

2118

# PINEVALLEY CRESCENT

JOSHUA CREEK



MACKEY &  
McCORMICK  
BLAIRANDPETER.CA

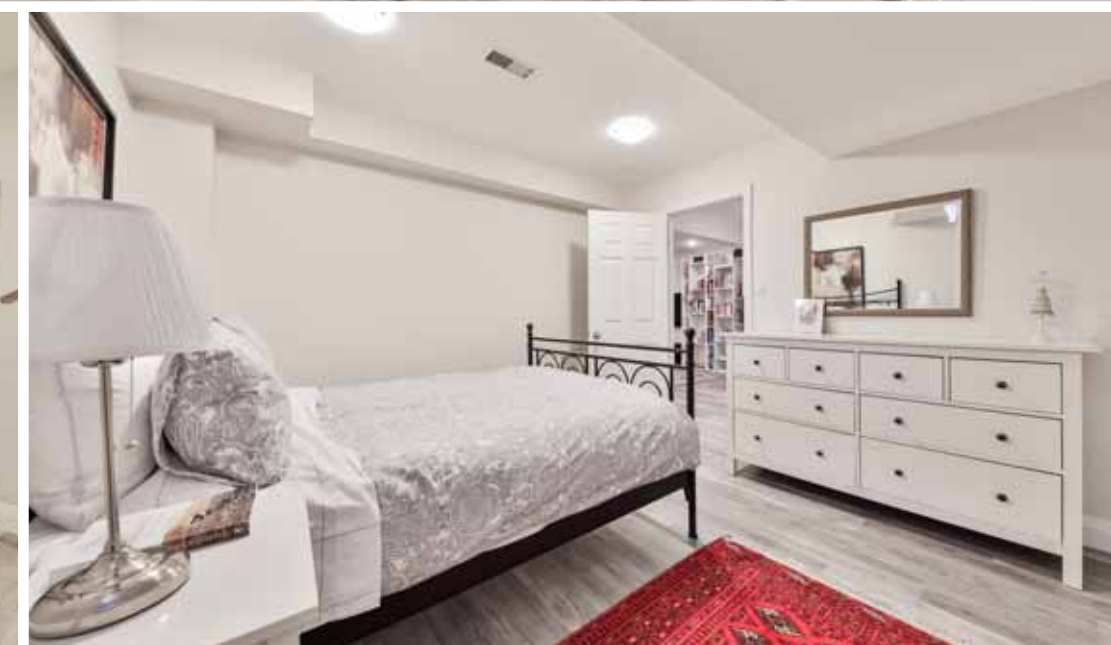














## ROOM DETAILS

### MAIN LEVEL

#### FOYER

- Hardwood Flooring
- Double Coat Closet
- Upgraded Chandelier
- 2 Storey Vaulted Entry
- Front Door with Decorative Insert, Side Lights & Circular Transom

#### KITCHEN

- Hardwood Flooring
- Custom High End Cabinetry
- Cambria Quartz Countertop
- KitchenAid Stainless Steel Fridge
- KitchenAid Stainless Steel Gas Range
- Cabinet Faced Range Hood
- Built-In KitchenAid Microwave
- Cabinet Faced Bosch Dishwasher
- Pot Filler
- Subway Tile Backsplash
- Under Cabinet Lighting
- Stool Seating
- Eat-In Area
- Walkout to Side Yard
- California Shutters
- Pendant & Pot Lighting

#### DINING ROOM

- Hardwood Flooring
- Upgraded Light Fixtures
- Crown Molding

#### FAMILY ROOM

- Hardwood Flooring
- California Shutters
- Pot Lighting
- Gas Burning Fireplace with Upgraded Tile Surround
- Built-In Shelving
- Smooth Ceilings

#### BATHROOM

- 2 Piece
- Hardwood Flooring
- Pedestal Sink
- Upgraded Lighting
- Crown Molding

#### MUDROOM

- Ceramic Tile Flooring
- Granite Countertop
- Built-In Cabinets
- Inside Access from Garage
- Upgraded Light Fixtures

### UPPER LEVEL

#### UPPER FOYER

- Hardwood Flooring
- Upgraded Lighting
- Crown Molding
- Double Door Linen Closet
- Hardwood Staircase with White Pickets, Stained Handrail & Treads

#### MASTER BEDROOM

- Hardwood Flooring
- Walk-In Closet with Built-In Shelving
- California Shutters & Draperies
- Upgraded Lighting
- Crown Molding
- Corner Gas Fireplace
- Smooth Ceilings
- Ensuite

