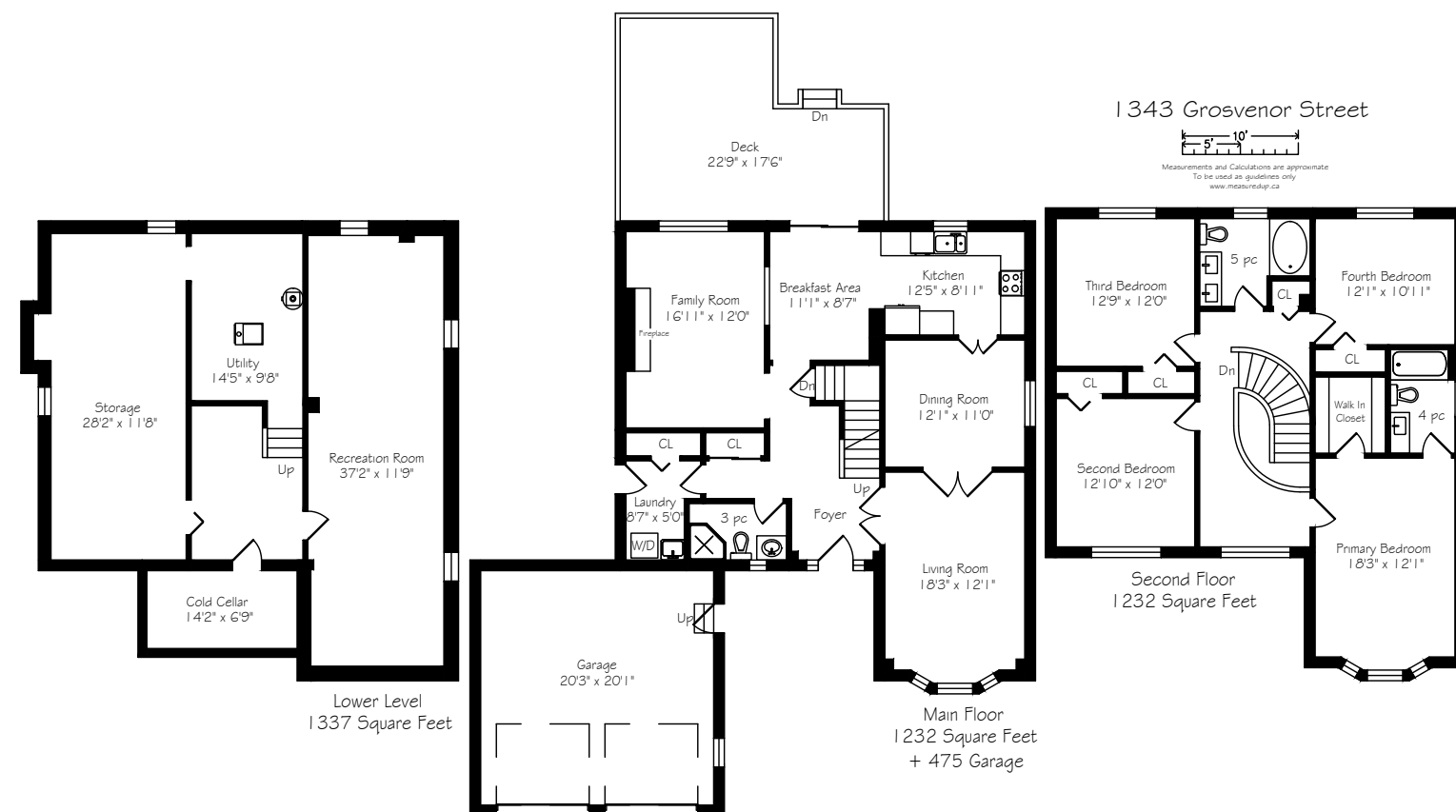
RECREATION ROOM

- Upgraded Vinyl Plank Flooring
- Upgraded Light Fixture
- Oversized Windows

STORAGE AREA

- Standup Freezer
- Samsung Refrigerator/Freezer (Approx 2025)
- Trident Commercial Grade Fireproof Safe
- Metal Shelves Included

FLOOR PLAN



THE TOWN OF OAKVILLE

A vibrant and impressive community within the Greater Toronto Area (GTA), the Town of Oakville is a beautiful lakeside town with a strong heritage, preserved and celebrated by residents and visitors alike. Founded in 1857, this striking town has become one of the most coveted residential and business centres in Ontario, and for good reason:

- ✓ Great neighbourhoods
- ✓ Great places to do business
- ✓ Quality schools
- ✓ A full-service acute care community hospital
- ✓ Proximity to Lake Ontario and recreational areas
- ✓ Easy access via QEW, 403, 407 and GO Transit
- ✓ Charming shopping districts in the downtown core

This thriving municipality of about 201,200 residents provides all the advantages of a well-served urban centre, while also maintaining its small-town ambiance. Along historical downtown streets, Oakville offers a mix of converted 19th century buildings which accommodate over 400 fine shops, services and restaurants.

Destination for both visitors and residents

A 30-minute drive from downtown Toronto, and an hour's drive from the U.S. border, Oakville is a great destination for visitors.

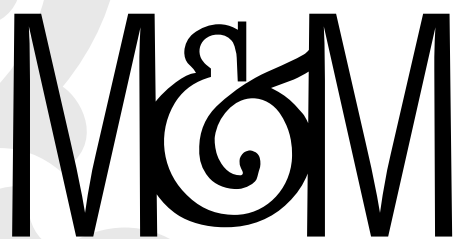
Residents and visitors enjoy theatre, dance, music and comedy performances at the Oakville Centre for the Performing Arts. They can visit the Oakville Museum at Erchless Estate, located in the home of the Chisolms, Oakville's founding family. Other points of interest include galleries, historical societies and local architecture, especially in heritage neighbourhoods. Oakville is also home to the state-of-the-art Sixteen Mile Sports Complex and the new Queen Elizabeth Park Community and Cultural Centre.

Among the many special attractions and activities for the whole family, Oakville's annual RibFest and Jazz Festival draw crowds from around the GTA. The community also provides plenty of recreational opportunities. Golfers can play at one of Oakville's many golf courses, including PGA-recognized Glen Abbey Golf Course, which has hosted the Canadian Open for many years.

Enjoy the acres of park space, many with groomed hiking trails, or join a recreation centre which provides programs for all ages. For boaters, Oakville features two picturesque harbours with docks and slips for sail and powerboats.

A place to do business

Oakville's strong and diversified economic base offers an excellent location for both new and expanding businesses. Currently, national and international corporate headquarters represent automotive, technology, business service, aerospace, pharmaceutical and tourism sectors.



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