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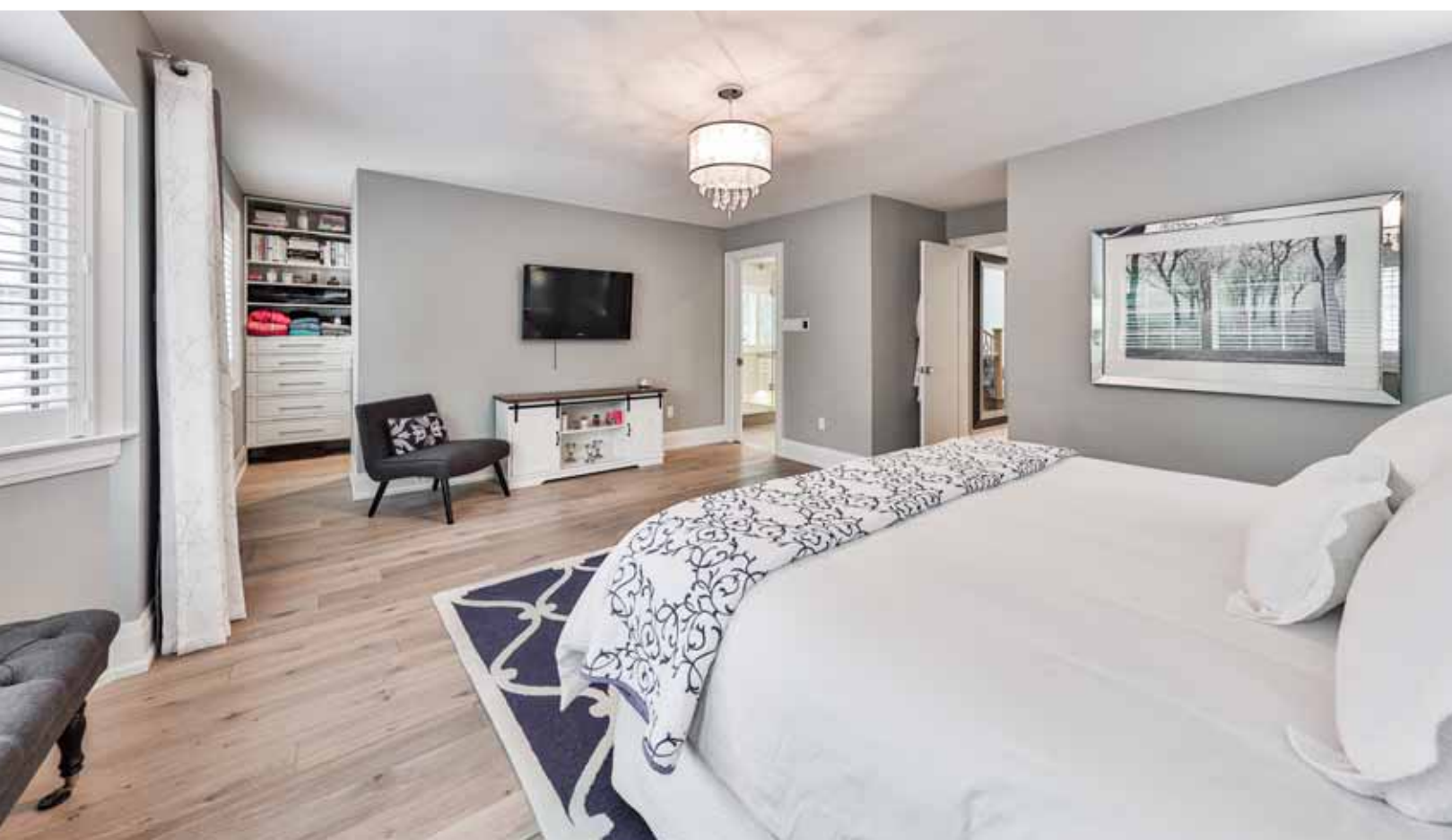
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ANDERSON STREET
WEST HARBOUR