#### ENSUITE

- New 5 Piece Ensuite
- Upgraded Tile Flooring
- Upgraded Light Fixtures
- Upgraded Cabinetry with Quartz Countertop & 2 Undermount Sinks
- Large Standalone Soaker Tub
- Corner Shower with Upgraded Tile & Glass Surround
- Window Shades

#### BEDROOM

- Hardwood Flooring
- Upgraded Lighting
- Two Double Clothes Closets
- Access to Main Bathroom

#### BEDROOM

- Hardwood Flooring
- Upgraded Lighting
- Clothes Closet
- Ceiling Vault

#### BATHROOM

- 4 Piece
- Neutral Ceramic Tile Flooring
- Upgraded Lighting
- Upgraded Floating Cabinetry
- Neutral Countertop with Seamless Sink
- Shower Tub Enclosure with Ceramic Surround
- Access from Bedroom 2

#### LAUNDRY

- Remodelled with New Tile Flooring
- Stainless Steel Washer & Dryer



# WELCOME HOME

**TAXES:** \$6,297 / 2021  
**LOT SIZE:** 31.33' x 109.91'  
**POSSESSION:** 90+ Days

Stunning executive link townhouse end unit joined only by garage! Beautifully renovated including newer kitchen with custom cabinetry and Cambria quartz countertops, hardwood flooring on both levels, new windows throughout, spacious master bedroom retreat with walk-in closet, fireplace and luxurious ensuite, open concept family room with gas fireplace and built-in cabinetry. Fully finished lower level with upgraded flooring, 3 piece bath and fourth bedroom. Quiet crescent location in highly desirable Joshua Creek backing onto heavily treed Bayshire Woods Park offering complete privacy and tranquility. Fully fenced back garden with deck, patio and water feature. Walk to schools, transit, shopping and easy highway access.

## OTHER FEATURES

- Custom On-Site Hardwood Finished, 1/4 Sawn & Rift with Tung Oil Finish
- New Windows and New Patio Door
- New High End Chandeliers Throughout
- Popcorn Ceiling Removed from Master and Living Area
- New Air Conditioner
- New Insulation in Attic
- Reinsulated Front Bedroom
- Smart Home Features Throughout Hom Including Porch & Landscape Lights Controlled with Google Home or Alexa
- Central Vacuum Rough In



# ROOM DETAILS

## LOWER LEVEL

## LOWER FOYER

- Upgraded Tile Flooring
- Hardwood Staircase with White Pickets, Stained Handrail & Treads
- Entry to Storage Room with Wine Fridge and Built-In Cabinetry
- Access to Cold Room

## RECREATION ROOM

- New Luxury Vinyl Flooring
- Dual Insulation
- Electric Wall Fireplace
- Pot Lighting
- Storage Closet

## BATHROOM

- 3 Piece
- Upgraded Tile Flooring
- Neutral Cabinetry
- White Countertop with Seamless Sink
- Walk-In Shower with Sliding Door Entry
- Upgraded Faucet
- Pot Lighting

