

















WELCOME HOME

\$13,781 / 2020 LOT SIZE: 70' x 139.9' Irregular POSSESSION: 90+ Davs

Absolutely stunning "Gren Weis" designed custom built home in desirable central Oakville, steps to the lake and a short stroll to shops, restaurants and cafes. Over 3,850 sq ft above grade and an additional 2,100 sq ft in the finished lower level with a full walkout to an incredible fully landscaped back garden by Cedar Springs including brand new covered porch, oversized second story deck and flagstone patio with firepit and water feature. On-site finished dark hardwood throughout, crown moldings, pot lights & upgraded light fixtures, stunning chef's kitchen with high end stainless steel appliances and island open to spectacular family room with gas fireplace and soaring 20' vaulted ceiling, spacious main floor office with a closet and ensuite privileges (could be used as a main floor bedroom) and 4 spacious bedrooms with 3 full bathrooms on upper level.

ADDITIONAL FEATURES

EXTERIOR FEATURES FRONT GARDEN

- Double Car Driveway with Interlocking Stone Border
- Double Car Garage
- Beautifully Landscaped
- Interlocking Stone Walkway
- Covered Front Porch

BACK GARDEN

- Complete Landscape Renovation by Cedar Springs (2019)
- New Covered Porch
- Oversized Deck with Privacy Screens

TAXES:

- Flagstone Patio with Firepit, Stone Culvert with River Rock Landscaping & Bubbler Water Feature
- Fully Fenced
- Gas BBQ Hookup

OTHER FEATURES

- 9' Ceilings
 - Hardwood Floors Sanded & Installed On Site
 - Security System with Cameras
 - Built-In Speakers with SONOS System Throughout
 - Inground Sprinkler System (2018)
 - Garage Door Opener & 2 Remotes
 - Furnace (Approx 2019)
 - Air Conditioner (Approx 2018)

ROOM DETAILS

MAIN LEVEL

FOYER

- Travertine Tile Flooring
- Upgraded Front Door with Side Lights
- Double Coat Closet
- Pot Liahtina
- Crown Moldina

LIVING ROOM

- Maple Hardwood Flooring
- Gas Burning Fireplace
- Pot Lighting
- Crown Molding
- Custom Window Coverings

DINING ROOM

- Maple Hardwood Flooring
- Pot Lighting & Upgraded Chandelier
- Crown Molding
- Custom Window Coverings

KITCHEN

- Maple Hardwood Flooring
- Upgraded Cabinetry with Pullout Drawers
- Granite Countertops
- Stainless Steel KitchenAid Fridge Stainless Steel KitchenAid Dishwasher (2020)
- Stainless Steel Thermador Gas Stove (2019)
- Built-In KitchenAid Microwave & Electric Oven
- Beverage Fridge
- Pot Lighting
- Under Cabinet Lighting
- Tile Backsplash
- Garburator
- · Large Island with Breakfast Bar Seating & Pendant Light
- Eat-In Area with 2 Double French Door Walkouts to Terrace

FAMILY ROOM

- Maple Hardwood Flooring
- Soaring 20' Vaulted Ceiling
- Built-In Cabinetry & Shelving
- Gas Burning Fireplace
- Pot Lighting
- Crown Molding
- Custom Window Coverings

BATHROOM

- 3 Piece
- Travertine Tile Flooring
- Upgraded Lighting
- Upgraded Cabinetry & Countertop
 - Corner Glass Shower Enclosure
 - Crown Molding

DEN

- Maple Hardwood Flooring
- French Door Entry
- Pot Lighting
- Crown Molding
- Custom Window Coverings
- · Could Be Used as Main Floor Master with Access to 3-Pc Bathroom

LAUNDRY

- Slate Tile Flooring
 - Whirlpool Washer & Dryer
 - · Additional Cabinetry with Built-In Nook & Folding Counter
 - Laundry Sink & Dryer Rod
- Oversized Double Closet
 - Inside Access to Garage

UPPER LEVEL

UPPER FOYER

- Hardwood Staircase with Broadloom Runner, White Spindles & Stained Handrail
- Linen Closet
- Pot Lighting

MASTER BEDROOM

- Maple Hardwood Flooring
- · Massive Walk-In Closet with Built-In Shelvina
- California Shutters
- Window Seat
- Ceiling Fan

California Shutters

• Large Soaker Tub

• Pot Lighting

Crown Molding

• Upgraded Riobel Faucets

• Ensuite

ENSUITE

• 5 Piece



 Heated Travertine Tile Flooring • Upgraded Cabinetry with Marble Countertop & 2 Undermount Sinks

· Walk-In Shower with Glass Enclosure, Bench Seating & Rain Showerhead



ROOM DETAILS

BEDROOM

- Maple Hardwood Flooring
- Wallpaper Accent Wall
- Window Seat
- Pot Lighting & Upgraded Electric Light Fixtures
- Double Clothes Closet with Built-In Shelvina

BEDROOM

- Maple Hardwood Flooring
- Built-In Cabinetry
- Ceiling Fan
- Double Clothes Closet
- Pot Lighting
- Ensuite

ENSUITE

- 3 Piece
- Upgraded Heated Tile Flooring
- Neutral Cabinetry with Marble Countertop & Undermount Sink
- Upgraded Riobel Faucet
- Corner Shower with Glass Door & Rain Showerhead

BEDROOM

- Maple Hardwood Flooring
- Double Clothes Closet
- Upgraded Electric Light Fixtures

BATHROOM

- 5 Piece
- Upgraded Heated Tile Flooring
- Neutral Cabinetry
- Marble Countertop with 2 Undermount Sinks
- Deep Tub with Subway Tile Surround
- Upgraded Riobel Faucet
- Pot Lighting

LOWER LEVEL

LOWER FOYER

- Neutral Broadloom
- Hardwood Staircase with Broadloom Runner, White Spindles & Stained Handrail
- Cold Room with Slate Flooring & Glass Door Entry
- Pot Lighting & Sconces

RECREATION ROOM

- Neutral Broadloom
- Gas Burning Fireplace
- Built-In Shelving
- Large Window Overlooking Back Garden
- French Door Walkout
- Pot Lighting

GAMES ROOM/EXERCISE ROOM

- Neutral Broadloom
- Large Window Overlooking Back Garden
- Pot Lighting

BATHROOM

- 3 Piece
- Upgraded Tumbled Stone Tile • Neutral Cabinetry with Upgraded
- Counter & Undermount Sink
- Walk-In Shower with Glass Door

BEDROOM

- Laminate Flooring
- Walk-In Closet
- Pot Lighting

BEDROOM

- Neutral Broadloom
- Double Clothes Closet
- Privacy Film on Windows
- Pot Lighting

















• Privacy Film on Windows















THE TOWN OF OAKVILLE

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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.

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







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