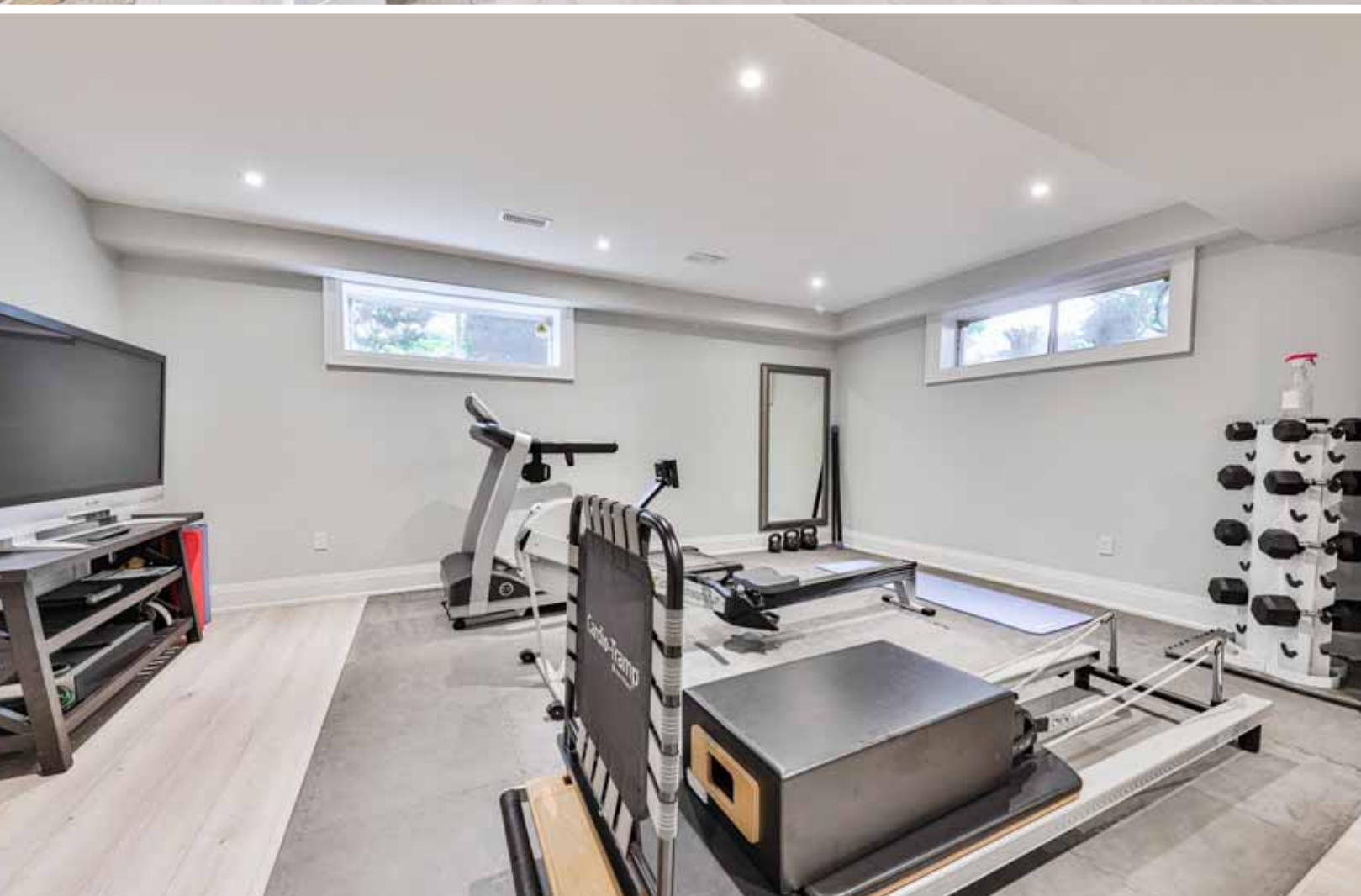














WELCOME HOME

TAXES: \$10,700 / 2021
LOT SIZE: 29.27 x 81.17 feet

Stunning end unit townhome redesigned and renovated top to bottom by DQI Design builders. With views of the lake, this gorgeous home offers over 4,000 sq ft of living space. Top quality finishings & features including a custom kitchen by Braams, 9' island, Caesarstone countertops, panelled Sub-Zero fridge with 2 freezer drawers, panelled Wolf dishwasher, 5 burner Wolf gas cooktop, Wolf M-Series wall oven, butler's pantry & engineered hardwood floors. Pot lighting throughout, shiplap feature wall with gas fireplace in Family Room & 9' ceilings. Beautiful master retreat with custom closet/dressing area, luxurious ensuite with oversized walk-in shower, rain head, heated floor and brushed nickel fixtures. Third floor loft with Velux Cabrio balcony window system with screens and blackout blinds. Completely redesigned & rebuilt staircase from top to bottom with skylight that shines down through all levels. Finished lower level with luxury vinyl plank flooring and large bright windows. 500 sq ft terrace with lake & marina views, retractable electric awning, frost resistant pavers & tiles, feature wall with valance lighting, new BBQ gas line, 2 extra feet of property beyond patio and mature trees for shade & privacy. Located in desirable West Harbour neighbourhood, this exquisite home is a short stroll to the marina, waterfront park and shops/restaurants of Downtown Oakville.

ROOM DETAILS

MAIN LEVEL

FOYER

- Engineered Hardwood Floor
- Door Activated Light
- 8' Shaker Door with Extra Deep Closet

FAMILY/LIVING ROOM

- Engineered Hardwood Floor with Custom Floor Registers
- New Gas Fireplace with Remote, Tile Surrounds & Reclaimed Wood Mantle
