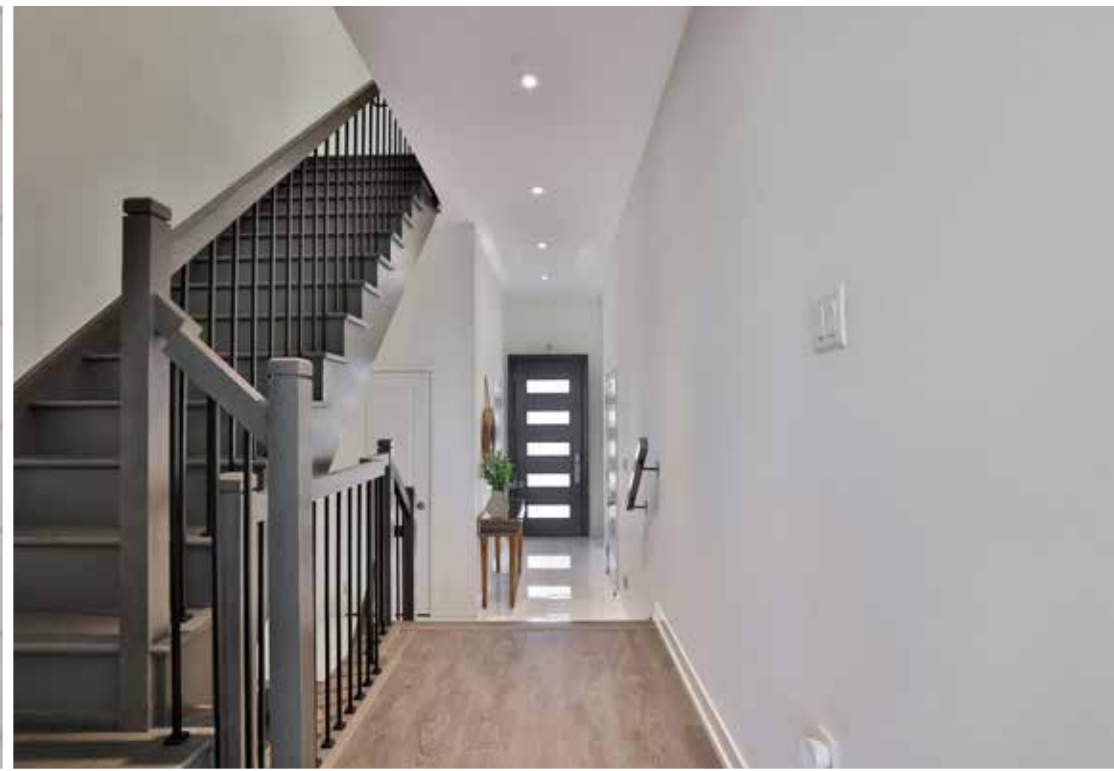


3155 MINTWOOD CIRCLE
GLENORCHY



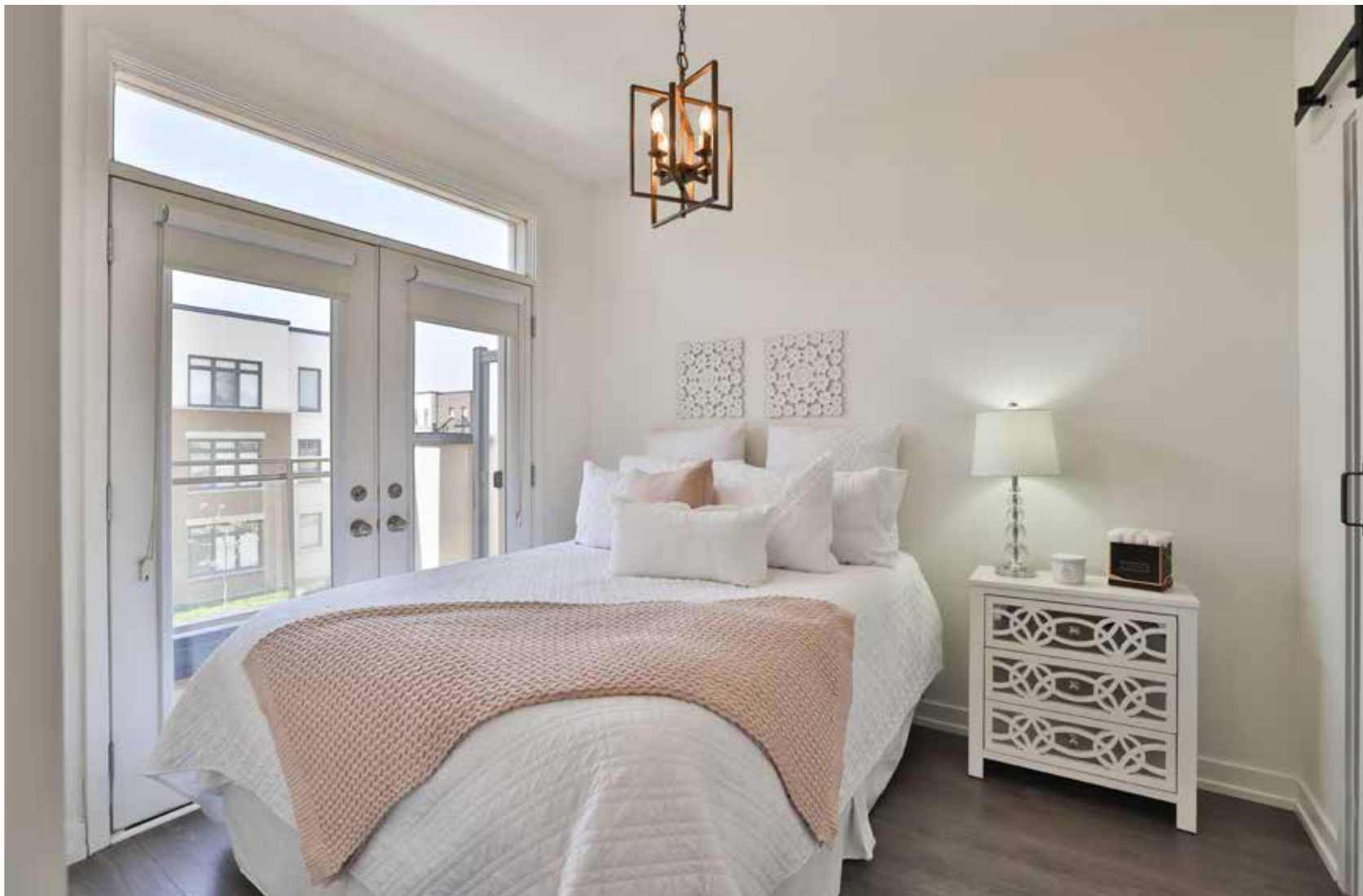
