

2259 WUTHERING HEIGHTS WAY

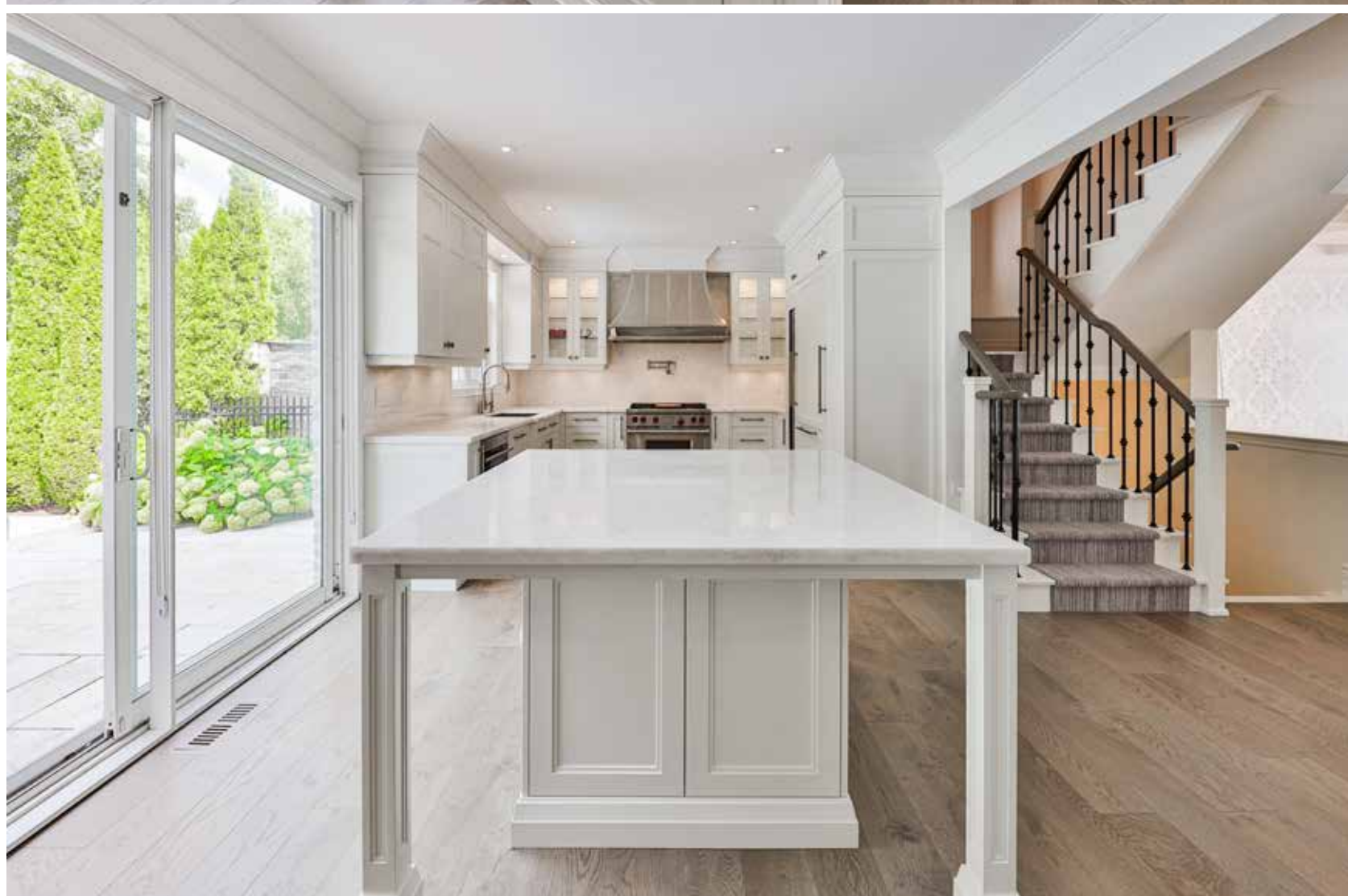
OAKVILLE



