

# 443 AVON CRESCENT

OAKVILLE



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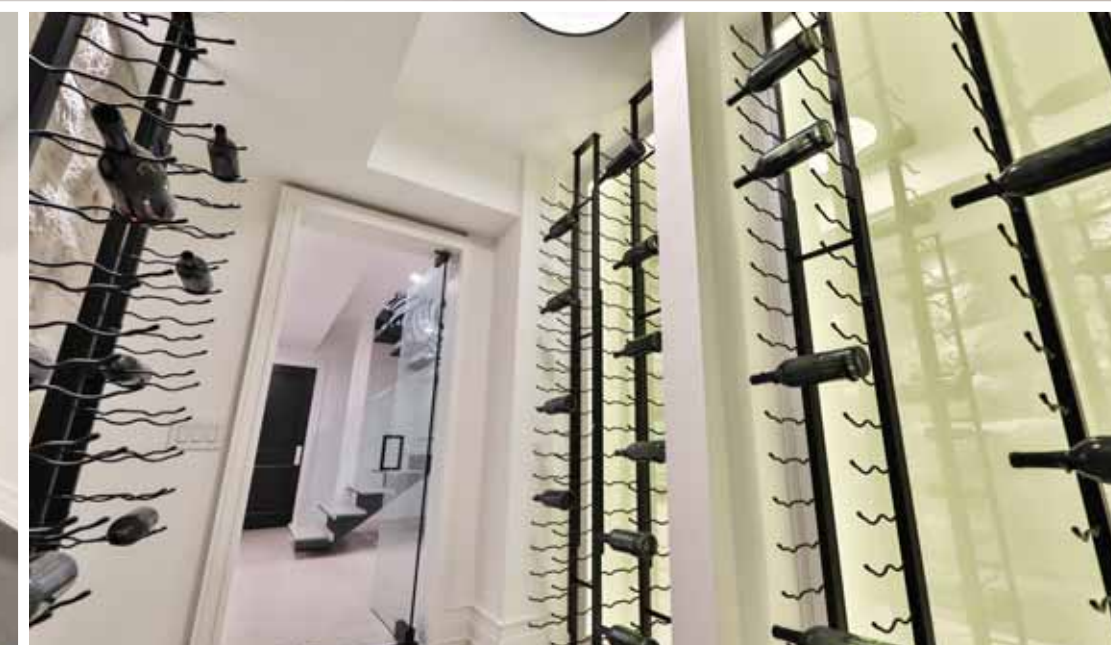














# WELCOME HOME

**TAXES:** \$7,838 / 2020  
**LOT SIZE:** 77.43' x 152.25'  
**POSSESSION:** Flexible

Gorgeous modern new build with a stunning ravine setting situated on a desirable SE Oakville Crescent. High quality finishings and well thought out floor plan in this custom collaboration by Nest Fine Homes and David Small Designs. Open concept kitchen to family room with floor to ceiling windows, gas fireplace and soaring 2-storey vault, a main floor office, master bedroom retreat with "Juliette" balcony, walk through closet and luxurious ensuite, amazing finished lower level with hydronic floor heating and walk up, wine room, 3-piece bathroom and exercise room (could easily be a 5th bedroom). Other features include fabulous white oak hardwood flooring, "Neff" cabinetry, high end appliances, vaulted ceilings, sky lights, beautiful countertops and tile work, upgraded fixtures and lighting, the list goes on... check feature brochure for complete details. This stunning 75 x 152 lot offers complete privacy in a cottage like setting with a beautiful tree canopy and peaceful Wedgwood Creek, an expansive covered porch complete with gas fireplace, beautiful landscaping with Muskoka rock and stone staircase. Spectacular schools Maple Grove, EJ James, Oakville Trafalgar High School and St. Mildreds all within a close walk. Easy access to QEW and Clarkson GO station. Trusted and established builder, property Tarion warranty enrolled and featured in "West of the City" Magazine.

## ROOM DETAILS

### MAIN LEVEL

#### Foyer

- White Oak Hardwood Flooring
- Double Door Coat Closet
- In-Floor Accent Uplighting
- Custom 1200 lb Mahogany Wood Door
- Soaring 2-Storey Entrance Upgraded Light Fixture
- In Floor Uplighting

#### DINING ROOM

- White Oak Hardwood Flooring
- Custom Handblown Glass Orb Electric Light Fixture
- Pot Lighting
- In Floor Uplighting
- Decorative Wall with Mirror Inlay
- Wine Rack Display Niches with Uplighting