- Shiplap Feature Walls
- Bay Window with Lake View

DINING ROOM

- Engineered Hardwood Floor with Custom Floor Registers
- Pot Lights, Central Light Fixture
- Sliding French Doors to Patio
- Lake Views

KITCHEN

- Engineered Hardwood floor with Custom Floor Registers
- Pot Lights with 2 Island Fixtures
- Bay Window with Lake Views
- Custom Kitchen by Braams with Soft Close Doors & Drawers
- Pot Drawers & Spice/Oil Pull Outs
- 9' x 43" Island
- Caesarstone Countertops
- Glass/Marble/Brushed Nickel Backsplash
- Farmhouse Koehler Sink
- Polished Nickel Hardware & Tap with Sprayer
- Custom Smoked Glass Display Case with Light
- Panelled Sub-Zero Fridge with 2 Freezer Drawers & Phone App
- Panelled Cove (Wolf) Dishwasher with Inside Lighting & Phone App
- 5-Burner Wolf Gas Cooktop
- Wolf Microwave with Custom Trim
- Wolf M-Series Wall Oven with Phone App
- Wolf 3-Speed Hood with Light
- Kitchen Aid Garburator
- Extended Warranty Package

PANTRY

- Porcelain Tile Flooring
- 8' Pocket Door
- Upper & Lower Cabinets with Ample Storage
- Soft Close Doors & Drawers
- Panelled Wine Fridge
- Backsplash
- Caesarstone Countertop
- Valance Lighting, Central Fixture

BATHROOM

- Marble Floor
- Pot Lights
- 8' Shaker Door
- New Vanity with Polymarble Top & Swarovski Finial on Tap & Accessories
- New Pendant Lights
- Shiplap Feature Wall

OFFICE

- Engineered Hardwood Floor with Custom Floor Registers
- Pot Lights with New Central Light Fixture
- 8' Shaker Door
- Bay Window

UPPER LEVEL

UPPER FOYER

- Custom Cabinetry Can Be Used as Linen Closet

MASTER BEDROOM

- Engineered Hardwood Floor with Custom Registers
- Pot Lights
- Central Light Fixture
- Bay Window with Lake View
- Plantation Shutters
- Walk-In Closet with Custom Cabinetry, Soft Close Drawers & Pot Lights