## BEDROOM

- Upgraded Neutral Flooring
- Access to Bathroom



# ADDITIONAL FEATURES

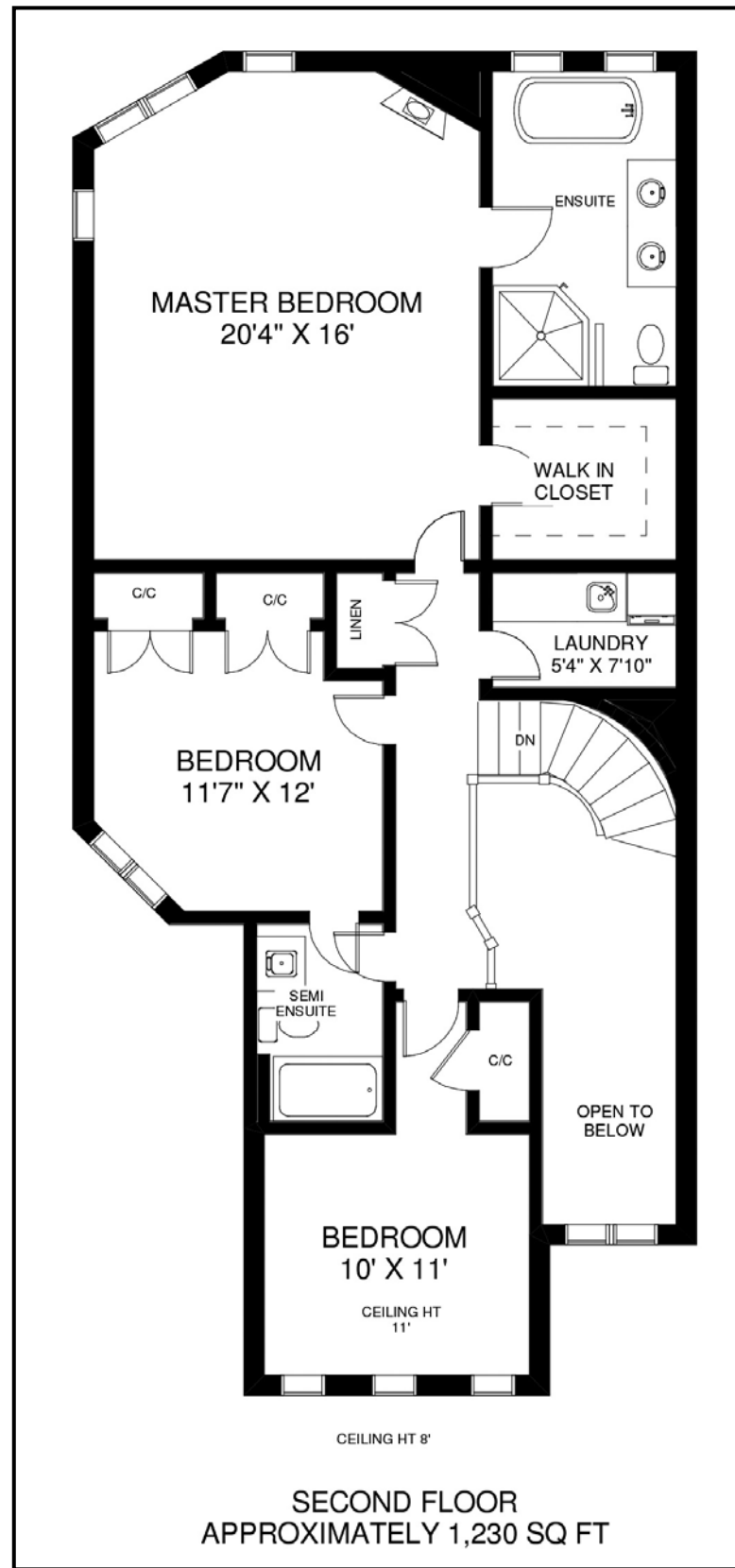
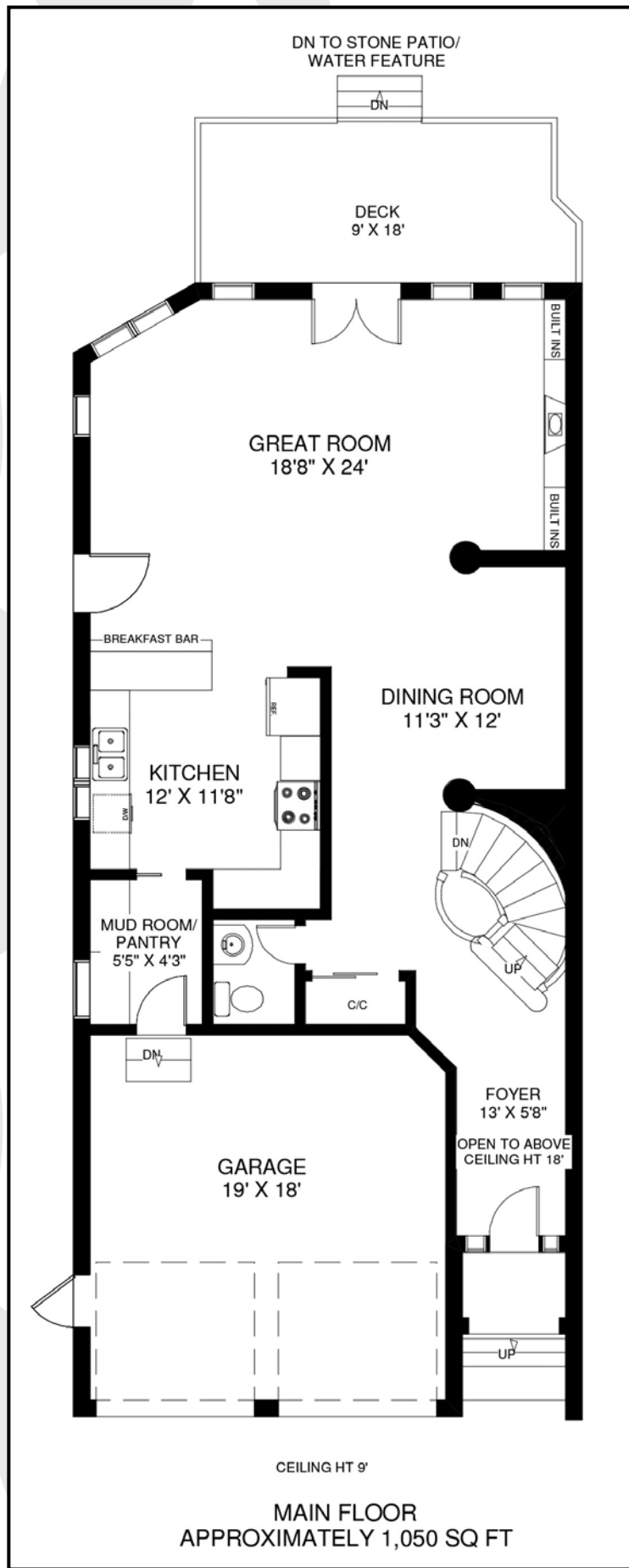
## FRONT GARDEN