#### KITCHEN

- White Oak Hardwood Flooring
- Custom "Neff" Cabinetry
- Porcelain Counter with "Waterfall" Island and Metallic Accent
- Sub Zero Fridge & Freezer
- 6-Burner Gas Wolf Range
- Built-In Wolf Stove
- Built-In Cabinet Faced Asko Dishwasher
- Built-In Wolf Microwave
- Porcelain Backsplash
- Novanni Undermount Sink with Disegno Italian Faucet
- Double Sliding Door Patio Access
- Upgraded Pendant Light Fixture
- Pot Lighting
- Under Cabinet Lighting

#### FAMILY ROOM

- White Oak Hardwood Flooring
- 2-Storey Vaulted Ceiling
- Gas Burning Fireplace
- Upgraded Light Fixture
- Double Sliding Door Patio Access
- Open Concept to Kitchen
- Pot Lighting
- In Floor Uplighting

### BATHROOM

- 2 Piece
- White Oak Hardwood Flooring
- Sensored Automatic Fan
- DXV 1-Piece Toilet
- Upgraded Faucet, Mirror & Electric Light Fixture
- Backlit Mirror
- Caesarstone Countertop with Undermount Sink
- Upgraded Cabinetry
- Accent Wallpaper

### DEN

- White Oak Hardwood Flooring
- Pot Lighting & Upgraded Electric Light Fixture
- Built-In Shelving and Cabinetry with Touch Sensored Lighting
- Custom Wall Inlay

### LAUNDRY/MUD ROOM

- White Oak Hardwood Flooring
- Front Load LG Washer & Dryer
- Caesarstone Folding Counter
- Upgraded Laundry Sink with Riobel Faucet
- Custom Cabinet Panelled Door Access from Kitchen
- Side Door Entrance
- Large Wall Pantry
- Mud Room Bench & Additional Cabinetry
- Inside Entry from Garage

### UPPER LEVEL

#### Upper Foyer

- White Oak Hardwood Flooring
- 16' Vaulted Hallway with 3 Sky Lights
- Overlooks Main Floor Family Room
- Accent Wall Night Lighting
- Pot Lighting & Upgraded Electric Light Fixtures
- Spectacular Cantilevered Floating Staircase with Metal Stringer and Landing with Tempered Safety Glass Railing
- Custom "Koi" Artist Commissioned Wall Painting





# ROOM DETAILS

## MASTER BEDROOM

- White Oak Hardwood Flooring
- Walk-Through Closet with Custom Drawers, Mirrored Wardrobe & Shelving
- Accent Painted Wall
- Pot Lighting & Upgraded Electric Light Fixtures
- Wall Reading Sconces
- Ensuite
- Sliding Door to Glass Juliet Balcony Overlooking Stunning Tree Canopy
- 3 Available Locations for TV Data

- Upgraded Cabinetry & Countertop with Undermount Sink
- Upgraded Faucet, Mirror & Electric Light Fixtures
- Walk-In Shower with Glass Enclosure & Rain Showerhead
- Heated Tile Floors with Programable Thermostat

## BEDROOM

- White Oak Hardwood Flooring
- Pot Lighting & Upgraded Electric Light Fixture
- Ensuite
- Double Clothes Closet

## ENSUITE

- 3 Piece
- Stunning Tile Flooring
- Kollezi 1-Piece Toilet
- Upgraded Cabinetry & Countertop with Undermount Sink
- Upgraded Faucet, Mirror & Electric Light Fixtures
- Walk-In Shower with Glass Enclosure & Rain Showerhead
- Heated Tile Floors with Programable Thermostat

## BEDROOM

- White Oak Hardwood Flooring
- Pot Lighting & Upgraded Electric Light Fixture
- Double Clothes Closet
- Ensuite

## ENSUITE

- 3 Piece
- Stunning Tile Flooring
- Kollezi 1-Piece Toilet
- Upgraded Cabinetry & Countertop with Undermount Sink
- Upgraded Faucet, Mirror & Electric Light Fixtures
- Walk-In Shower with Glass Enclosure & Rain Showerhead
- Heated Tile Floors with Programable Thermostat

## ENSUITE

- 5 Piece
- Ceramic Tile Flooring
- DVX 1-Piece Toilet
- Upgraded Cabinetry & Quartz Countertop
- Custom 3 Dimensional Tiled Accent Wall
- Double Undermount Sinks with Upgraded Black Faucets
- Oceania Freestanding Tub with Upgraded Rubi Faucet
- Walk-In European-Style Glass Shower Enclosure with Rain Showerhead
- Curbless Shower
- Modern Linear Drain
- Upgraded Mirror & Electric Light Fixtures
- Pot Lighting
- Sensored Automatic Fan
- Heated Tile Floors with Programable Thermostat

## BEDROOM

- White Oak Hardwood Flooring
- 14' Ceiling Vault
- Ensuite
- Upgraded Electric Light Fixture & Pot Lighting
- Double Clothes Closet

