



## Features & Updates - 1386 Willowdown Rd., Oakville

### Highlights:

- Outstanding Renovated Bungalow Backing onto Park in Beautiful Southwest Oakville Community.
- Stunning Custom Kitchen by Perola Kitchen & Interiors Features 3 Skylights, Large Waterfall Island/Breakfast Bar, Quartz Countertops & Backsplash & High End Appliances.
- Bright & Spacious Open Concept Dining Room with Pot Lights & Large Window.
- Spectacular Great Room with Vaulted Ceiling, Built-in Cabinetry, Gas Fireplace & Walk-out to Patio & Pool.
- Impressive Main Floor Primary Bedroom Boasts Huge Built-in Wardrobe, Spa-Like 4pc Ensuite (with Heated 8' x 3' Porcelain Tile Flooring, Double Vanity & Steam Shower) & Garden Door Walk-out to Deck with Hot Tub.
- 2nd Bedroom (or Office) & 2pc Powder Room Complete the Main Level.
- Private 3rd Bedroom with Large Closet & 3pc Ensuite on Upper Level/Loft.
- Lovely Finished Basement with 8'4" Ceilings & Radiant In-Floor Heating Features Open Concept Rec Room with Built-in Cabinetry, Gas Fireplace with Stone Surround & Dinette with Custom Wet Bar, Plus 4th Bedroom, 3pc Bath, Spacious Custom Laundry Room & Amazing Fully Insulated Wine Cellar with Glass Door Entry (& Rough-in for Climate Control).
- Engineered Hardwood Flooring Through All Levels / Heated Floors in Foyer & All Baths.
- Custom Closets Throughout.
- Custom Cabinetry by Perola Kitchens & Interiors, Including Vanities, Laundry, Basement Wet Bar, and Entertainment Units in Great Room & Basement.
- Casatunes Sound System with Built-in Ceiling Speakers Throughout the House & Cabana!
- 5.1 Surround Sound in Great Room / 7.1 Surround Sound in Basement.
- Pella Windows & Doors.
- Soundproof Insulation in All Baths / Spray Foam Insulation in All Exterior Walls.
- Breathtaking Backyard Oasis Backing onto Woodhaven Park Boasts Extensive Patio Area, Hayward OmniLogic Automated In-Ground Saltwater Pool with Waterfall Feature, Deck with 6-Person Hot Tub & Beautiful Cabana with Washroom, Outdoor Shower, Built-in Speakers & Bar Area with Granite Countertop, Sink, Fridge & Natural Gas Line!
- Generous 75' x 150' Fully Landscaped Lot with Irrigation System, Mature Trees, Beautiful Perennial Gardens, Custom Shed & Direct Gate Access to Park.
- Radiant In-Floor Heating in Attached Garage.
- Fantastic Location in Beautiful Southwest Oakville Neighbourhood Just Minutes to Coronation Park, Bronte Heritage Park, Schools, Library, Parks & Trails, Shopping, Restaurants & Oakville's Lovely Downtown Area & More!

### Inclusions:

All Light Fixtures, All Window Coverings, Sub-Zero Refrigerator, Wolf Gas Stove, Asko Built-in Dishwasher, LG Washer & Dryer, Basement Bar Fridge, Murphy Bed in Basement Bedroom, Tankless Water Heater (Owned), Garage Door Opener & Remote(s), Hot Tub (Cover "As Is"), Pool Equipment, Heater & Vacuum, Outdoor Fridge, Security System & Exterior Cameras

### Exclusions:

All Televisions, Casatunes Server, Freezer in Cabana

### Updates:

2022 - New Pool Heater

2017 - New Pool Liner

2017 - Entire Home Renovation, Including (But Not Limited to) New Electrical, Plumbing, HVAC, Windows, Shingles, Exterior Stucco & Stone, Landscaping, Upgraded Sewer & Water Line