

# 254 SUNRISE CRESCENT

BRONTE



MACKEY &  
McCORMICK  
BLAIRANDPETER.CA















# ROOM DETAILS

## MAIN LEVEL

### FOYER

- Ceramic Tile Flooring
- Coat Closet

### LIVING ROOM

- Hardwood Floors
- Ceiling Fan
- Walkout to Back Deck
- Window Blinds

### DINING ROOM

- Hardwood Floors
- Pot Lighting
- Window Blinds

### KITCHEN

- Hardwood Floors
- Neutral Cabinetry
- Granite Countertop
- Under Cabinet Lighting
- KitchenAid Stainless Steel Fridge
- Bosch Built-In Dishwasher
- Whirlpool Stove
- Centre Island
- Skylight
- Window Blinds

### FAMILY ROOM

- Broadloom
- Wood Burning Fireplace
- Crown Molding
- Large Bay Window with Ample Natural Light
- Step-Down Into Room
- Window Blinds

### POWDER ROOM

- 2 Piece
- Ceramic Tile Flooring
- Pedestal Sink

## UPPER LEVEL

### UPPER FOYER

- Parquet Flooring
- Skylight
- Linen Closet

### MASTER BEDROOM

- Parquet Flooring
- Walk-In Closet
- Ensuite
- Window Blinds

### ENSUITE

- 3 Piece
- Upgraded Tile Flooring
- Upgraded Lighting
- Walk-In Shower with Tile Surround & Glass Door Entry

### BEDROOM

- Parquet Flooring
- Walk-In Closet
- Window Shade

### BEDROOM

- Parquet Flooring
- Double Clothes Closet

### BEDROOM

- Parquet Flooring
- Double Clothes Closet
- Window Blinds

### BATHROOM

- 4 Piece
- Ceramic Tile Flooring
- Upgraded Vanity & Countertop
- Upgraded Mirror & Faucet
- Shower/Tub Enclosure with Ceramic Surround & Glass Door Entry
- Upgraded Lighting
- Window Blinds



# WELCOME HOME

**TAXES:** \$6,003 / 2021  
**LOT SIZE:** 60.99' x 150.0'  
**POSSESSION:** Flexible

Fabulous 4 bedroom, 2-storey home situated on a stunning 60' x 150' lot backing onto Donovan Bailey Trail on one of Southwest Oakville's most desirable crescents. Open concept kitchen overlooking the eating area and living room, beautiful spacious step-down family room with fireplace, master bedroom with 3 piece ensuite and walk-in closet, finished lower level with a walk-up entry to the stunning and private backyard with inground heated pool. Rarely does this type of opportunity become available. Walk to schools, parks and shops, cafes and harbour of trendy Bronte Village.

## ADDITIONAL FEATURES

### EXTERIOR FEATURES

- FRONT GARDEN**
- Double Car Garage
  - Double Car Driveway
  - Nicely Landscaped
  - Concrete Front Patio/Courtyard
  - Covered Front Porch

### BACK GARDEN

- Large Deck
- Fully Fenced
- Inground Pool & Equipment
- Pool Cover
- Shed
- Awning
- Spectacular Southwest Exposure Offering Privacy & Sun
- Backing onto Donovan Baily Trail



# ROOM DETAILS

## LOWER LEVEL

### LOWER FOYER

- Upgraded Laminate Flooring
- Pot Lighting
- Walk-Up to Backyard

### RECREATION ROOM

- Upgraded Laminate Flooring
- Pot Lighting

### BATHROOM

- 3 Piece
- Ceramic Tile Flooring
- Neutral Cabinetry & Countertop
- Upgraded Lighting
- Large Walk-In Shower with Ceramic Surround
- Pot Lighting

