

1347 GREENEAGLE DRIVE

FAIRWAY HILLS

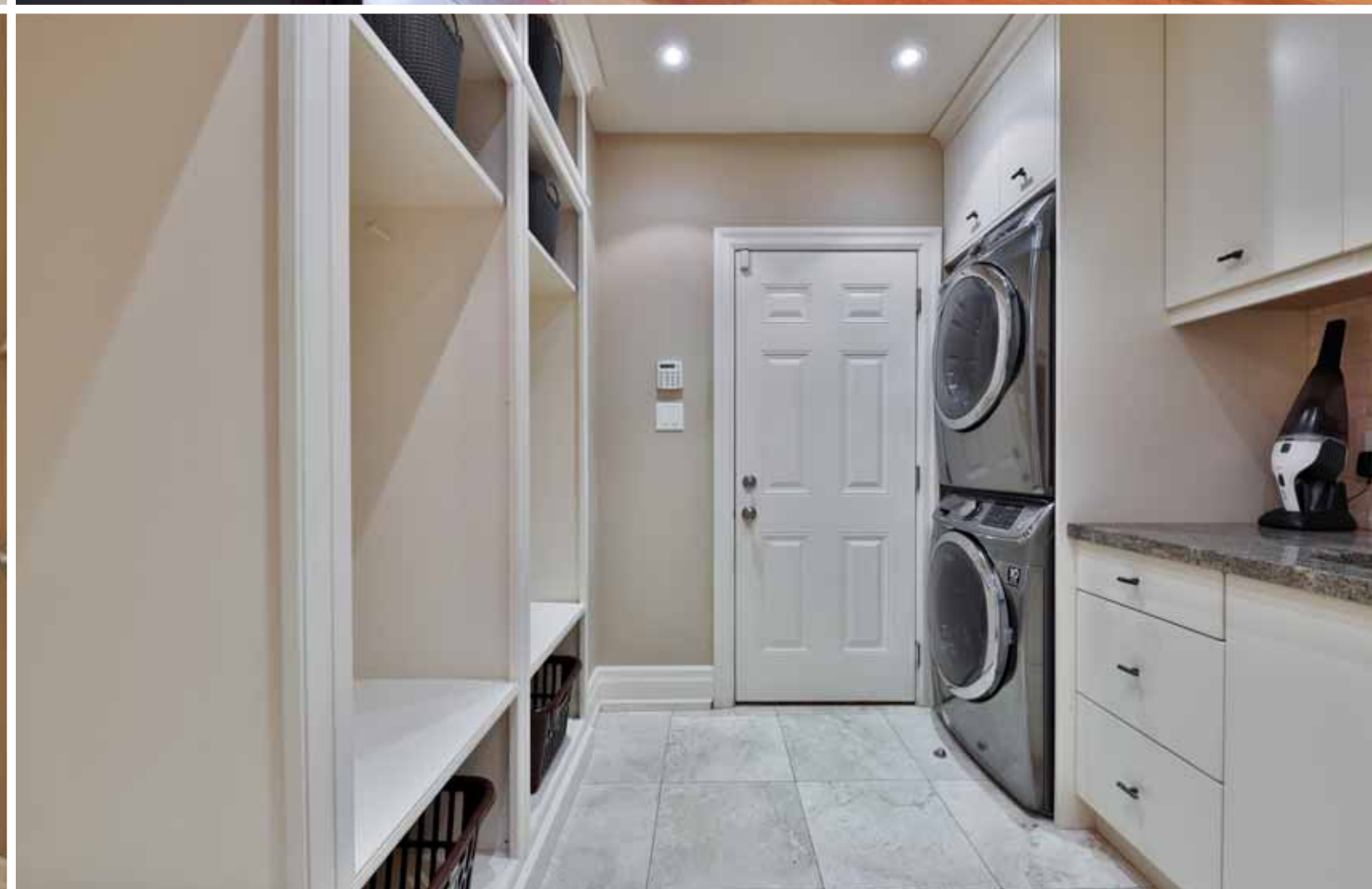


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ROOM DETAILS

MAIN LEVEL

FOYER

- Upgraded Front Door with Decorative Insert and Side Lights
- Upgraded Tile Flooring in Foyer & Hardwood Throughout Hallway
- Coat Closet
- Pot Lighting
- Crown Molding

LIVING ROOM

- Hardwood Flooring
- Double French Door Entry
- Custom Window Coverings
- Pot Lighting
- Crown Molding

DINING ROOM

- Hardwood Flooring
- Upgraded Electric Light Fixtures
- Pocket Door Entry From Kitchen
- Crown Molding

DEN

- Hardwood Flooring
- French Door Entry
- Pot Lighting
- Crown Molding

KITCHEN

- Upgraded Heated Tile Flooring
- Ceiling Height Custom Cabinetry with Dovetailed Drawers, Decorative Glass Cabinets & Finished Crown
- Granite Counters
- Sub-Zero Panelled Fridge
- Panelled Miele Dishwasher
- 6-Burner Wolf Stove
- Panasonic Microwave on Custom Shelf
- Under Cabinet Lighting
- Tile Backsplash
- Pantry with Pullout Drawers
- Pot Lighting

EAT-IN AREA

- Spacious Island with Breakfast Bar Seating Overlooking Family Room & Back Garden Paradise
- Pot Lighting & Pendant Lights
- Sliding Door Walkout to Back Garden

FAMILY ROOM

- Hardwood Flooring
- Custom Built-In Cabinets with Flat Screen TV
- Open Concept to Kitchen
- Pot Lighting
- Crown Molding

BATHROOM

- 2 Piece
- Upgraded Heated Tile Flooring
- Upgraded Vanity, Countertop & Bowl Sink
- Sconce Lighting
- Crown Molding

