

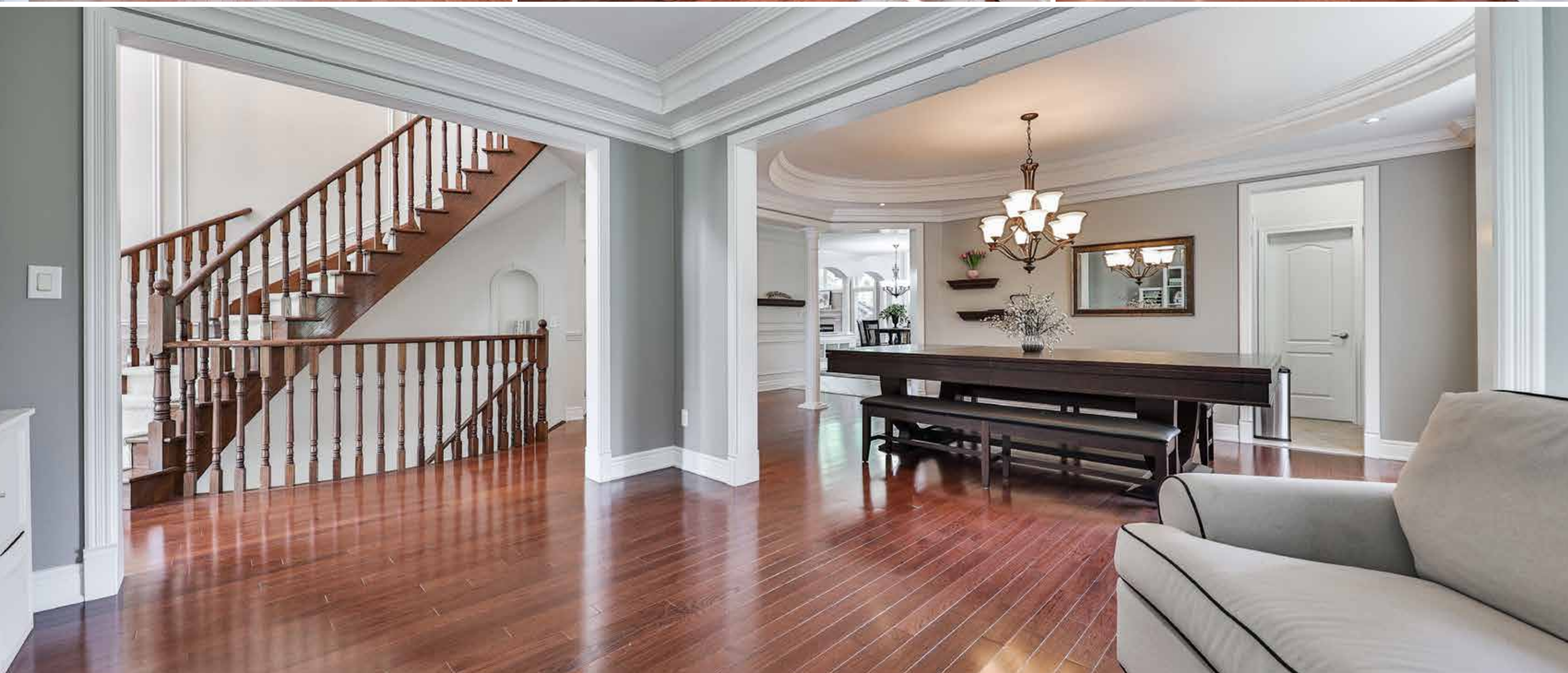
3141 SADDLEWORTH CRESCENT

BRONTE CREEK



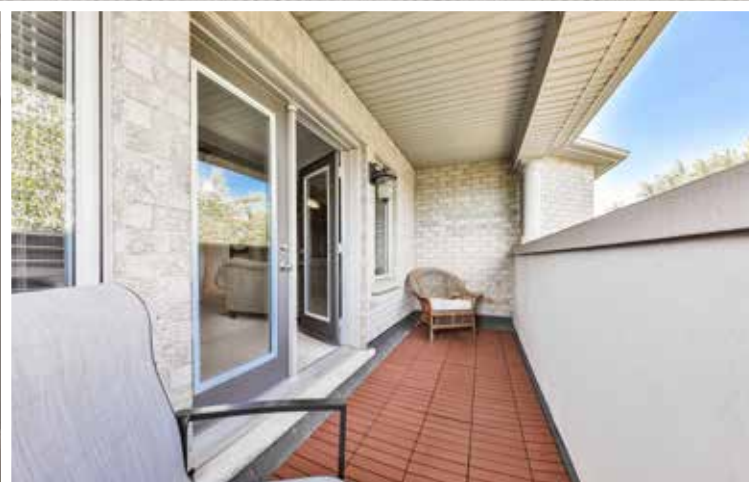
M&M

MACKEY &
McCORMICK
BLAIRANDPETER.CA















WELCOME HOME

TAXES: \$10,585 / 2021
LOT SIZE: 49.48' x 100.10' Irregular
POSSESSION: 90+ Days

Beautiful Fernbrook built home on a highly desirable and quiet crescent in Bronte Creek offering over 4100 square feet plus a fully finished walkout basement backing onto a ravine. This one truly checks all the boxes with hardwood flooring, beautifully upgraded baseboards, casements, custom coffered ceilings and moldings, soaring vaulted ceiling, beautiful kitchen with servery and walk-in pantry, granite counters and spacious island overlooking eat-in area with walkout and 2 storey family room. 4 spacious bedrooms upstairs with 3 full bathrooms including a luxurious primary bedroom retreat with a sitting area, private balcony, large walk-in closet and 5-piece ensuite. The lower level offers an abundance of light with a full walkout, spacious recreation room and gym area. Stunning “chateau style” curb appeal with stone walkways, a covered front porch, extensive landscaping and garden beds, fully fenced back garden, stone patio and an expansive composite deck off the kitchen all backing onto a treed ravine offer privacy and in town peaceful retreat. Double garage with a third tandem spot and inside entry to mud room is an added hard to find feature. Great location, walk to schools, trails and Bronte Provincial Park. Easy access to hospital, shopping and transit including Bronte GO and highways.