ENSUITE

- Marble Shower, Rain Head, Handheld with Custom Niche
- Heated Floor
- Pot Lights, Sconces
- Caesarstone Countertop
- Brushed Nickel Fixtures
- Custom 9½' Vanity with Double Sinks



ROOM DETAILS

BEDROOM

- Engineered Hardwood Floor with Custom Floor Registers
- Pot Lights
- Glass Chandelier
- Double Closet Doors
- Plantation Shutters

BEDROOM

- Engineered Hardwood Floor with Custom Registers
- Pot Lights, Ceiling Fan with Light
- Bay Window with Window Seat & Storage
- Double Closet Doors
- Plantation Shutters

BATHROOM

- Porcelain Tile Flooring
- Heated Floor
- Caesarstone Countertop
- Brushed Nickel Fixtures & Light
- Deep Soaker Tub with Glass Door & Custom Stainless Steel Niche

LAUNDRY

- Stone Floor
- Caesarstone Countertop
- Backsplash
- Upper & Lower Cabinets with Sink
- Samsung Front Loading Super Speed Steam Washing Machine with WiFi
- Samsung Front Loading Multi Steam, Moisture Sensor Dryer with WiFi
- Walk-In Closet with Custom Cabinetry, Soft Closed Drawers, Door Activated Light
- Custom Barndoor

THIRD LEVEL

LOFT

- Engineered Hardwood Floor with Custom Registers
- Pot Lights
- Additional Air Conditioning Unit with Remote
- 3 Custom Velux CABRIO Balcony Window System with Screens, Black Out Blinds
- View of Lake & Marina
- Crawlspace Along Perimeter
- Custom Oak Barndoor
- Skylight in Loft & Large Skylight in Stairway that Shines to the Basement

STORAGE ROOM

- Engineered Hardwood Floor
- Outlets
- Attic Fan
- Crawlspace Along Perimeter

LOWER LEVEL

RECREATION ROOM

- Waterproof, Luxury Vinyl Plank Floor by Torlys
- Pot Lights
- Large Windows

MUDROOM

- Waterproof, Luxury Vinyl Plank Floor by Torlys
- Central Light Fixture
- Custom Cabinetry with Soft Close Drawers
- Storage Bench with Hooks
- Garage Access



ADDITIONAL FEATURES

EXTERIOR FEATURES

FRONT GARDEN

- 2 Car Underground Garage (24' X 22') Under Unit
- New Quiet Close Garage Door Opener, Controllable by App
- Keypad on Man Door to Inside of House
- Mobile App Can Control System
- Woodworking Table
- Shelving

BACK GARDEN

- 500 Square Foot Raised Patio
- Lake & Marina Views
- Retractable Electric Awning (New Fabric with Warranty)
- Frost Resistant Tile Pavers on Floor
- Frost Resistant Wood-Like Tile on Feature Wall with Valance Lighting

- New Sienna Fences with Privacy Lattice on West Side
- Back Wall Renovated as per Engineer Specs, Waterproofed & Sealed
- 2 Extra Feet of Property Beyond Patio
- Mature Trees for Shade & Privacy
- New Gas Line for BBQ