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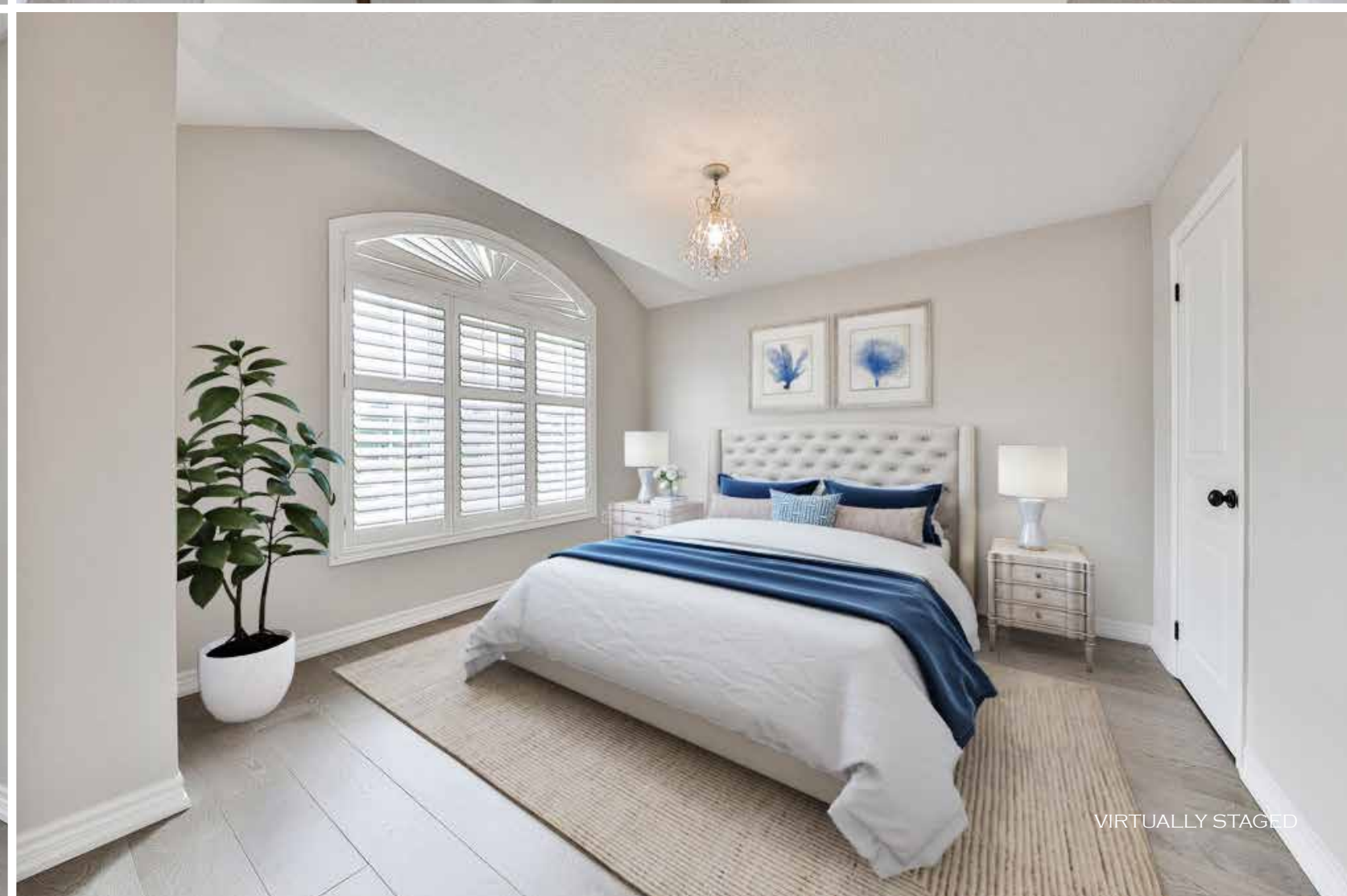