ROOM DETAILS

MAIN LEVEL

FOYER

- Hardwood Flooring
- Double Door Entry with Upgraded Glass Inserts & Transom
- Walk-In Front Closet
- Wainscoting
- Art Niche
- Custom Millwork
- 2 Storey Vaulted Ceiling
- Crown Molding

LIVING ROOM

- Hardwood Flooring
- Upgraded Lighting
- Upgraded Coffered Ceiling Detail
- Custom Shade
- Crown Molding

*Small water damage on hardwood in one corner from fish tank.

DINING ROOM

- Hardwood Flooring
- Upgraded Lighting
- Upgraded Coffered Ceiling Detail
- Crown Molding
- Custom Draperies

KITCHEN

- Neutral Ceramic Tile Flooring
- Pot Lighting
- Upgraded Cabinetry from Aya Kitchens
- Granite Countertop
- Stainless Steel KitchenAid Fridge
- Stainless Steel KitchenAid Stove
- Stainless Steel KitchenAid Dishwasher
- Built-In Stainless Steel KitchenAid Microwave
- Diagonal Tile Backsplash
- Large Centre Island with Pendant Overhead Lighting
- Crown Molding
- Servery
- Walk-In Pantry

BREAKFAST AREA

- Neutral Ceramic Tile Flooring
- Spacious Eat-In Area Overlooking Family Room
- Upgraded Lighting
- Vaulted Atrium
- French Door Walkout to Back Deck

- California Shutters
- Crown Molding

FAMILY ROOM

- Hardwood Flooring
- Upgraded Electric Light Fixtures
- Pot Lighting
- California Shutters
- Gas Burning Fireplace
- Soaring 2 Storey Vault
- Custom Coffered Ceiling Detail

OFFICE

- Hardwood Flooring
- Upgraded Lighting
- Double French Door Entry
- California Shutters
- Crown Molding