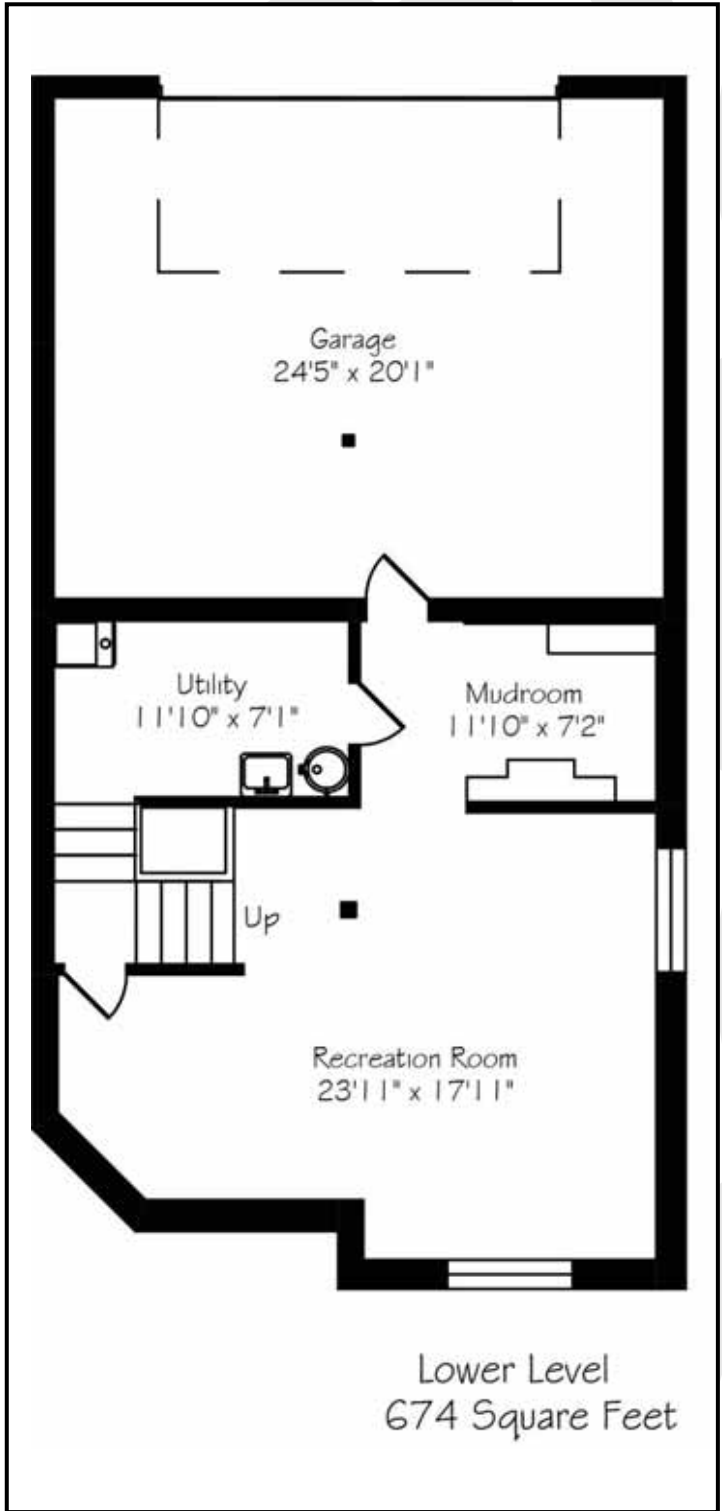