- Double Car Driveway
- Double Car Garage with Raised Ceiling
- Interlock Driveway, Curbs & Walkway
- Covered Front Porch

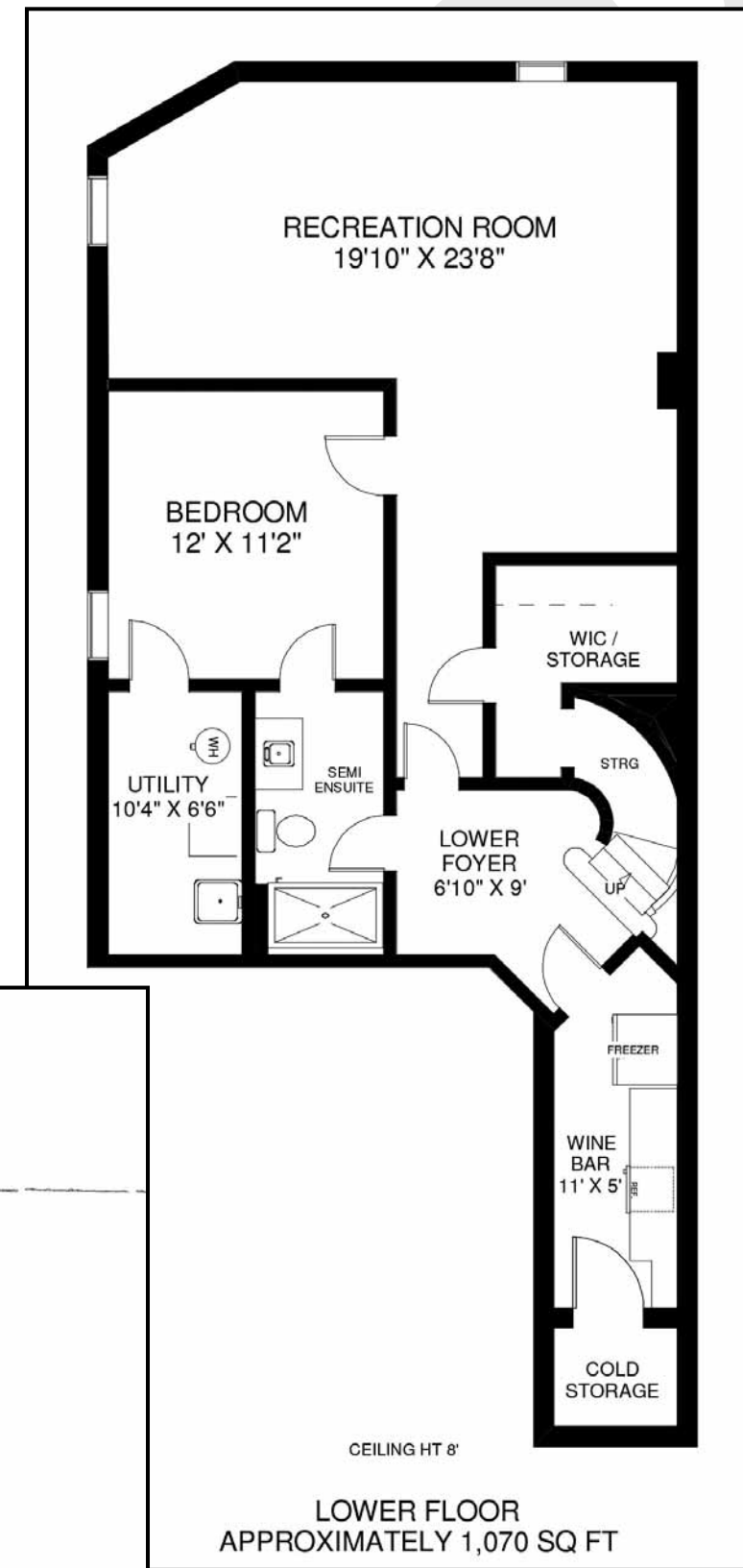
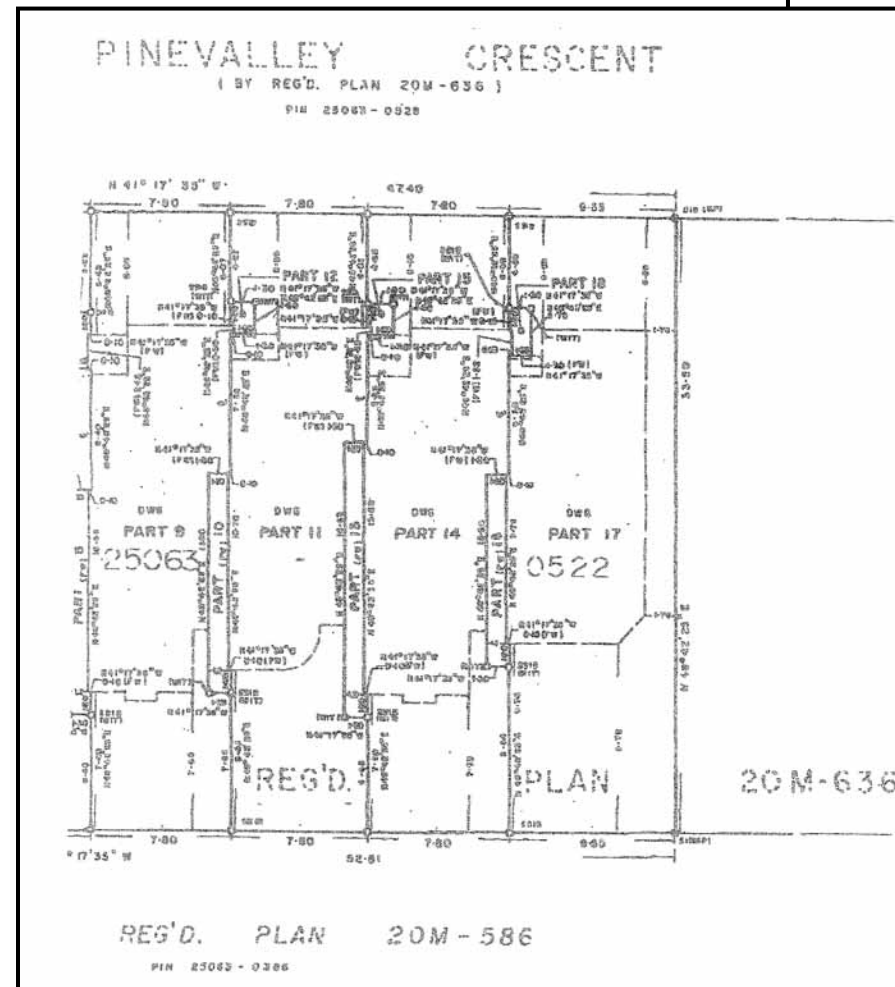
## BACK GARDEN

- Interlock Stone Side Walkway & Back Patio
- New Wood Deck
- New Awning
- Fully Fenced
- Gas BBQ Hookup
- Beautifully Landscaped with Stunning Wooded Views
- Relaxing Water Feature
- Landscape Lighting
- Irrigation System