MUDROOM

- Neutral Ceramic Tile Flooring
- 2 Double Closets
- Inside Entry from Garage

POWDER ROOM

- 2 Piece
- Neutral Ceramic Tile Flooring
- Upgraded Lighting & Mirror
- Upgraded Cabinetry & Granite Countertop with Undermount Sink
- Crown Molding

UPPER LEVEL

UPPER FOYER

- Hardwood Flooring
- Upgraded Lighting
- Hardwood Staircase with Neutral Broadloom Runner
- Crown Molding

PRIMARY BEDROOM

- Neutral Broadloom
- Double Door Entry
- Sitting Area
- Large Walk-In Closet with Custom Built-Ins
- Window Blinds
- Upgraded Ceiling Fan
- Ensuite Bath
- Custom Coffered Ceiling
- French Door Walkout to Private Balcony

*Permanent marker stain on broadloom under bed.



ROOM DETAILS

ENSUITE

- 5 Piece
- Neutral Ceramic Tile Flooring
- Upgraded Electric Light Fixture
- Neutral Cabinetry & Marble Countertop
- Double Undermount Sinks with Upgraded Faucets
- Soaker Tub with Tiled Surround & Upgraded Electric Light Fixture
- Spacious Walk-In Corner Shower with Glass Door Surround
- Separate Water Closet with Wainscotting
- Upgraded Mirrors
- Window Blinds

BEDROOM

- Neutral Broadloom
- Double Clothes Closet
- Ceiling Fan
- Mini Window Vault
- Window Blinds
- Window Seat
- Shared Jack & Jill Ensuite Privilege

BEDROOM

- Hardwood Flooring
- Double Clothes Closet
- Upgraded Ceiling Fan
- Window Blinds
- Custom Coffered Ceiling Feature
- Shared Jack & Jill Ensuite Privilege

JACK & JILL ENSUITE

- 5 Piece
- Neutral Cabinetry & Countertop
- Double Sinks
- Shower/Tub Enclosure with Ceramic Tile Surround
- Upgraded Mirrors & Electric Light Fixtures
- Window Blinds

BEDROOM

- Neutral Broadloom
- Window Blinds
- Upgraded Ceiling Fan
- Crown Molding
- Walk-In Closet
- Mini Window Vault
- Ensuite

ENSUITE

- 4 Piece
- Neutral Ceramic Tile Flooring
- Neutral Cabinetry & Countertop
- Upgraded Electric Light Fixture & Mirror
- Tub/Shower Enclosure with Ceramic Tile Surround
- Window Blinds

LAUNDRY

- Hardwood Flooring
- LG Front Loading Washer & Dryer with Pedestal Stand/Drawers
- Double Closet
- Neutral Cabinetry & Countertop & Backsplash
- Upgraded Kohler Sink & Gooseneck Faucet

LOWER LEVEL

LOWER FOYER

- Laminate Flooring
- Double Closet
- Cold Room
- Open Hardwood Staircase with Neutral Broadloom

RECREATION ROOM

- Laminate Flooring
- Built-In TV Cabinet
- Pot Lighting
- French Door Walkout to Back Garden

BATHROOM

- 2 Piece
- Laminate Flooring
- Window Blinds
- Upgraded Cabinetry & Sink
- Upgraded Electric Light Fixture & Mirror

EXERCISE ROOM

- Laminate Flooring
- Pot Lighting

*Everything attached to walls excluded and to be removed (holes will be patched & painted).



ADDITIONAL FEATURES

EXTERIOR FEATURES

FRONT GARDEN

- Double Car Driveway with Natural Stone Curbs
- Double Car Garage with 3rd Tandem Spot
- 2-Tiered Stone Garden Beds
- Natural Stone Walkway & Covered Front Porch

BACK GARDEN

- 2nd Level Composite Deck with Covered Sitting Nook
- Covered Natural Stone Patio
- Trampoline Included
- Fully Fenced
- Nicely Landscaped
- Pie Lot Backing onto Ravine
- Sprinkler System in Backyard

