



## Features of 308 Morrison Rd, Oakville

### Upgrades & Others

Top-To-Bottom Remodeling Renovation In 2018-2019:

- Replaced All Appliances
  - Updated All Kitchen Appliances To "Bosch" Brand
  - Installed Ventilation System
  - Heated Floor In Foyer, Mud Room, Washroom, Kitchen
  - High Ceilings On Both Levels
  - Replaced Ac, Furnace
  - Replaced Roof, Windows
  - Replaced Hot Water Tank (Owned)
  - Washroom Rough-In In The Space On The Garage
  - 2 Sets Of Ac & Furnace
- Pool Filter System & Heater(2016)

### Exterior

Impressive 0.41 Acre Lot In Heart Of Morrison  
Professionally Landscaped Yard  
English Manor Gardens With Fountain & Post Lamps  
Red Brick Exterior  
Attached Double Car Garage With Access To Inside  
Private Interlocking Driveway FitS 8 CaRs

### Foyer/Hall

Heated Porcelain Tile Flooring  
Single Door Entrance With Sidelights  
Wainscotings & Crown Moldings  
Chandelier & Pot Lights  
Hardwood Staircase And Iron Spindles

### Living Room

Hardwood Flooring  
Wainscotings & Crown Moldings  
2 Large Windows With Roller Shades  
Smooth Ceiling With Pot Lights  
Fireplace

### Office

Hardwood Flooring  
Wainscotings & Crown Moldings  
5 Large Windows With Roller Shades  
Smooth Ceiling With Pot Lights  
Fireplace In Slate Wall  
Separate Entrance W/O To Front Yard

### Dining Room

Hardwood Flooring  
Wainscotings & Crown Moldings  
Large Window With Roller Shade  
Overlooking Front Yard  
Smooth Ceiling With Pot Lights & Chandelier

### Gourmet Kitchen

Heated Porcelain Tile Flooring  
Large Window With Roller Shade  
Smooth Ceiling With Pot Lights  
Flush Mount Ceiling Light  
Ivory White Cabinets With Undermount Lighting  
Quartz Countertops With Matching Backsplash  
Stainless Steel Undermount Double Sinks With Water Filter  
High-End Bosch Stainless Steel Appliances

### Breakfast Area

Heated Porcelain Tile Flooring  
2 Large Bay Windows With Roller Shades  
Smooth Ceiling With Pot Lights  
Contemporary Chandelier  
Ivory White Cabinets With Built-In Wine Rack  
Undermount Lighting And Over Cabinet Lighting  
Quartz Countertops With Matching Backsplash  
Walk-Out To Backyard  
Access To The Mud Room

### Mud Room

Limestone Flooring  
Red Brick Cottage-Style Accent Walls  
Large Windows Surrounded  
Vaulted Ceiling With Solid Wood Beams Creates Authentic Look  
2 Large Skylights Bring Sunshine In  
Ceiling Light Fixtures  
French Doors Walk-Out To Backyard  
Separate Entrance Access To Front Yard & Garage  
Hardwood Stairs Lead To Secluded Loft Above Garage

### Powder Room

Limestone Flooring  
Furniture Style Vanity With Quartz Countertop  
Led Bathroom Mirror With Touch Button



## Features of 308 Morrison Rd, Oakville

### Loft Above Garage (Family Room)

Hardwood Flooring  
Multiple Large Windows With Window Seat  
Vaulted Ceiling With Ceiling Light Fixtures  
Gas Fireplace

### Second Floor Hallway

Hardwood Flooring  
Large Window With Roller Shades  
Wainscotings & Crown Mouldings  
Ceiling Light Fixtures

### Primary Bedroom

Hardwood Flooring  
White Brick Accent Wall  
Ceiling Light Fixtures  
His And Hers Walk-In Closets  
Built-In Cabinets Display Area With Glass Doors  
4pc Ensuite Bathroom  
French Door Walk-Out To Balcony Overlooking Pool

### Primary Ensuite Bathroom

Ceramic Tile Flooring  
Large Window With Blinds  
Smooth Ceiling With Crown Mouldings  
Flush Mount Ceiling Light  
Furniture Style Double Vanities With Quartz Countertop  
Wall To Wall Mirror With Wall Sconces  
Walk-In Glass Shower Room

### Second Bedroom

Hardwood Flooring  
2 Large Windows With Roller Shades  
Flush Mount Ceiling Light  
Large Closet

### Third Bedroom

Hardwood Flooring  
Light Baby Blue Painted Wall  
2 Large Windows With Roller Shades  
Stylish Chandelier  
Large Closet

### Fourth Bedroom

Hardwood Flooring  
Light Baby Blue Painted Wall  
2 Large Windows With Roller Shades  
Flush Mount Ceiling Light  
Large Closet

### Second Floor Main Bathroom

Ceramic Tile Flooring  
Large Window With Blinds  
Smooth Ceiling With Crown Mouldings  
Flush Mount Ceiling Light  
Furniture Style Double Vanities With Quartz Countertop  
Mirror With Wall Sconces  
Soaker Tub & Shower

### Basement Recreation Room

Broadloom  
Windows With Blinds  
Smooth Ceiling With Pot Lights  
Wall Sconces

### Basement Bathroom

Ceramic Tile Flooring  
Window With Blinds  
Furniture Style Vanity With Quartz Countertop  
Led Bathroom Mirror With Touch Button  
Walk-In Glass Shower Room

### Laundry Room

Ceramic Tiles Flooring  
Smooth Ceiling With Pot Lights  
Lg Washer And Dryer & Laundry Sink

### Backyard

Professionally Landscaped Fenced Backyard  
Large Pavestone Patio  
Tool Shed For Garden And Pool Equipments  
Garden Gate  
Cobblestoned Pathway  
Well-Maintained In-Ground Saltwater Swimming Pool  
(Open And Close By Professional Company)