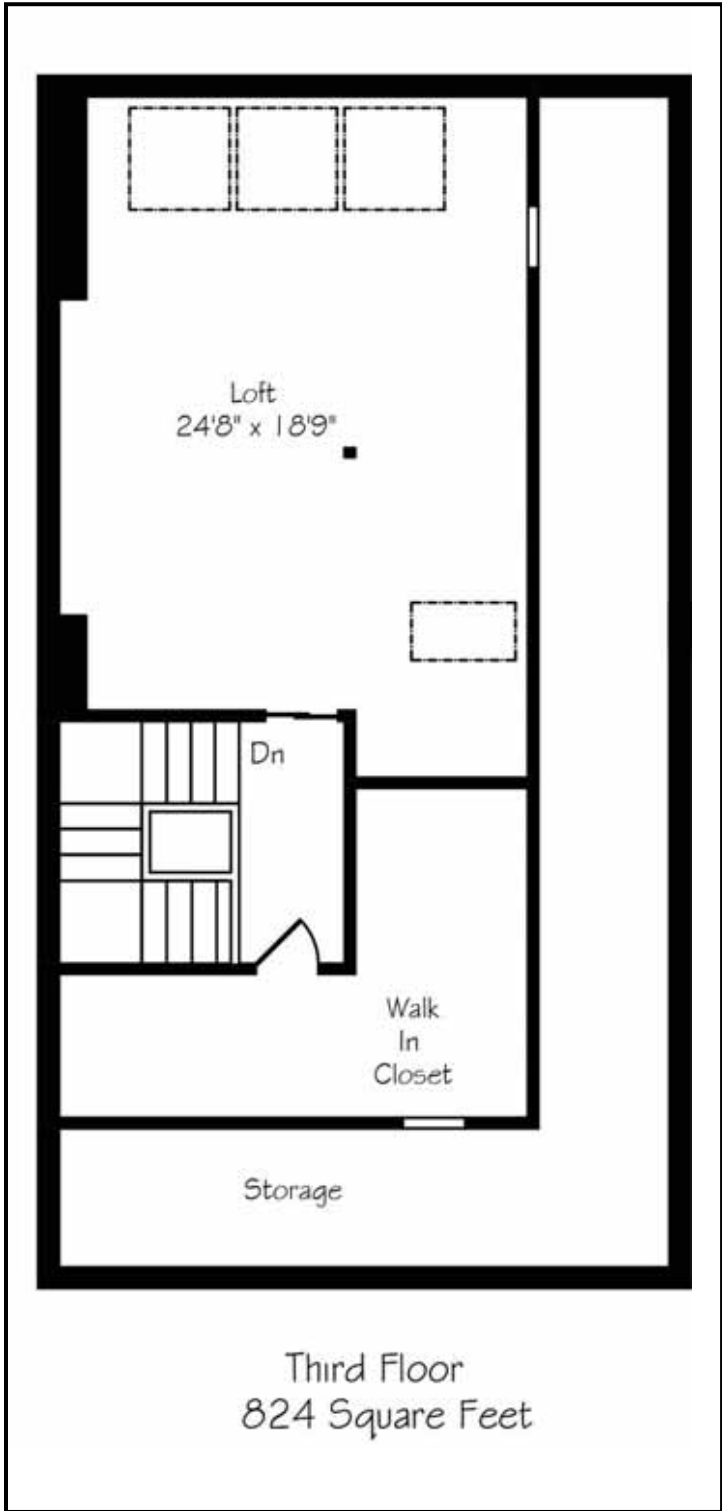
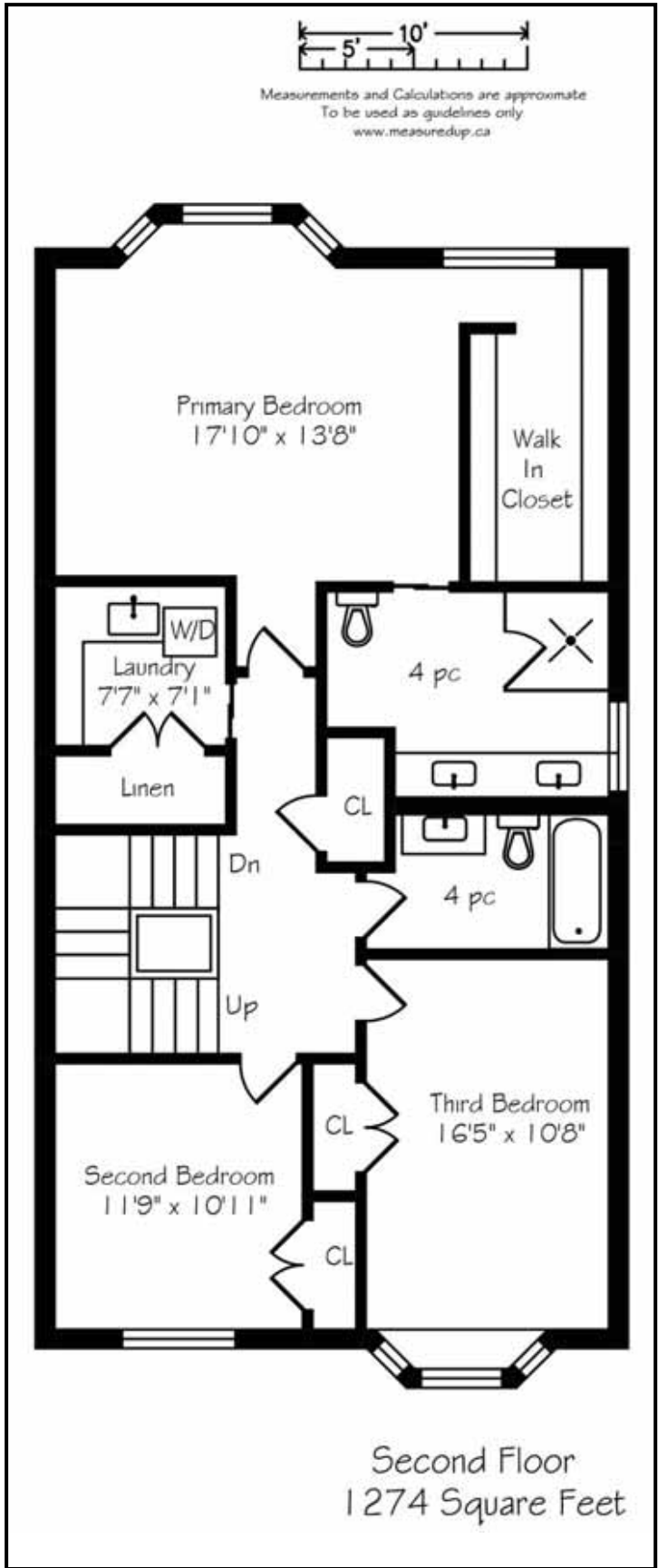
