



## 2312 Lyndhurst Dr., Oakville

### Highlights:

- Breathtaking 4+1 Bedroom & 5 Bath Executive Home with Over 6,000 Sq.Ft. of Finished Living Space & Gorgeous Backyard Pool Oasis!
- Beautiful Curb Appeal with Stone Exterior, Interlock Driveway & Limestone Front Porch Leading to Double Door Entry to Impressive 2-Storey Foyer with Versace Porcelain Flooring & Walk-in Closet.
- Stunning Custom Chef's Kitchen Boasts an Abundance of Cabinet Space/Storage, Huge Centre Island/Breakfast Bar, Caesarstone Countertops, Served Area, Built-in Stainless Steel Appliances & Bright Breakfast Area with Large Windows & Garden Door Walk-out to Deck & Pool!
- Spectacular 2-Storey Family Room Features Napoleon Gas Fireplace with Glamorous 18' Floor-to-Ceiling Mantle & 2-Storey Windows Overlooking the Backyard.
- Formal Dining Room & Separate Open Concept Living Room.
- Private Main Level Office with Double Door Entry, Large Windows & Porcelain Tile Flooring.
- Generous Main Floor Laundry/Mud Room with Large Closet, Built-in Cabinetry, Granite Countertops & Access to Garage with Epoxy Flooring & Built-in Storage.
- Open Circular Staircase with Modern Iron Pickets Leads to 2nd Level Hallway Overlooking the Family Room.
- Generous 2nd Level with 4 Spacious Bedrooms (with Custom Built-in Organizers) & 3 Full Baths.
- Primary Bedroom Suite Features Huge Walk-in Closet (with Built-in Organizers) & 5pc Ensuite with His & Hers Vanities, Soaker Jet Tub & Separate Shower.
- 2nd Bedroom Boasts Cozy Window Seat & Semi-Ensuite Access to 5pc Main Bath.
- 3rd & 4th Bedrooms Share 3pc Semi-Ensuite.
- Updated Engineered Hardwood Flooring, 9' Ceilings & Electric Window Blinds Through Main & 2nd Levels.
- Gorgeous Finished Basement with Spacious Open Concept Rec Room with Electric Fireplace, Wet Bar/Kitchenette, Large Walk-in Closet (with Built-in Shelving) & Built-in Wine Cabinet, Plus Den/Play Area, Full 3pc Bath, 5th Bedroom, Storage Room & More!
- Gorgeous, Private Backyard Oasis Boasts In-Ground Pool with 3 Waterfall Features Plus Large Composite Deck with Built-in BBQ Area, Patio Area, Poolside Gas Firepit & Pool Cabana/Storage.
- Fabulous Location in Desirable Joshua Creek Community Just Minutes from Many Parks & Trails, Top-Rated Schools, Rec Centre, Restaurants, Shopping & Amenities, Plus Easy Highway Access.

### Inclusions:

All Light Fixtures, All Window Coverings, Refrigerator, Wolf Gas Stove, Built-in Oven, Built-in Microwave/Convection Oven, Built-in Dishwasher, Washer & Dryer, Hot Water Tank/Heater (Owned), Central Vacuum System & Attachments, 2 Garage Door Openers & Remotes, Built-in BBQ, Pool Equipment



## Features/Updates - 2312 Lyndhurst Dr., Oakville

### 2023 Updates:

- New Washer & Dryer
- New Epoxy Coating in Garage

### 2021 Renovation:

- New Authentic Versace Porcelain Tile Flooring in Foyer & Office
- New Engineered Hardwood Flooring on Main & 2nd Levels
- New Upscale Gold-Brushed Steel & Crystal Chandelier with 2 Matching Scones
- New Luxurios Gold-Plated Dining Room Chandelier
- New Pot Lights Throughout
- New Wainscotting on Main Level
- New Coffered/Waffle Ceilings
- New Engineered Hardwood Aria Vents & New Air Intake Vents
- New Nest Smart Home Thermostat
- New Central Vac Hose & Attachments
- New Electric Window Blinds with Remotes Through Main & 2nd Levels
- Refinished Circular Floating Staircase with Upgraded Iron Pickets/Spindles
- New 7" Baseboards in Living Room
- New Napoleon Gas Fireplace with 18' Floor-to-Ceiling Porcelain Mantle
- New Smart Home Lighting System with Upgraded Decorative Legrand Smart Light Switches & Outlets with USB Connections Through Main Level
- Updated Powder Room with High End Bidet with Self Cleaning
- New Custom Built-in Organizers in Closets & Garage

### Other Features/Upgrades:

- Hardwired Alarm System
- Solid Core Interior Doors
- Upgraded 4.5" Door & Window Casings in Living Room
- Built-in Ceiling Speakers in Basement
- Professionally Landscaped Property with Custom Built Flower Beds
- Custom-Built Dividers in Backyard for Privacy
- Upgraded Pool Cabana with Mirrors, Pot Lights & Ceiling Fan
- Custom-Built Heated Pool with Multi-Colour Lighting, 3 Waterfalls & Built-in Lounge Chairs
- Pentair Pool Heater
- In-Ground Sprinkler System Front & Back
- Armstrong A/C Unit