



Features - 2174 Elmhurst Ave., Oakville

Highlights:

- Spectacular, Ultra-Modern Executive 4+2 Bedroom Home Custom Designed by John Wilmott.
- New Home Built on Existing Foundation in 2021.
- Grand Foyer with Heated Porcelain Tile Floor Leads to Convenient Mud Room Area with Built-in Storage & Access to Double Garage with Jewelstone Floor.
- Stunning Gourmet Kitchen Boasts Huge Waterfall Centre Island/Built-in Breakfast Table, Porcelain Stone Countertops & Backsplash, High-End Built-in Appliances & Amazing Walk-in Pantry with Built-in Shelving.
- Gorgeous Open Concept 2-Storey Family Room with 19' Ceiling Features Built-in Electric Fireplace, Incredible LED Chandelier, Large Picture Windows & Walk-out to Deck & Yard.
- Open Concept Dining Room & Living Room with Large Picture Windows.
- Impressive Main Level Office with Built-in Desk & Cabinetry.
- Classy 2pc Powder Room with Heated Floor.
- 2nd Level Features 4 Good-Sized Bedrooms, 3 Full Baths, Large Laundry Room with Built-in Cabinetry, 4 Side/Skylights... Plus Open Den/Lounge Area with Glass Wall Allowing Loads of Natural Light & Maximum Exterior Views!
- Private Primary Bedroom Suite Boasts Amazing Walk-in Closet with Built-in Organizers & 5pc Ensuite with Heated Floor & Towel Rack, Double Vanity, Freestanding Soaker Tub & Separate Shower.
- 2nd Bedroom Features its Own 4pc Ensuite with Heated Floor.
- 3rd & 4th Bedrooms Share a 3pc Semi-Ensuite with Heated Floor!
- Bright & Spacious Finished Basement with 2 Additional Bedrooms (or Gym), Full 3pc Bath, Games/Rec Area & Generous Entertainment Area with Gas Fireplace, Office Area, Large Windows & Walk-up to Patio & Yard... Plus Bonus Crawl Space Storage Area!
- Hardwood Flooring & 9' Ceilings on Main & 2nd Levels.
- High Quality Laminate Flooring & 8' Ceiling in Basement.
- Full Hard-Wired Automation with Control4 Smart Home Lighting, Blinds, Speakers, Security System/Cameras, Doorbell, Garage Door Opener & More!
- Ample Storage Space & Open Concept Living Areas with Premium Details Throughout!
- 2 Furnaces & 2 Air Conditioning Units, Owned Hot Water Tank, Sump Pump.
- Beautiful, 75' x 120' Lot in Fabulous Mature Eastlake Neighbourhood Just Minutes from the Lake, Top Schools, Parks & Trails, Maple Grove Arena, GO Train, Amenities, Highway Access & More!

Inclusions:

All Light Fixtures, All Window Coverings/Smart Blinds, Built-in Refrigerator, Built-in Stove Top, Built-in Oven, Built-in Microwave, Built-in Dishwasher, Washer & Dryer, Hot Water Tank/Heater (Owned), Garage Door Opener & 2 Remotes

Exclusions:

Sonos Sound System in the Basement