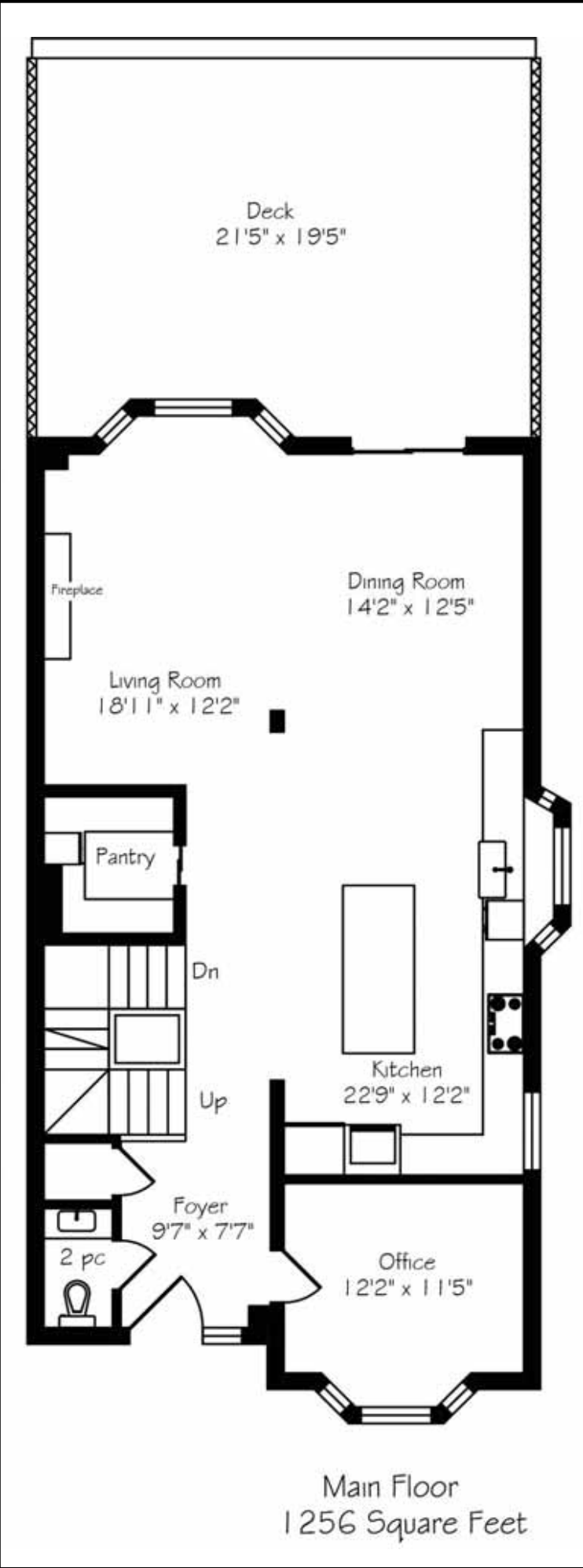
OTHER FEATURES

