



Together, For Better !

一份信任，三份回报！



Features & Updates - 117 Wheat Boom Dr., Oakville

Highlights:

- Spectacular Upgraded 4 Bedroom & 5 Bath Home with Over 3,000 Sq.Ft. + Finished Basement in Oakville's Growing Glenorchy Community!
- Stunning Kitchen Boasts Porcelain Tile Flooring, Modern Maple Cabinetry, Centre Island, Upgraded Quartz Countertops & Backsplash, Upgraded High-End Appliances, Convenient Pot Filler Tap & Breakfast Area with Patio Door Walk-Out with Handy Remote-Controlled Blind.
- Bright & Beautiful Family Room with 2-Sided Gas Fireplace Leading to Combined Dining Room & Living Room .
- 2pc Powder Room & Convenient Mud Room Area with Access to Garage Complete the Main Level.
- Spacious 2nd Level with 4 Bedrooms, 3 Full Baths, Office Alcove, Large Linen Closet & Laundry Room.
- Primary Bedroom Suite Boasts Generous His & Hers Walk-in Closets with Built-in Organizers & Spacious 5pc Ensuite with His & Hers Vanities, Soaker Tub & Separate Shower.
- 2nd Bedroom Boasts 4pc Ensuite.
- 3rd & 4th Bedrooms with Access to 4pc Semi-Ensuite/Main Bath.
- 9' Ceilings, Upgraded Engineered Hardwood Flooring & Custom California Shutters Through Main & 2nd Levels.
- Additional 1,200+ Sq.Ft. of Living Space in the Finished Basement Features Spacious Open Concept Rec Room & Entertainment Area Plus Full 3pc Bath & Ample Storage!
- Beautiful Curb Appeal with Upgraded Contemporary Elevation.
- Fully-Fenced Yard with Large Composite Deck.
- Fabulously Located in New Glenorchy Subdivision within Walking Distance to Fowley Park with Tennis & Pickleball Courts, Water Park, Soccer Fields & More, and Just Minutes from Top-Rated Schools, Shopping, Restaurants, Parks & Trails, Hospital, Sports Complex, Highway Access & Many More Amenities!

Inclusions:

All Light Fixtures, All Window Coverings, LG Refrigerator, Miele Stove, Built-In Dishwasher, Built-in Oven & Built-in Microwave, Electrolux Washer & Dryer, Water Purification System, Water Softener, Automatic Garage Door Openers & 2 Remotes

Rental:

Hot Water Tank/Heater

Updates:

2020: New Composite Deck

2019: Renovated Basement

2018: New Water Softener & Water Purification System

2017: New Custom California Shutters Throughout

2017: New Remote Controlled Blind in Breakfast Area

2017: Upgraded Appliances

2017: New Built-in Organizers in Walk-in Closets

2017: Upgraded Light Fixtures & Pot Lights Throughout

www.theelite3team.com

Office: 1660 North Service Rd E, Unit 103, Oakville. On L6H 7G3

905-270-3333

RealOne
Realty Inc., Brokerage
天合地产