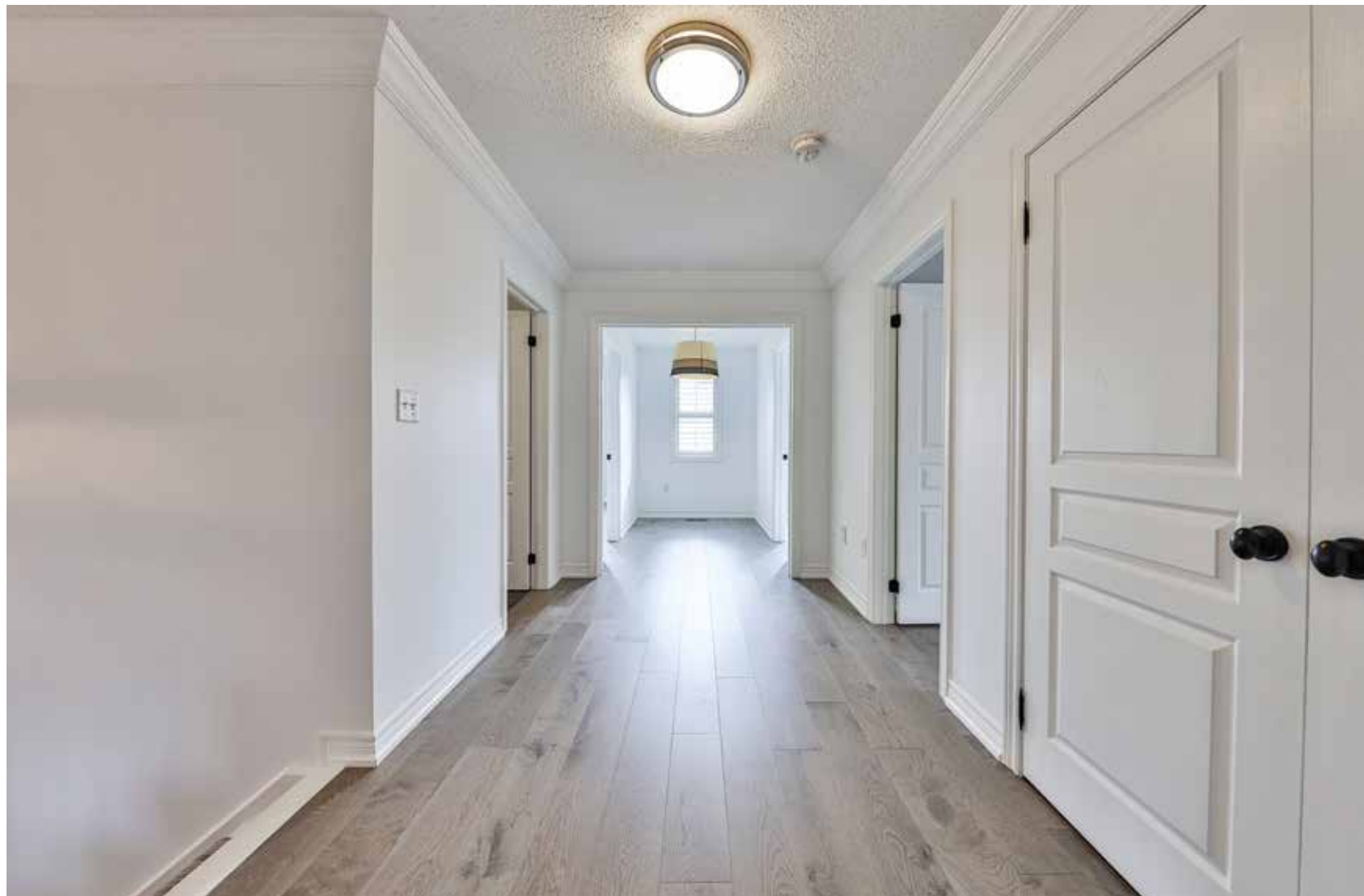
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VIRTUALLY STAGED