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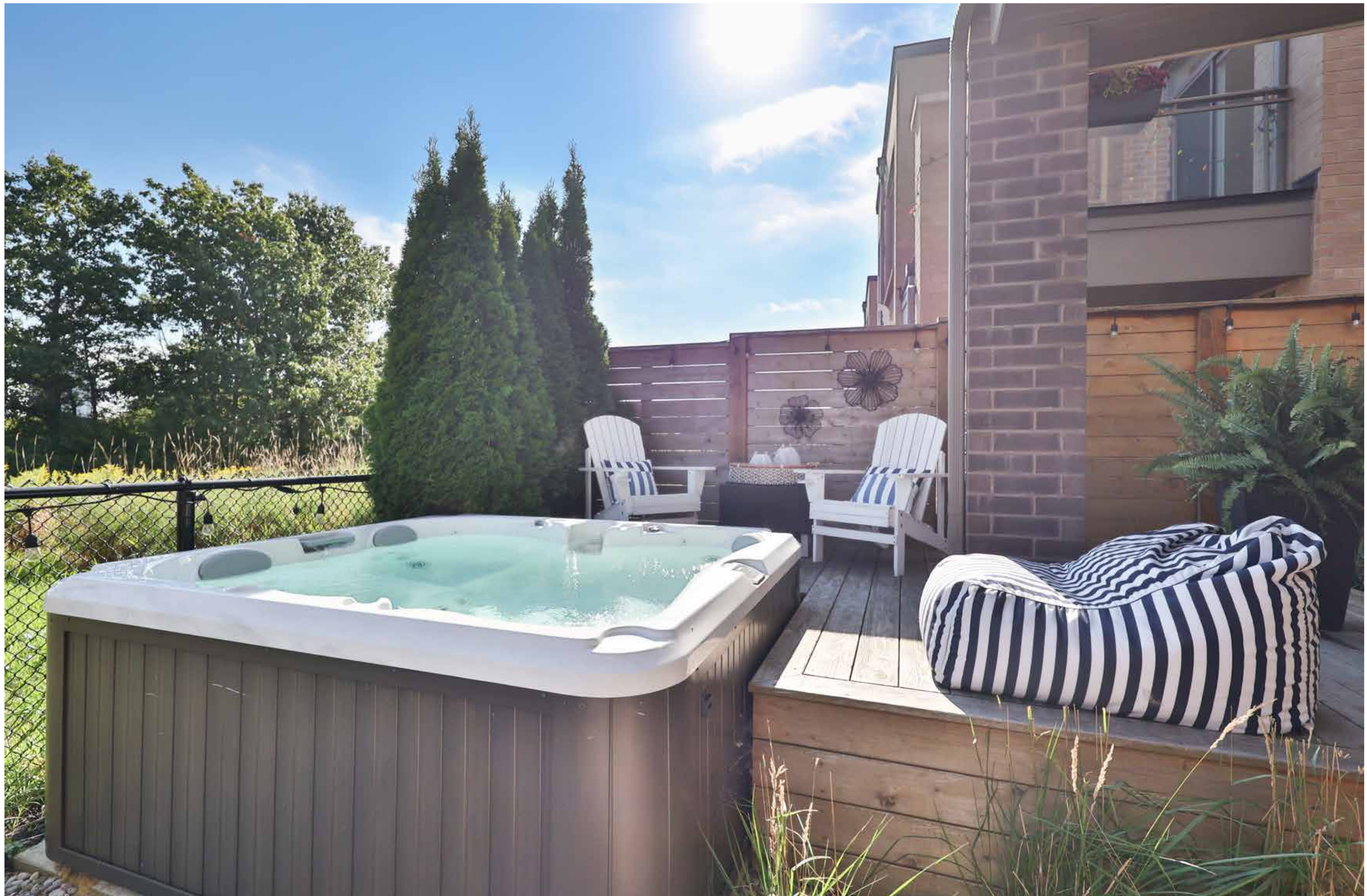


