## ENSUITE

- 3 Piece
- Stunning Tile Flooring
- Kollezi 1-Piece Toilet



# ROOM DETAILS

## LOWER LEVEL

### RECREATION ROOM

- Ground Aggregate Polished Flooring with Hydronic Heating
- 9' Ceilings
- Custom Built-In Cabinetry with Sink and Rough-In for Beverage Centre
- Walk-Up to Back Garden
- Basement Floor Insulated Underneath & Vapour Barrier for Damp Free Living
- Pot Lighting
- Gas Burning Fireplace

### BATHROOM

- 3 Piece
- Ground Aggregate Polished Flooring
- Upgraded Cabinetry, Countertop, Faucet & Mirror
- Pot Lighting
- Large Walk-In Shower with Glass Enclosure, Rain Showerhead & Built-In Bench

### WINE CELLAR

- 280 Bottle Capacity
- Glass Door Entry
- Gold Tinted Back Glass with Custom Millwork Surrounding

### UTILITY ROOM

- Carrier Gas Furnace
- Aprilaire Humidifier
- 200 AMP Siemans Electrical Panel Fully Labelled
- All Gas Lines Labelled
- Gold Series Heat Exchanger
- All Cat 5 Cables Bunched
- Every Bedroom/Office/Great Room/Master/Gym/Rec Room Have Home Run Wiring
- Well Organized Plumbing Manifold
- 1 ¼" Water Line
- Tankless On-Demand Water Heater
- Second Sump Pump
- HRV System (Heat Recovery Ventilation)

## EXERCISE ROOM

- Floor to Ceiling Sliding Glass Door Entry
- Gym Grade Workout Flooring with Turf Stretching Area
- Pot Lighting
- Expansive Workout Mirror
- Large Windows for Light, Circulation and Exit
- Could be Converted to 5th Bedroom

## ADDITIONAL FEATURES

### EXTERIOR FEATURES

### FRONT GARDEN

- Double Driveway with Brick Curb Accent
- Stunning Black Mirrored Full Double Width Garage with Fully Epoxy Painted Flooring, Completely Drywalled with Pot Lights & Wired for Electric Car Charger
- Nicely Landscaped with Stone Staircase, Muskoka Rock
- Stone Walkway
- Longboard Cedar Covered Doorway Porch
- Soffit Lighting

### BACK GARDEN

- Stunning Covered Porch Spanning Nearly Width of House with Cedar Ceiling
- Incredible View Over Private Treed Back Garden and Creek
- Outdoor Speakers
- Exterior Pot Lighting
- Open Flame Gas Fireplace
- Stone Staircase with Muskoka Rock & Tiered Retaining Walls
- Decorative Bridge Over Creek, Legally Grandfathered
- Rough-In for Outdoor Kitchen
- Walk-Up Staircase from Lawn Level
- Up Lighting on Steel Columns