WELCOME HOME

TAXES: \$8,034 / 2023
TOTAL SQFT: 4000 SQFT (APPROX)
POSSESSION: 30-60 Days

Gorgeous family home in pristine condition, backing onto a spectacular ravine setting with complete privacy. Stunning new kitchen with Wolf oven & gas cooktop, Sub Zero fridge and wine cooler, Bosch built-in dishwasher, Wolf microwave, shaker style custom cabinetry with glass displays, marble counter & backsplash, large island with seating for 6 & extra storage, walkout to rear garden. The main floor offers 9 foot ceilings, hardwood floors, coffered ceilings, crown moldings, pot lighting, bright & spacious living/dining room, separate study and family room with gas fireplace. The upper level has hardwood floors, 4 bedrooms, spacious primary bedroom with large walk-in dressing room and an oversized 5-piece ensuite. The basement is fully finished with a recreation/media room, 5th bedroom, gym area, 3-piece bath and a beautifully renovated laundry room. The rear garden boasts a gorgeous inground pool with waterfall feature, stone terraced yard with several areas to soak up the sun and enjoy the view of beautiful mature forests from the ravine behind.

ADDITIONAL FEATURES

FRONT GARDEN

- Professionally Landscaped Garden with Muskoka Rock Detail
- Tumbled Stone Double Driveway
- Double Car Garage with Keyless Entry
- Custom Stone Covered Front Entry with Columns

BACK GARDEN

- Fully Fenced
- Inground Pool with Waterfall
- Pool Cabana
- Custom Stone Coping
- Backing onto Beautiful Ravine
- Complete Privacy

OTHER FEATURES

- 9 Foot Ceilings & High Baseboards Throughout Main Floor

ROOM DETAILS

MAIN LEVEL

FOYER

- Hardwood Flooring
- Designer Columns
- Double Mirrored Coat Closet
- Crown Molding
- Wrought Iron Front Door with Side Lights, Transom Window & Iron Detailing

POWER ROOM

- 2 Piece
- Ceramic Tile Flooring
- Floating Vanity with Cut Stone Feature Wall
- Crown Molding

LIVING/DINING ROOM

- Hardwood Flooring
- Pot Lighting
- Coffered Ceiling
- Walk-In Bay Window
- Window Blinds & Draperies

MUDROOM

- Built-In Cabinetry, Shelving & Hooks
- Direct Access to Garage
- Tile Flooring

KITCHEN

- Hardwood Flooring
- Pot Lighting
- Premium Shaker Style Custom Cabinetry with Glass Display Cabinets
- Marble Counter & Backsplash
- Cabinet-Faced Appliances
- Sub Zero Fridge
- Wolf Stove with Grill
- Bosch Dishwasher
- Wolf Built-In Microwave

- Sub Zero Wine Fridge
- Under Cabinet Lighting
- Stunning Industrial Hood Vent
- Island with Ample Storage & Seating for 6
- Crown Molding
- Eat-In Area
- Silhouette Blinds
- Walkout to Yard & Pool
- Beautifully Terraced Yard Backing onto Lush Private Forest

FAMILY ROOM

- Hardwood Flooring
- Pot Lighting
- Gas Burning Fireplace
- Detailed Coffered Ceiling
- Double Casement Window with California Shutters

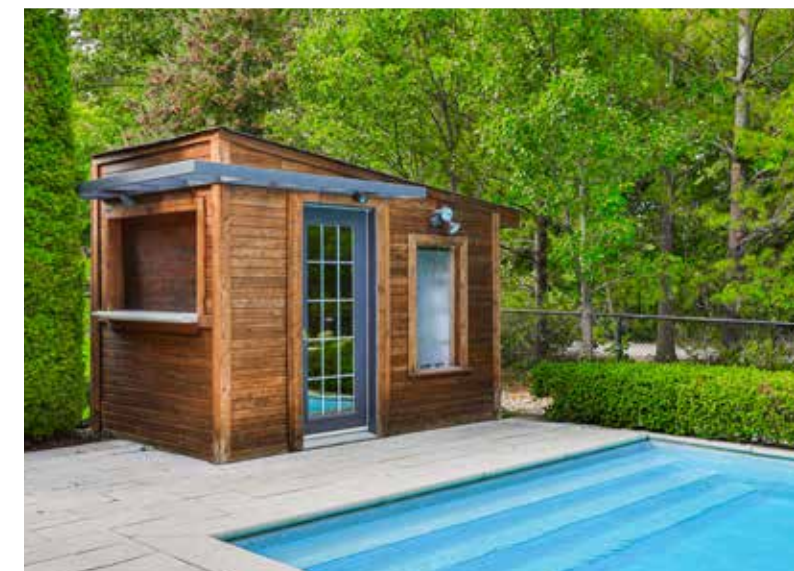
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- Hardwood Flooring
- Crown Molding
- Large Casement Windows with California Shutters

UPPER LEVEL

UPPER FOYER

- Wrought Iron Staircase with Media/Sitting Nook
- Large Palladium Window Offering an Abundance of Light
- California Shutters
- Double Wide Linen Closet
- Crown Molding



ROOM DETAILS

PRIMARY BEDROOM

- Hardwood Flooring
- Triple Casement Window
- Pendant Lighting
- California Shutters
- Large Walk-In Closet with Ample Hanging Systems & Storage
- Ensuite
- Expansive Windows
- Built-In Side Table