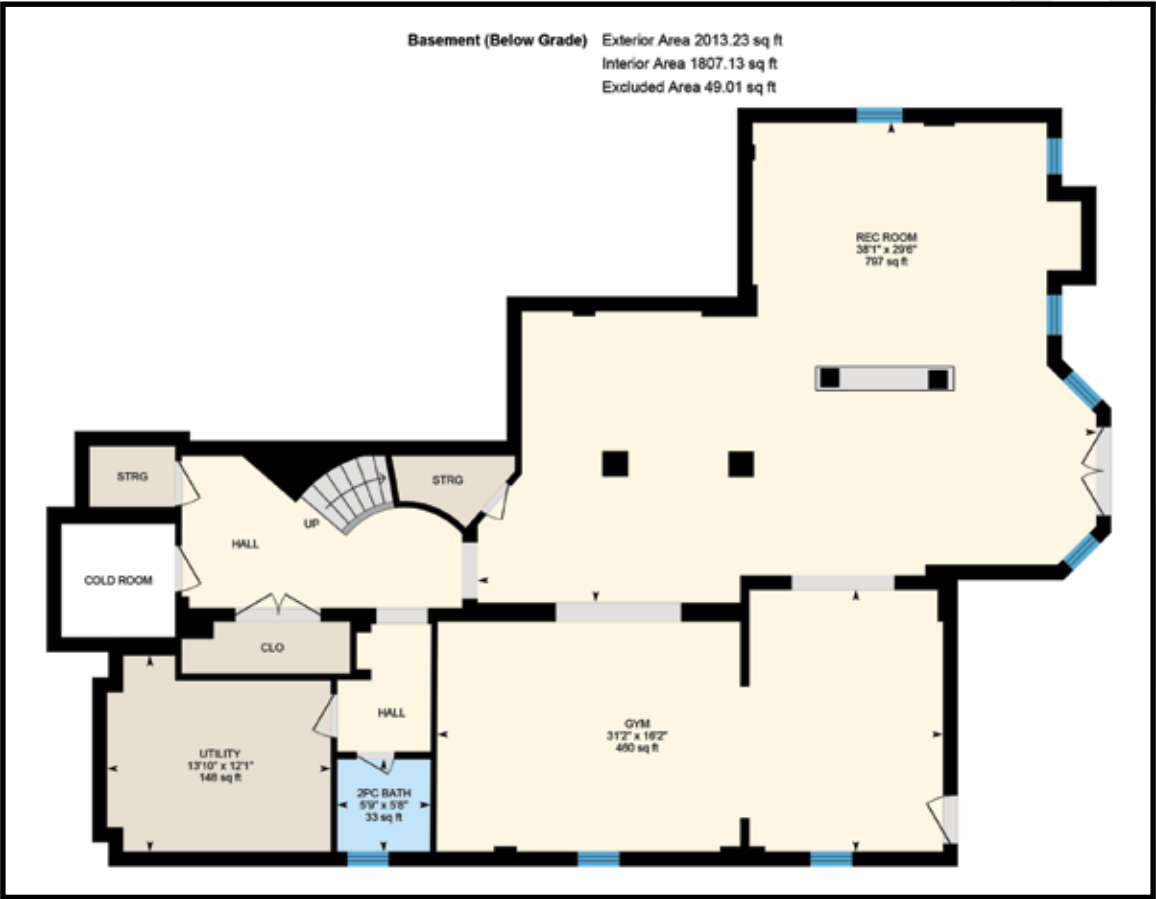