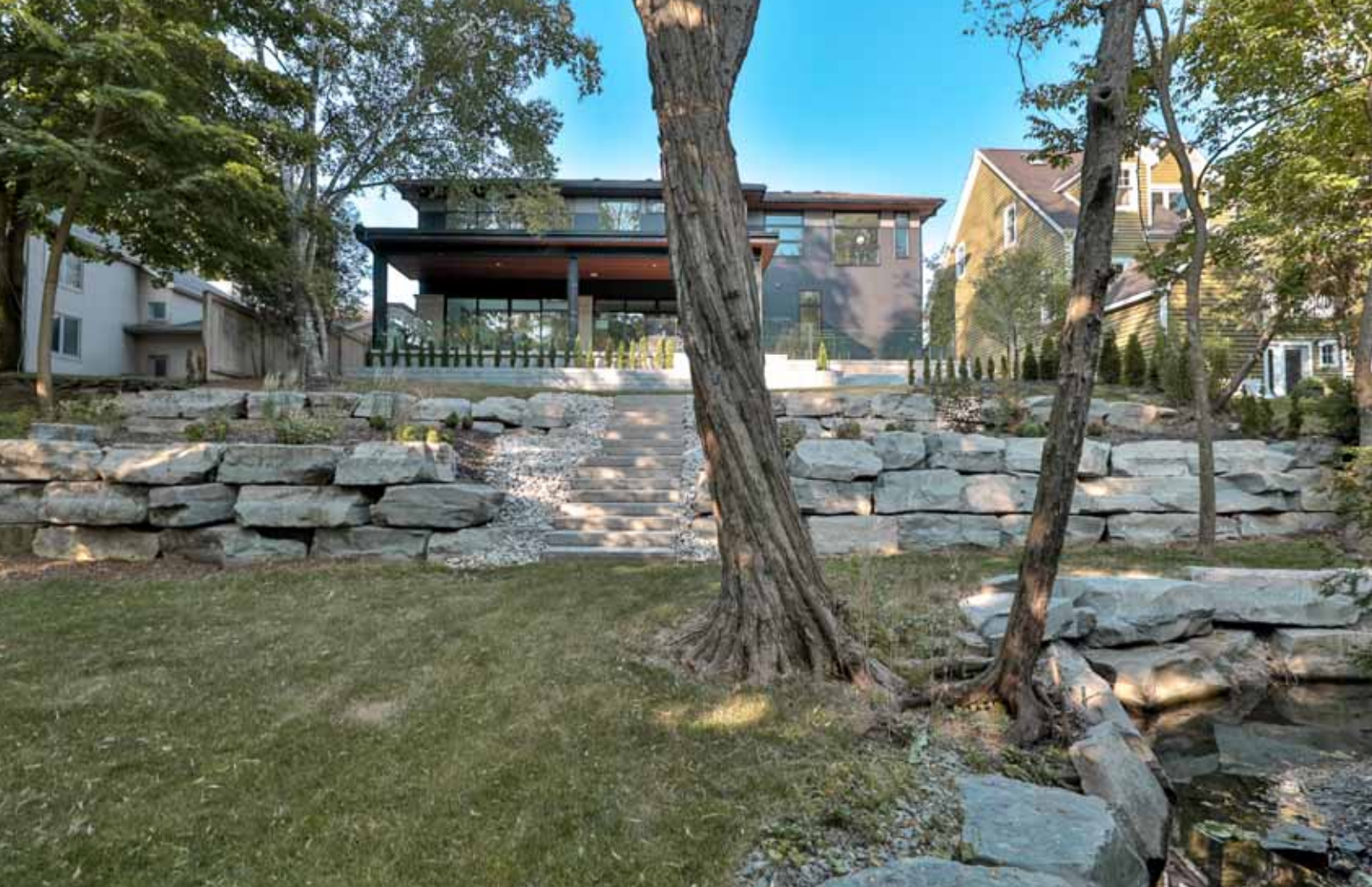
## OTHER FEATURES

- David Small Design
- Flush Mounted Floor Registers Throughout
- Central Vacuum
- White Oak Flooring Sanded & Stained Onsite. Matte High Traffic Finish. Easily Strip & Re-Stain if desired
- Upgraded Baseboards & Casements Throughout
- Maintenance Free Exterior
- Solid Extra Tall 8' Doors and Upgraded Handles & Hinges Throughout
- Cabinetry by Neff Beautiful Living
- Built-In Sound System
- Alarm System/Video Security
- Thermostat with WiFi Connection for Remote Access
- Cat 5 Cable Throughout
- Elevator Installation Options Available
- Tarion Warranty
- Full Comprehensive Home Owners Package
- Full ½ Day Walkthrough from Builder









# 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.

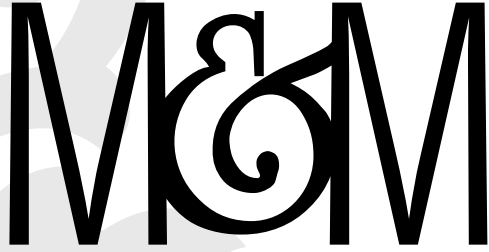
Residents and visitors enjoy theatre, dance, music and comedy performances at the Oakville Centre for the Performing Arts. They can visit the Oakville Museum at Erchless Estate, located in the home of the Chisolms, Oakville's founding family. Other points of interest include galleries, historical societies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

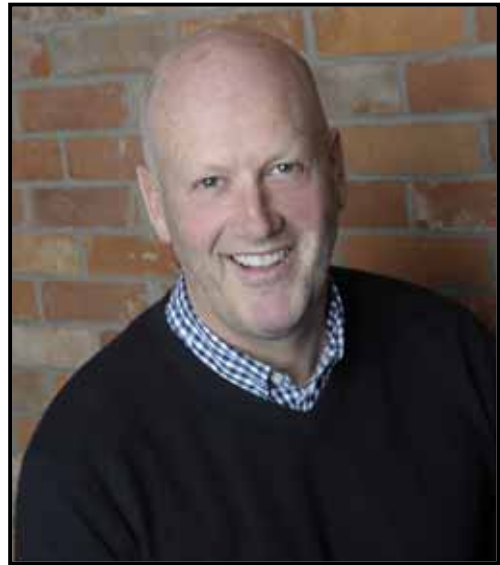
Oakville's strong and diversified economic base offers an excellent location for both new and expanding businesses. Currently, national and international corporate headquarters represent automotive, technology, business service, aerospace, pharmaceutical and tourism sectors.



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905.845.4267

326 LAKESHORE ROAD EAST  
OAKVILLE ONTARIO L6J 1J6

BLAIR@BLAIRANDPETER.CA

PETER@BLAIRANDPETER.CA

WWW.BLAIRANDPETER.CA