ENSUITE

- 5 Piece
- Ceramic Tile Flooring
- Granite Countertop
- Double Sinks
- Soaker Tub Overlooking Forest
- Glass Door Shower Enclosure
- California Shutters

BEDROOM

- Hardwood Flooring
- California Shutters
- Built-In Organizer
- Vaulted Ceiling
- Large Palladium Window

BEDROOM

- Hardwood Flooring
- California Shutters
- Built-In Organizer
- Vaulted Ceiling
- Large Palladium Window

BEDROOM

- Hardwood Flooring
- California Shutters
- Built-In Organizer

BATHROOM

- 4 Piece
- Ceramic Tile Flooring
- Ample Counter Space
- Soaker Tub
- California Shutters

LOWER LEVEL

RECREATIONAL ROOM

- Premium Broadloom
- Pot Lighting
- 2 Large Above Grade Windows
- High Baseboards

BATHROOM

- 3 Piece
- Pot Lighting
- Marble Floor & Backsplash
- Walk-In Shower
- Floating Vanity

EXERCISE ROOM

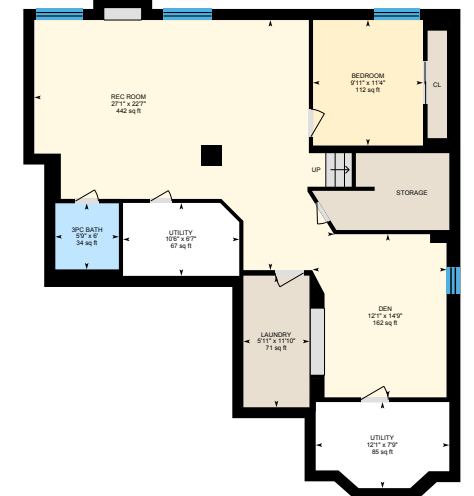
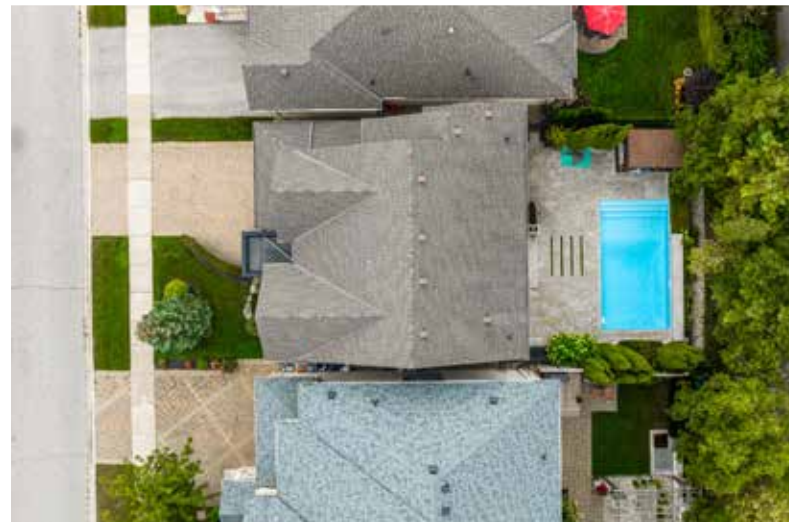
- Vinyl Flooring
- Pot Lighting
- Large Above Grade Window

BEDROOM

- Premium Broadloom
- Pot Lighting
- Double Closet with Mirrored Doors
- Oversized Above Grade Window

LAUNDRY ROOM/OFFICE

- Ceramic Tile Flooring
- LG Graphite Front Load Washer & Dryer
- Pot Lighting
- Large Folding Table
- Oversized Stainless Steel Sink
- Penny Tile Backsplash
- Upgraded Cabinetry
- Ample Storage



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE





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.

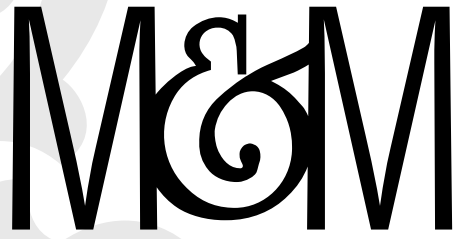
Residents and visitors enjoy theatre, dance, music and comedy performances at the Oakville Centre for the Performing Arts. They can visit the Oakville Museum at Erchless Estate, located in the home of the Chisolms, Oakville's founding family. Other points of interest include galleries, historical societies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



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