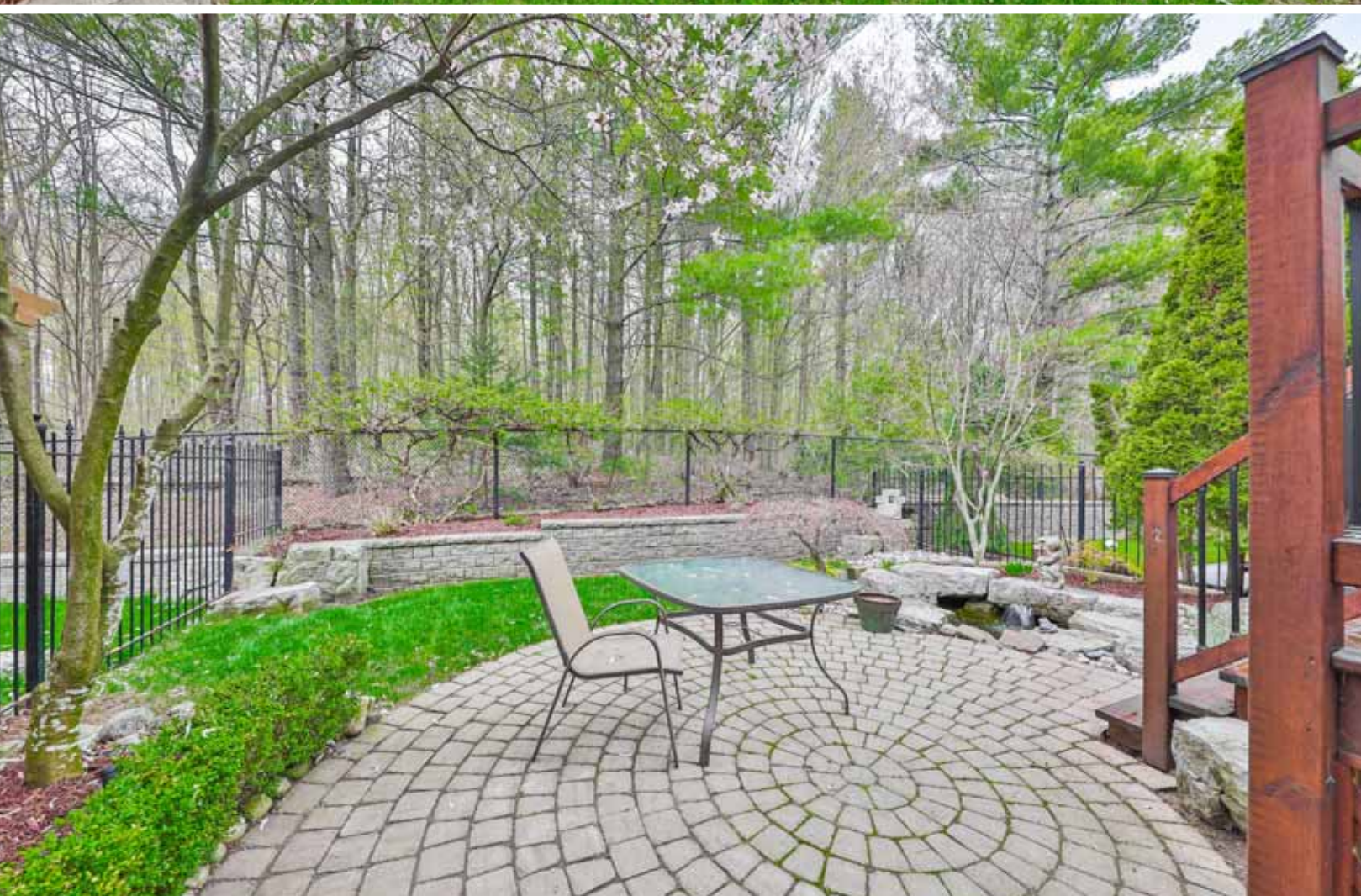




# FLOOR PLANS & SURVEY







# 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.

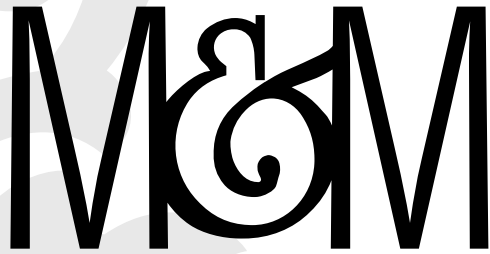
Residents and visitors enjoy theatre, dance, music and comedy performances at the Oakville Centre for the Performing Arts. They can visit the Oakville Museum at Erchless Estate, located in the home of the Chisolms, Oakville's founding family. Other points of interest include galleries, historical societies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