



## Features Of 1254 King's College Dr. Oakville

### Highlights

- Stunning 5+1 Bedroom & 5 Bath Executive Residence Situated On Gorgeous Ravine Lot In Glen Abbey Community!
- Marble Flooring Leads From Foyer To Updated & Redesigned Kitchen & Breakfast Area Boasting Centre Island & Connected Custom Black Walnut Dining Table, Quartz Countertops & Backsplash, Open To Spacious Family Room With Pot Lights, Gas Fireplace & Bow Window Overlooking The Ravine!
- Hardwood Flooring Through Spacious Combined Living Room & Dining Room Area With Bay Windows, Plus Cozy Main Floor Den/Office!
- Updated 2pc Powder Room ('21) & Laundry Room/Mud Room Complete The Main Level
- Upgraded Flooring, Light Fixtures & Energy-Efficient Pot Lights Throughout!
- 2nd Level Features 5 Generously Sized Bedrooms With Boasting Huge Renovated Walk-In Closet & Updated 5pc Ensuite ('20) With Double Vanity, Towel Warmer, Soaker Tub & Separate Rainfall Shower!
- 2nd Bedroom Also Features Walk-In Closet & 4pc Ensuite!
- 3,714 Sq.ft.+ Finished Basement Featuring Media/Games Area, Rec Room With Wet Bar, 6th Bedroom & Full 3pc Bath!
- Fantastic Location In Oakville's Glen Abbey Community, Backing Onto Ravine/Trails & Just Minutes From Schools, Parks, Hiking Trails, Community/Rec Centre & Easy Highway Access!

### Inclusions

All Light Fixtures, Refrigerator & Stove, Built-In Dishwasher, Washer & Dryer, Black Walnut Dining Table Attached To Kitchen Island, Garage Door Opener & Remote(s)

\*\*Please Note: If Buyer Is Not Interested In The Dining Room Chandelier, Please Exclude (Sellers Would Like To Keep If Not Needed)

### Exclusions

All Staging Curtains

### Upgrades

2021

- Powder Room Updated

2020

- Primary Bedroom Ensuite Updated & Walk-In Closet Redesigned, Custom Organizers & Barn Door Entry Added

2018

- Family Room Fireplace Mantle/Surround Updated

2016

- Windows Updated
- Kitchen Redesigned & Renovated

### Other Features

- Smart Locks On Front & Garage Doors
- Smart Thermostat, Smart Lighting With Energy-Efficient Pot Lights
- Security Cameras With Alarm System Installed Around Home & In Family Room
- Bidet Feature Installed In Every Bathroom
- New Garage Doors

### Rental

- Hot Water Heater Through Reliance