



Features & Updates - 2049 Fiddlers Way, Oakville

Highlights:

- Fabulous 3 Bedroom & 3 Bath Freehold Townhouse with Finished Basement in Popular West Oak Trails!
- Over 2,400 Sq.Ft. of Finished Living Space!
- Lovely Kitchen & Breakfast Area Features Stainless Steel Appliances & Walk-Out from Breakfast Area to Backyard Patio.
- Open Concept Great Room Boasts Gas Fireplace.
- Lovely Open Dining Room (or Living Room).
- 2pc Powder Room + Access to Garage Complete the Main Level.
- 9' Ceilings & Hardwood Flooring on Main Level!
- 3 Good-Sized Bedrooms, 2 Full Baths & Convenient Upper Level Laundry on 2nd Level.
- Primary Bedroom Features Walk-In Closet & 4pc Ensuite with Large Soaker Tub & Separate Shower!
- Loads of Living Space in the Finished Basement Featuring Open Concept Rec Room & Office, Plus Separate Den (Could Be 4th Bedroom) & Ample Storage!
- Fully-Fenced Backyard/Patio Area.
- Convenient Location in Oakville's Convenient West Oak Trails Community Just Steps from Emily Carr P.S, Castlebrook Park & McCraney Creek, and Just a Short Distance to Trafalgar Hospital, Shopping, Restaurants & Amenities!

Inclusions:

All Light Fixtures, All Window Coverings, Refrigerator & Stove, Built-In Dishwasher, Microwave, Washer & Dryer, TV & Brackets, Automatic Garage Door Opener & Remote(s)

Rental:

Hot Water Tank/Heater (2022)

Updates:

2019: Updated Backyard Interlock Patio

2019: Updated Natural Stone Front Porch

2018: Basement Renovation