- Annual Fees: \$2600/Unit (2021) Includes Snow Removal (Front Steps, Porch, Driveway), Grass Maintenance Including Weed Man, Leaf Clean-Up, Irrigation Opening & Closing, Window Cleaning (Spring & Fall), Gutter Cleaning
- Steel Beams Added for Main Floor Open Concept
- New Stairs on All 4 Levels with Wrought Iron Railings, Ash Stairs & Handrail

- Large Skylight on 4th Floor Shining Down Stairwell to All Levels
- New Maintenance-Free Exterior Including Hardie Board, Shutters, Gutters, Soffits/Fascia/Freeze Board, Cedar Shingles in Pediments & Entrance
- New Outdoor Lighting & Custom 8' X 42" Front Door with Sidelight
- 9' Ceilings on Main Floor with 8' Solid Doors & Back Band Trim Throughout
- Central Vac (Rerouted Tubing, Inlets, Hose)
- New HVAC System (New Ductwork Rerouted for Efficiency, New Furnace & Humidifier)
- New Hot Water Tank (Rental)
- New Landscaping
- Video Doorbell Can Be Answered Off Site
- New Lighting (Pot Lights, Fixtures)
- WiFi Booster on Each Level



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-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.

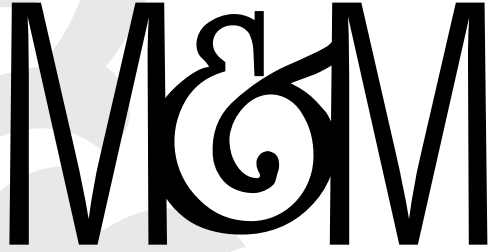
Residents and visitors enjoy theatre, dance, music and comedy performances at the Oakville Centre for the Performing Arts. They can visit the Oakville Museum at Erchless Estate, located in the home of the Chisolms, Oakville's founding family. Other points of interest include galleries, historical societies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

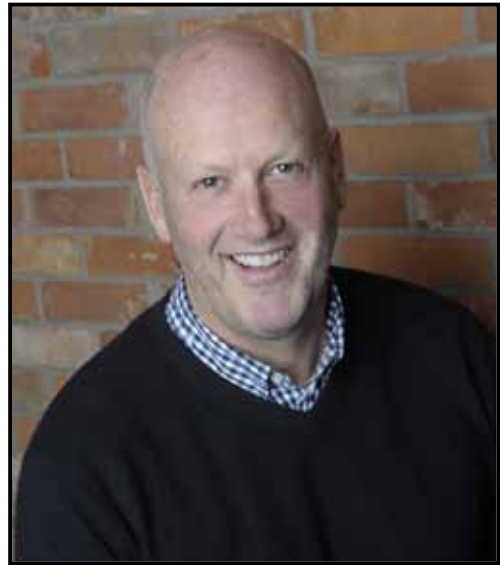
Oakville's strong and diversified economic base offers an excellent location for both new and expanding businesses. Currently, national and international corporate headquarters represent automotive, technology, business service, aerospace, pharmaceutical and tourism sectors.



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