WELCOME HOME

TAXES: \$5,417 / 2025
LOT SIZE: 24.23 x 75.68 x 27.86 x 75.47'
POSSESSION: 60-90 Days

Presenting a contemporary executive freehold end-unit townhome by Great Gulf, ideally situated on a premium lot with unobstructed conservation views overlooking East Morrison Creek Trail. With over \$130,000 in additional upgrades, this well-appointed home offers a refined blend of style and functionality, featuring 9-foot ceilings throughout, a custom kitchen waterfall island, closet organizers throughout, front and back landscaping, pot lights, upgraded light fixtures, front door and outdoor lighting. The open concept main level is designed for everyday living and entertaining, featuring a sophisticated dining area with walk-out to the balcony, an inviting living space filled with natural light, and a modern gourmet kitchen complete with stainless steel appliances and a breakfast bar. The spacious primary retreat features a custom walk-in closet with built-ins and a beautifully appointed four-piece ensuite with dual sinks and a glass shower. Two additional bedrooms, a five-piece bathroom with ample storage and convenient upper level laundry complete the upper floor. The finished walk-out lower level provides exceptional additional living space with a large recreation room, fourth bedroom, full bathroom and generous storage throughout, with walk-out access to a private yard backing onto greenspace. Enjoy the beautifully landscaped outdoor space featuring custom decking, a hot tub and Muskoka-like sitting area. Ideally located close to great restaurants, scenic trails, schools and golf courses, this home offers an exceptional lifestyle in a sought-after setting.

ADDITIONAL FEATURES

EXTERIOR FEATURES

FRONT GARDEN

- Single Car Driveway
- Single Car Garage with Inside Entry
- Covered Front Porch
- Stone Walkway
- Front Garden with Perennials
- Landscape Lighting

BACK GARDEN

- Wooden Deck
- Patio
- Fully Fenced
- Hot Tub
- Backing onto Greenspace

OTHER FEATURES

- Garage Door Opener
- 9' Ceilings Throughout

ROOM DETAILS

MAIN LEVEL

FOYER

- 2' x 2' White Marble Tile Flooring
- New Front Door (2022)
- Coat Closet with Built-In Organizer
- Pot Lighting

POWDER ROOM

- 2 Piece
- Ceramic Tile Flooring
- Floating Vanity with Moen Faucet
- Contemporary Light Fixture
- Custom Window Blinds

LIVING ROOM

- Laminate Flooring
- Expansive Windows
- Electric Fireplace
- Custom Window Blinds
- Pot Lighting
- Decorative Chandelier

DINING ROOM

- Laminate Flooring
- Contemporary Chandelier
- Custom Window Blinds
- Walkout to Upper Patio with Glass Railings & Privacy Screen Overlooking Greenspace

KITCHEN

- Laminate Flooring
- Stainless Steel LG Refrigerator with Water Dispenser
- Stainless Steel Panasonic Built-In Microwave (2019)
- Stainless Steel Bosch Dishwasher (2020)
- Stainless Steel Frigidaire Stove
- Stainless Steel Vent Hood
- White Subway Tile Backsplash
- Expanded Waterfall Island with Quartz Countertop, Oversized Double Sinks & Gooseneck Faucet
- Breakfast Bar Seating for 4
- Custom Built-Ins in all Cabinetry & Pantry
- Pot Lighting

UPPER LEVEL

UPPER FOYER

- Laminate Flooring
- Linen Closet

PRIMARY BEDROOM

- Laminate Flooring
- Expansive Windows Overlooking Greenspace
- Walk-In Closet with Custom Built-In Drawers, Organization Units & Shelves
- Window Blinds
- Contemporary Light Fixture
- Ensuite