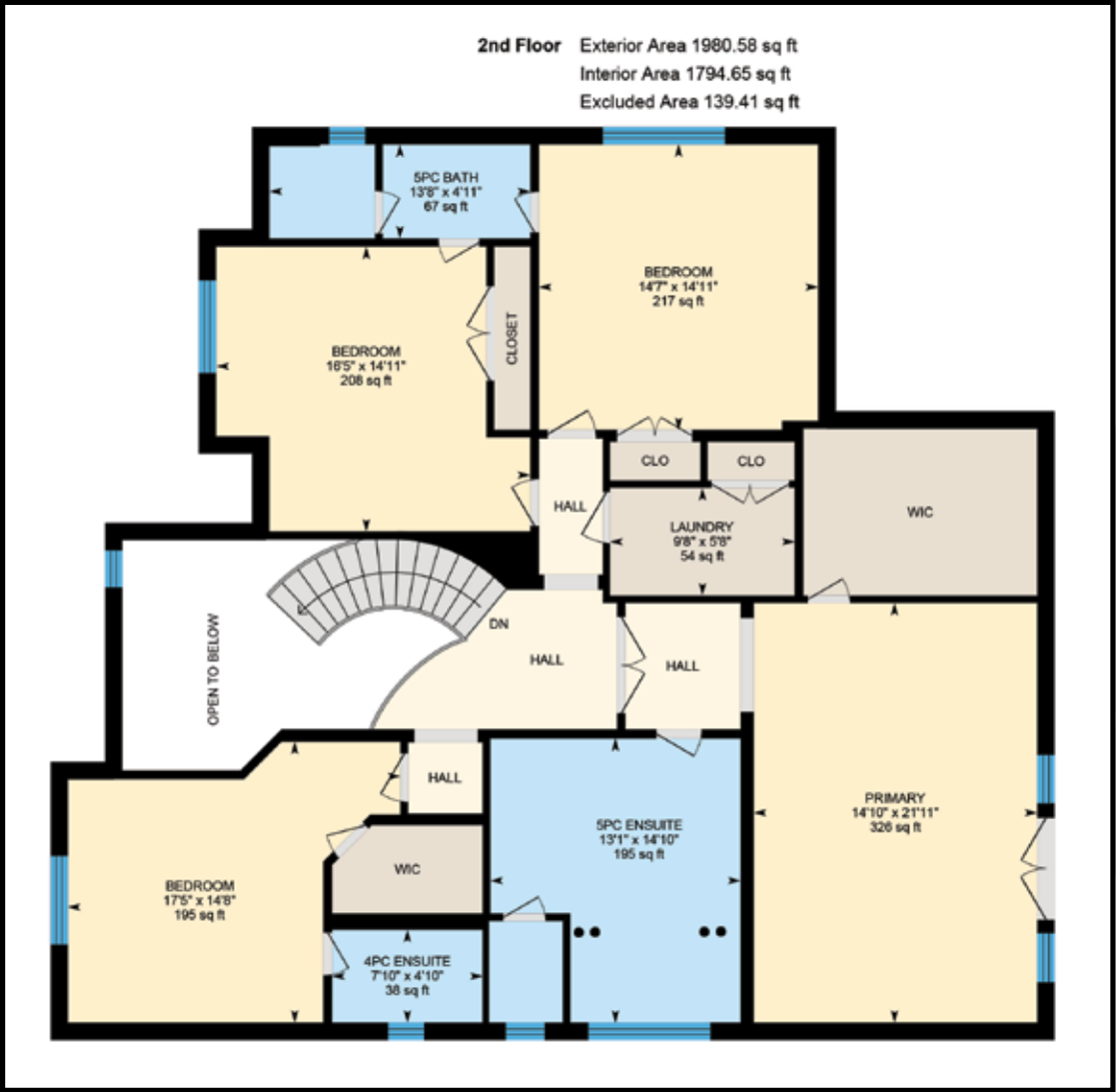