### BEDROOM/OFFICE

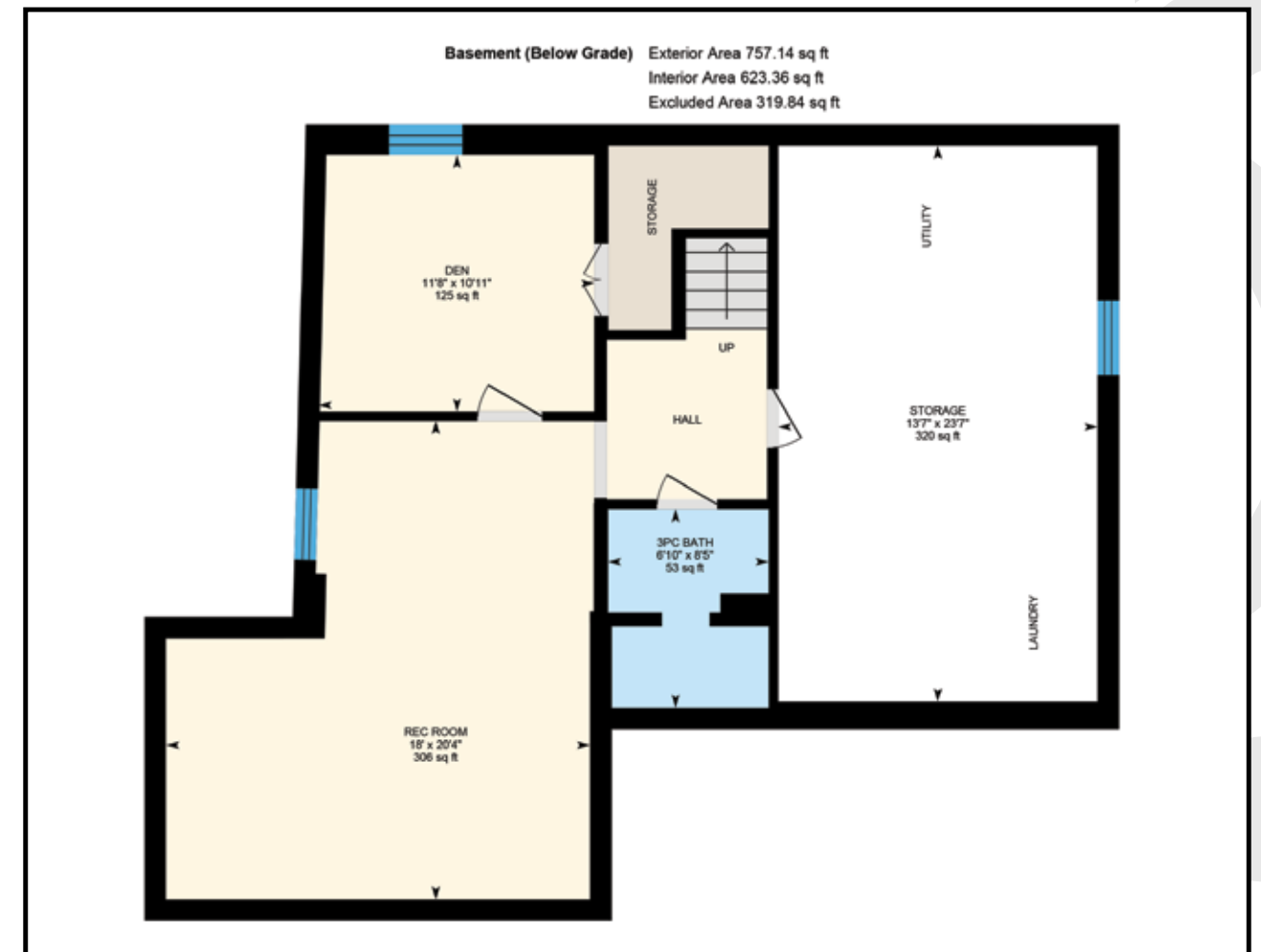
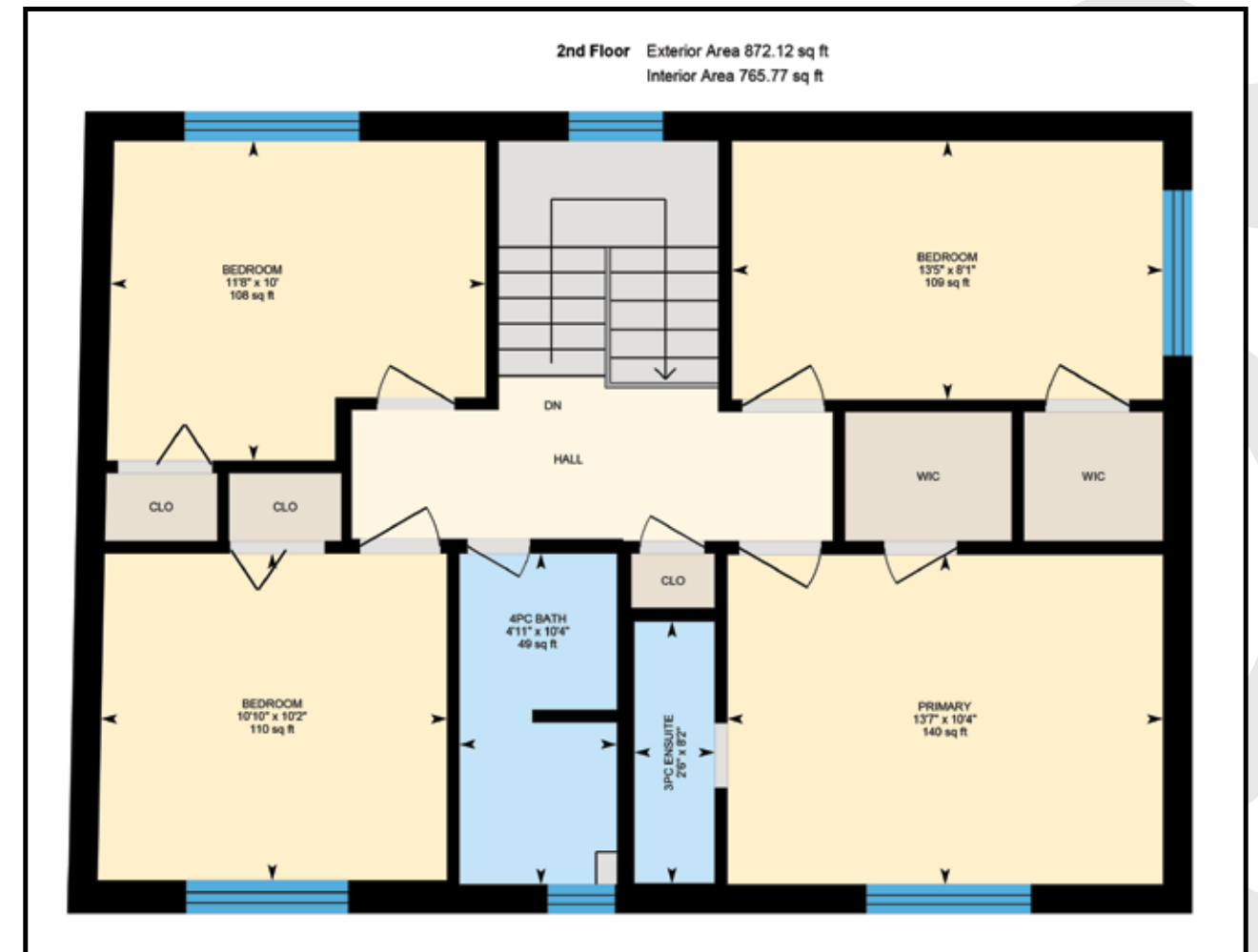
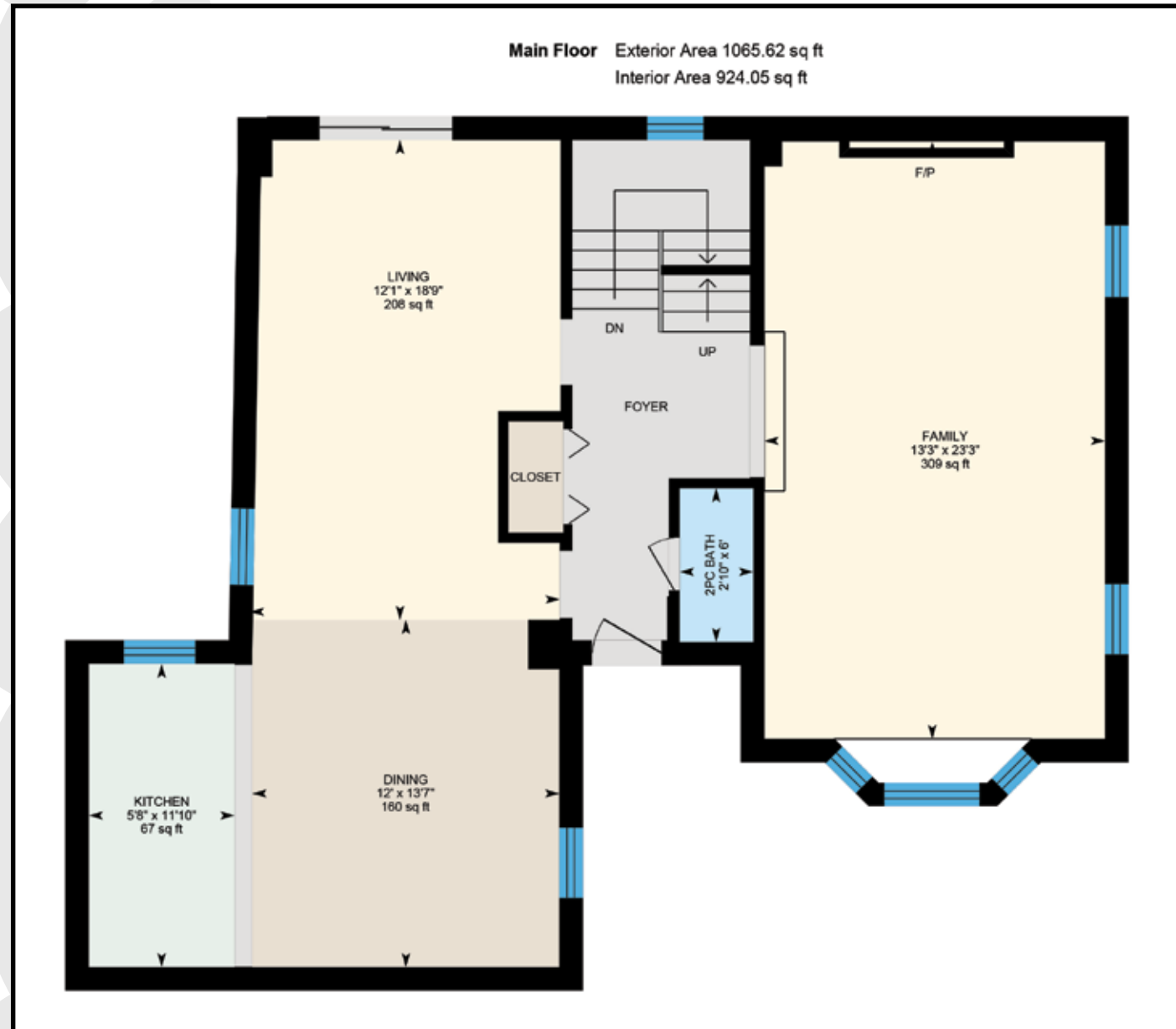
- Upgraded Laminate Flooring
- Clothes Closet

### LAUNDRY

- Washer & Dryer



# 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.

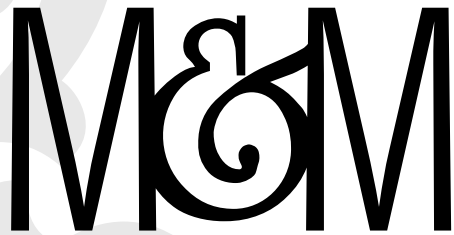
Residents and visitors enjoy theatre, dance, music and comedy performances at the Oakville Centre for the Performing Arts. They can visit the Oakville Museum at Erchless Estate, located in the home of the Chisolms, Oakville's founding family. Other points of interest include galleries, historical societies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



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**TOP 1% NATIONALLY**



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