LAUNDRY/MUD ROOM

- Upgraded Heated Tile Flooring
- Inside Access from Garage
- Samsung Washer & Dryer
- Laundry Sink with Upgraded Countertops & Blanco Faucet
- Custom Cabinetry Stalls
- Pot Lighting

UPPER LEVEL

UPPER FOYER

- Hardwood Staircase with White Spindles & Runner
- Skylight
- Double Door Linen Closet
- Pot Lighting
- Upgraded Electric Light Fixtures
- Crown Molding

MASTER BEDROOM

- Upgraded Neutral Broadloom
- 2 Walk-In Closets with Built-In Safe & Custom Shelving
- Custom Blinds
- Upgraded Electric Light Fixtures
- Ensuite
- Double Door Entry
- Peaceful Sitting Area with Stunning Views Over Glen Abbey Golf Course



WELCOME HOME

TAXES: \$9,826 / 2020
LOT SIZE: 65' x 141'
POSSESSION: 120 Days

Beautiful executive family home in the highly desirable Fairway Hills Community. Stunning chef kitchen with 6 range Wolf stove, Sub-Zero fridge, upgraded cabinetry and countertops including a massive island overlooking a spacious family room with built-in cabinetry offers an incredible area to entertain and enjoy with the family. This great open concept space walks out to a beautiful back garden retreat complete with mature trees and inground saltwater pool. Other great features include hardwood floors, pot lighting, crown molding, heated flooring, main floor laundry room/mud room complete with built-in cabinetry, spacious separate dining room, main floor office and a recently fully finished lower level complete with recreation room, games area, a 5th bedroom, 3-piece bathroom, ample storage and a wine display room. The upper level has 4 spacious bedrooms, an upgraded main bathroom and an incredible master bedroom retreat complete with double door entry, walk-in closets, a luxurious 5-piece ensuite and a sitting area that looks out over the back garden and Glen Abbey Golf Course. Close to schools (including Abbey Park HS), parks, trails, shopping and highway access.

ADDITIONAL FEATURES

EXTERIOR FEATURES

FRONT GARDEN

- Double Driveway
- Deep Double Car Garage with Hypoxy Floor Covering & Access to Backyard
- Nicely Landscaped Interlocking Stone Walkway with Garden Lighting
- Attractive Curb Appeal with Stone Exterior and Covered Front Entrance

BACK GARDEN

- Luxurious Retreat Setting with Beautiful Landscaping & Privacy
- Fully Fenced
- Inground Saltwater Pool with Waterfall Feature
- Pool Heater (2020)
- Custom Pool Cover (2018)
- Stone Hardscape & Patio
- Outdoor BBQ Grill Hut with Privacy Fencing (2019)

OTHER FEATURES

- Smooth Ceilings Throughout Main Floor
- Upgraded Baseboards, Casements and Crown Molding
- Wine Cellar (2020)
- Basement Renovation (2019)
- Family Room Custom Wall Unit (2016)
- New Living Room Doors (2016)
- Laundry Room Renovated (2016)
- Irrigation System

ROOM DETAILS

ENSUITE

- 5 Piece
- Upgraded Heated Tile Flooring
- Heated Tile Rack
- Upgraded Cabinetry & Countertop
- 2 Glass Bowl Sinks with Wall Mounted Faucets
- Spacious Walk-In Shower with Rain Showerhead & Glass Door Entry
- Corner Soaker Tub
- Upgraded Tiled Walls
- Bidet
- Pot Lighting
- Upgraded Electric Light Fixtures
- TV
- Makeup Vanity
- Custom Blinds

BEDROOM

- Upgraded Neutral Broadloom
- Double Clothes Closet
- Ceiling Fan
- Window Blinds
- Overlooks Glen Abbey Golf Course
- Crown Molding

BEDROOM

- Upgraded Neutral Broadloom
- TV
- Ceiling Fan
- Clothes Closet
- Window Blinds

BEDROOM

- Upgraded Neutral Broadloom
- Double Clothes Closet
- Window Blinds

BATHROOM

- 4 Piece
- Upgraded Tile Flooring
- Neutral Cabinetry with Granite Countertop & Undermount Sink
- Shower/Tub Enclosure with Tiled Surround
- Pot Lighting & Upgraded Electric Light Fixtures
- Window Blinds

LOWER LEVEL

RECREATION ROOM

- Upgraded Engineered Vinyl Flooring
- Accent Stone Wall with Electric Fireplace
- Fat Screen TV
- Pot Lighting

GAMES ROOM

- Upgraded Engineered Vinyl Flooring
- Custom Beverage Center with Upgraded Cabinets, Countertop, Backsplash & Danby Fridge
- Pot Lighting

BEDROOM

- Upgraded Engineered Vinyl Flooring
- Clothes Closet
- Upgraded Lighting

BATHROOM

- 3 Piece
- Upgraded Heated Tile Flooring
- Upgraded Cabinetry & Countertop with Undermount Sink
- Upgraded Lighting
- Corner Shower Enclosure
- Linen Closet



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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.

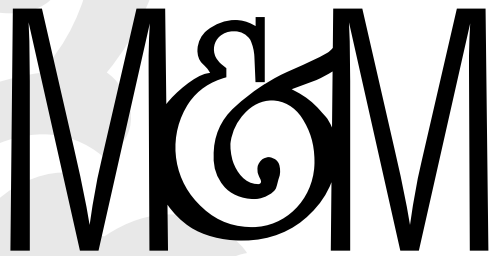
Residents and visitors enjoy theatre, dance, music and comedy performances at the Oakville Centre for the Performing Arts. They can visit the Oakville Museum at Erchless Estate, located in the home of the Chisolms, Oakville's founding family. Other points of interest include galleries, historical societies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