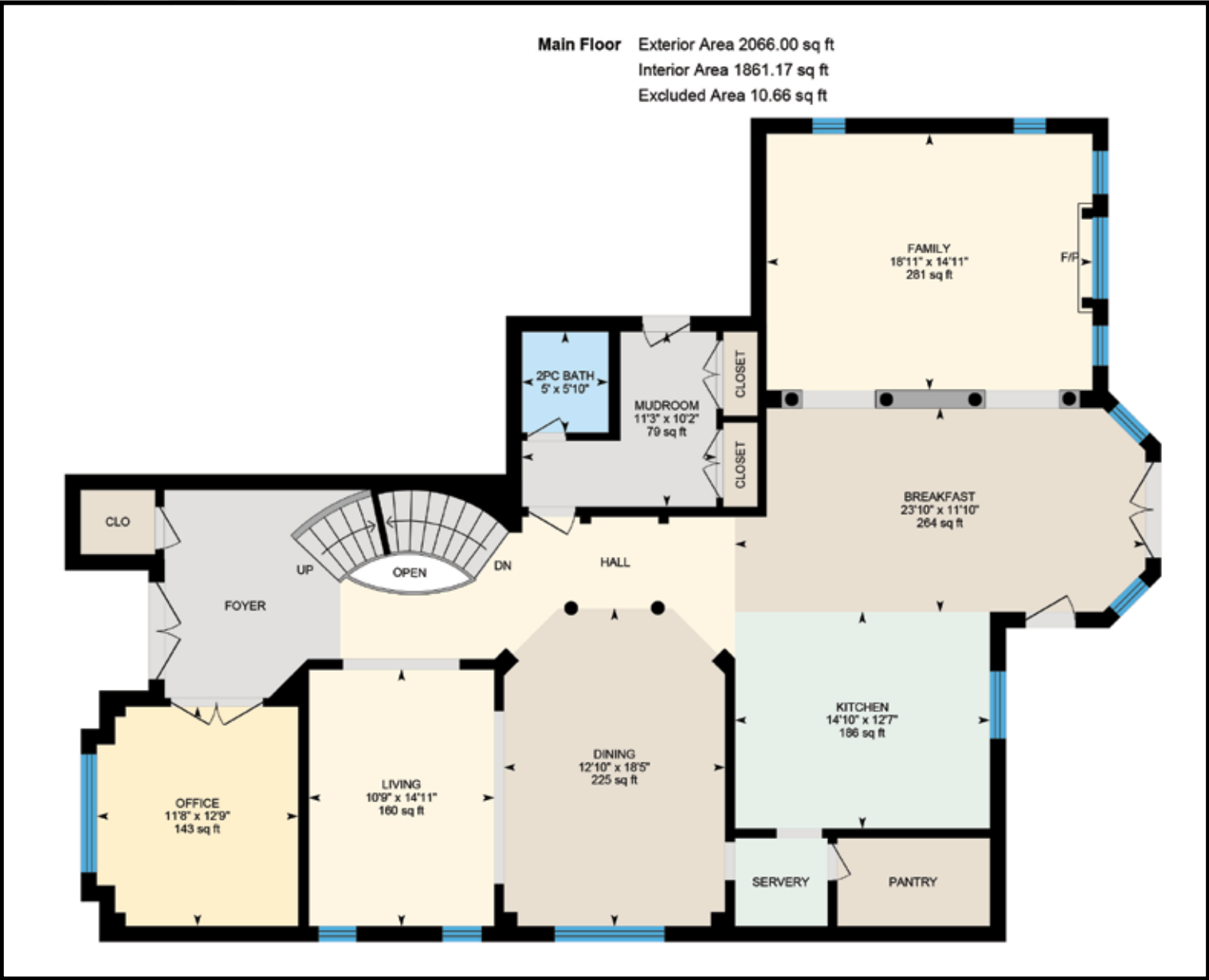
OTHER FEATURES

