



Features of 2406 Nichols Dr, Oakville

General Information

Freehold Townhouse In Wedgewood Creek
Top School District:

- Iroquois Ridge High School
- Munns French Immersion

Steps To Park With Soccer, Baseball Court
Close To Playground, Hiking Trails
Minutes To Go Train, 403/Qew
Minutes To Several Shopping Centres

Upgrades

2020 - Driveway Resealed
2020 - Washer & Dryer
2019 - Oven
2019 - Dish Washer
2012 - Roof

Exterior

Extra Deep Lot 118.11'
Single Car Garage With Wall Sconce
Asphalt Driveway With Interlocking Extended
2 Parking Spaces On Driveway
Garage Access To Inside
Front Covered Porch With Wall Sconce

Foyer

Single Door Entrance With Sidelight
Ceramic Tile Flooring
Ceiling Light Fixture
Double Door Closet
Carpeted Staircase With Wood Pickets

Powder Room

Ceramic Tile Flooring
Wide Baseboard
Furniture Style Vanity
Framed Mirror With Wall Sconces

Great Room

Hardwood Flooring
Two Windows With Blinds
Open Concept
Combined With Dining Room

Dining Room

Hardwood Flooring
Smooth Ceiling
Chandelier Over Eating Area
Patio Doors W/O To Backyard
Open Concept
Combined With Great Room

Kitchen

Ceramic Tile Flooring
Smooth Ceiling With Lighting Fixture
Ceramic Tile Backsplash
Stainless Steel Double Sinks
Stainless Steel Appliances
Breakfast Bar

Master Bedroom

Broadloom
3 Large Windows With Drapes
Chandelier
Walk-in Closet
5pc Ensuite Bathroom

Master Ensuite Bathroom

Ceramic Tile Flooring
Furniture Style Vanity
Frameless Mirror With Wall Sconces
Bathtub & Shower
Extra Walk-In Shower Room

Second Bedroom

Broadloom
3 Large Windows With Drapes
Flush Mount Ceiling Light
Double Door Closet

Third Bedroom

Broadloom
2 Large Windows With Drapes
Track Bar Light
Double Door Closet

2nd Floor Main Bathroom

Ceramic Tile Flooring
Furniture Style Vanity
Round Mirror With Wall Sconces
Bathtub & Shower

Rec Room (Finished Basement)

Laminate Flooring
Smooth Ceiling
Pot Lights
Windows

Backyard

Fenced Backyard
Wood Deck
Backyard Garden

Rental Items

Hot Water Tank



2406 Nichols Dr, Oakville 房屋亮点

整体概况

无管理费镇屋位于优秀社区
优秀学校学区：

- Iroquois Ridge 高中
 - Munns 法语小学
- 举步可达足球场、棒球场
靠近公园，散步小径
靠近Go车站
靠近若干购物中心

升级清单

车道翻新（2020年）
洗衣机 & 烘干机（2020年）
烤箱（2019年）
洗碗机（2019年）
屋顶（2012年）

外观

超深占地118.11尺
单车库带壁灯照明
花砖拓宽车道
停车道可停2台车
车库通往室内
有盖前院门廊配有壁灯照明

玄关

单开大门带侧窗透光
瓷砖地板
灯饰照明
双门衣柜
楼梯铺有地毯

一楼洗手间

瓷砖地板
宽幅地脚线
家具式梳妆台
镶边框梳妆镜配有壁灯照明

客厅

实木地板
两扇大窗配有遮光窗帘
开放式设计
连通餐厅

餐厅

实木地板
光滑天花板
精美吊灯照亮用餐区
推开露台门可步入后院
开放式空间
连通客厅

厨房

瓷砖地板
光滑天花板装有灯饰照明
瓷砖防溅墙
不锈钢双盆料理池
不锈钢家电
早餐吧台

主卧

通铺地毯
3扇大窗采光通透
精美吊灯照明
步入式衣柜
五件式套内卫浴

主卧套内卫生间

瓷砖地板
家具式梳妆台
梳妆镜搭配壁灯照明
浴缸 & 淋浴
另有步入式独立淋浴间

次卧

通铺地毯
3扇大窗采光通透
中央吸顶灯
双门衣柜

三卧

通铺地毯
2扇大窗采光通透
轨道射灯照明
双门衣柜

二楼公共卫生间

瓷砖地板
家具式梳妆台
梳妆镜搭配壁灯照明
浴缸 & 淋浴

娱乐休闲厅（精装地下室）

复合木地板
光滑天花板
射灯照明
窗户

后院

栅栏环绕后院
木质露台室外休憩区
角落小花圃

租赁设备

热水器