ENSUITE

- 4 Piece
- Ceramic Tile Flooring
- Cabinetry with Custom Built-In Sliding Shelves
- Double Sinks with Moen Faucets
- Large Walk-In Shower with Glass Doors, White Tile Surround & Moen Fixtures
- Window Blinds
- Contemporary Light Fixture

BEDROOM

- Laminate Flooring
- Closet
- Custom Window Blinds
- Chandelier

BEDROOM

- Laminate Flooring
- Barn Door Closet with Built-In Shelving & Racks
- Double Door Walkout to Upper Patio
- Custom Window Blinds
- Contemporary Light Fixture

BATHROOM

- 5 Piece
- Ceramic Tile Flooring
- Cabinetry with Custom Built-In Sliding Shelves
- Double Sinks with Moen Faucets
- Oversized Storage Closet

LAUNDRY

- Ceramic Tile Flooring
- Frigidaire Front Load Stacked Washer & Dryer

LOWER LEVEL

RECREATION ROOM

- Laminate Flooring
- Sliding Door Walkout to Deck & Yard with Hot Tub Backing onto Greenspace

BATHROOM

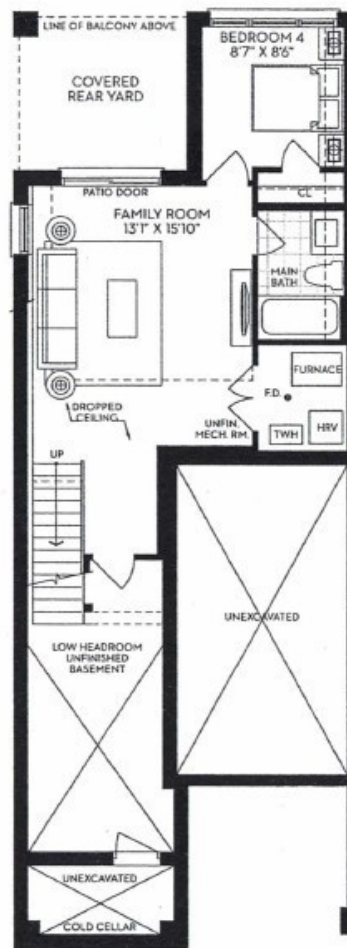
- 4 Piece
- Ceramic Tile Flooring
- Single Sink with Moen Faucet
- Tub with White Subway Tile Surround

BEDROOM

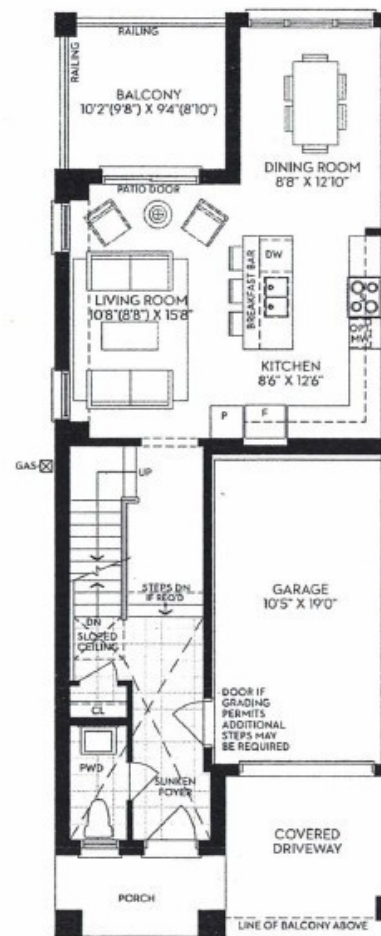
- Large Window Overlooking Greenspace
- Custom Window Blinds
- Chandelier
- Custom Closet with Built-In Shelving

FLOOR PLANS

OA20TW - S1 • The Wright • Elevation C • 2,110 Square Feet



BASEMENT PLAN
ELEVATION 'S1'



GROUND FLOOR PLAN
ELEVATION 'S1'



SECOND FLOOR PLAN
ELEVATION 'S1'

* 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.

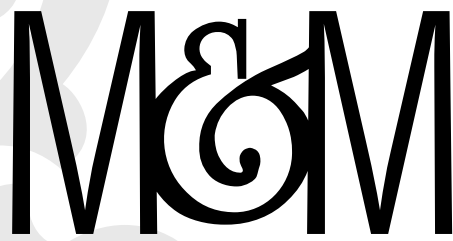
Enjoy the acres of park space, many with groomed hiking trails, or join a recreation centre which provides programs for all ages. For boaters, Oakville features two picturesque harbours with docks and slips for sail and powerboats.

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.

Information captured from: www.oakville.ca





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