- Upgraded Trim, Casements & Baseboards Throughout
- Central Vacuum
- Security System
- Garage Door Opener & Remote

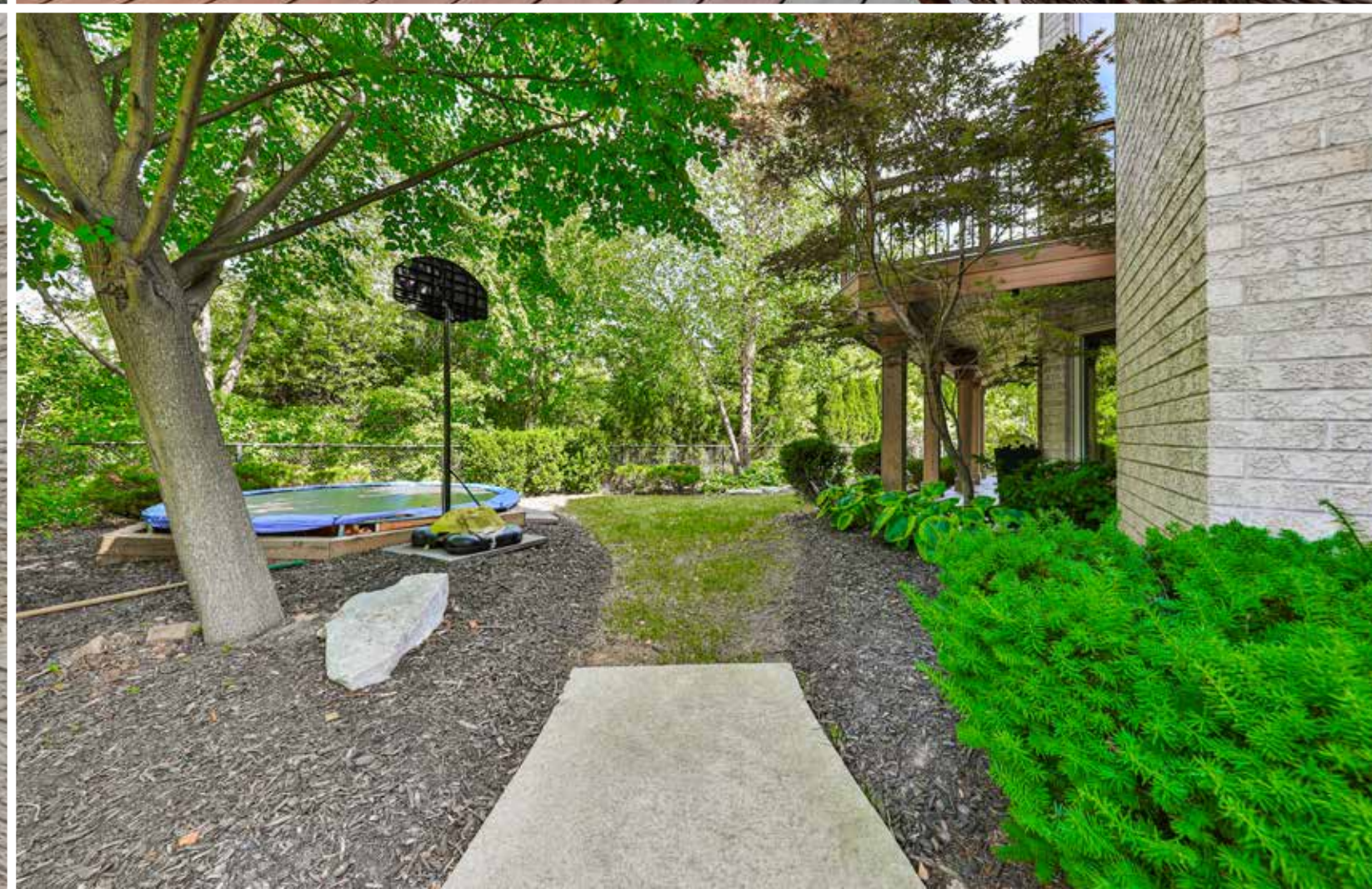


M&M

FLOOR
PLANS



* Floor plans may not be exactly as shown





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-serviced 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.

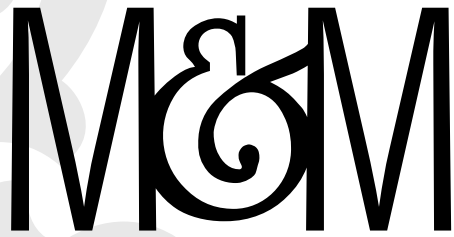
Residents and visitors enjoy theatre, dance, music and comedy performances at the Oakville Centre for the Performing Arts. They can visit the Oakville Museum at Erchless Estate, located in the home of the Chisolms, Oakville's founding family. Other points of interest include galleries, historical societies 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.



MACKEY &
McCORMICK
BLAIRANDPETER.CA

TOP 1% NATIONALLY



BLAIR MACKEY & PETER McCORMICK

BROKER

SALES REPRESENTATIVE



ROYAL LEPAGE
**CHAIRMAN'S
CLUB** NATIONAL
TOP 1%
LIFETIME MEMBER
2020



905.845.4267
326 LAKESHORE ROAD EAST
OAKVILLE ONTARIO L6J 1J6

BLAIR@BLAIRANDPETER.CA
PETER@BLAIRANDPETER.CA
WWW.BLAIRANDPETER.CA