



Together, For Better !

一份信任，三份回报！



## Features - 1154 Kestell Blvd., Oakville

### Highlights:

- Spacious 4 Bedroom & 4 Bath Home with Finished Basement on Oversized Lot in Oakville's Desirable Joshua Creek Community!
- Lovely Family-Sized Kitchen Boasts Soft-Close Cabinetry with Fabulous Custom Features (e.g. Pull Out Drawers, Super Suzy & More!), Granite Countertops, Ceramic Backsplash, Stainless Steel Appliances & Bright Breakfast Area with Walk-Out to Patio & Yard.
- Bright & Spacious Family Room with Gas Fireplace.
- Separate Formal Dining Room & Living Room Areas with Large Windows.
- Updated 2pc Powder Room & Convenient Main Level Laundry with Closet, Built-in Cabinetry & Access to Garage Complete the Main Level.
- Great Space on the 2nd Level Featuring Updated 4pc Main Bath, 4 Generous Bedrooms & Cozy Open Den/Office Area.
- Spacious Primary Bedroom Suite Boasts Large Walk-in Closet & Updated 4pc Ensuite with Soaker Tub & Separate Shower with Glass Door!
- Hardwood Flooring Through Main & 2nd Levels.
- Spacious Finished Basement with Wood Laminate Flooring Features Open Entertainment/Rec/Games Room Plus Private Office, 2pc Bath & Ample Storage.
- Natural Gas Line (for Future Kitchen) & Custom Workshop Bench in Unfinished Area.
- Over 4,000 Sq.Ft. of Finished Living Space!
- 2 Car Garage with Handy Shelving Plus Room for 4 Cars in the Driveway!
- Fully-Fenced, Private Backyard with Patio Area & Mature Trees.
- Fabulous Joshua Creek Location Just Steps from Nena Woods & Glenashton Parks, Iroquois Ridge HS & Community Centre, and Minutes from Many Parks & Trails, Top-Rated Schools, Restaurants, Shopping & Amenities, Plus Easy Hwy Access.

### Inclusions:

All Light Fixtures, All Window Coverings, Refrigerator & Stove, Built-in Dishwasher, Built-in Microwave/Hood Fan, Washer & Dryer, Central Vacuum System & Attachments, Alarm System, RING Doorbell, 2 Garage Door Openers & Remotes

### Exclusions:

2 TVs, Refrigerator & Freezer in the Basement

### Rental:

Hot Water Tank/Heater ('22)

### Updates:

2024: Updated Quartz Countertop, Sink, Faucet & Toilet in Primary Ensuite

2024: Updated Quartz Countertop, Sink, Faucet & Toilet in Main Bath

2024: Updated Vanity, Faucet & Toilet in Main Floor Powder Room

2023/24: Freshly Painted on All 3 Levels

2021: New A/C & Furnace

2019: Total Roof Replacement

2018: Kitchen Cabinets Refaced/Soft-Close Cabinetry/Pull-Out Drawers/Super Suzy