



Together, For Better !

一份信任，三份回报！



## Features - 1227 Grace Dr., Oakville

### Highlights:

- Magnificent 5+1 Bedroom & 5 Bath Executive Home in Joshua Creek Backing onto Trail, Pond & Nena Woods Park!
- Classic, Functional Layout with 10' Ceilings on Main Level.
- Loads of Natural Light Throughout the Home Plus LED Recessed Lighting for Extra Ambiance!
- Spectacular Open Concept Custom Kitchen Boasts Modern Refaced Cabinetry, Huge Centre Island/Breakfast Bar, Cambria Quartz Countertops (with Lifetime Warranty), Top-of-the Line Stainless Steel Appliances & Bright Breakfast Area with Walk-out to Refinished Deck!
- Spacious Principal Rooms with Updated Engineered Hardwood Flooring.
- Expansive Family Room Features Gas Fireplace & Huge Picture Window Overlooking the Backyard.
- Separate Formal Living Room & Dining Room Plus Private Main Level Office with French Door Entry.
- 2pc Powder Room & Updated Laundry Room with Side Door Walk-out & Access to Garage Complete the Main Level.
- 5 Very Generous Bedrooms & 3 Full Baths on 2nd Level.
- Primary Bedroom Suite Features Large Picture Window Overlooking the Trail/Greenspace, Plus His & Hers Walk-in Closets (with Built-in Organizers) & 5pc Ensuite with His & Hers Vanities, Soaker Tub & Separate Shower.
- 2nd/3rd Bedrooms & 4th/5th Bedrooms Each Share Updated 4pc Semi-Ensuites - Both with Skylights!
- Lovely Finished Basement Features Generous Rec/Games Room, Spacious Media Room with Wet Bar, Plus 6th Bedroom, Office/Den, Full 3pc Bath & Ample Storage!
- Stunning, Professionally Landscaped, Backyard Oasis Boasts Pergola Covered Deck & Lovely Perennial Gardens with Mature Trees & Shrubs.
- Fabulous Location Backing onto Trail & Nena Woods Park Nestled in the Heart of the Joshua Creek Community Just Minutes from Top-Rated Schools, Community Centre, Other Parks & Trails, Restaurants, Shopping & Amenities, Plus Easy Highway Access.

### Inclusions:

All Light Fixtures, All Window Coverings, Refrigerator & Gas Stove, Built-in Microwave/Convection Oven, Built-in Dishwasher, Washer & Dryer, Basement Refrigerator, Pool Table, NEST Thermostat, 2 Garage Door Openers & Remotes

### Rental:

Hot Water Tank/Heater



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## Updates - 1227 Grace Dr., Oakville

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2024: New 8' Steel Front Entrance Door (with Multi-Lock System)  
2024: New Eaves at Front of Home (Above Arch Windows)  
2024: New Bathroom Floor Tiles, Quartz Countertops, Sinks & Faucets in 2 Semi-Ensuite Baths  
2023: New In-Ground Sprinkler System (WiFi/App Controlled)  
2023: New Custom Arched Windows at Front of Home  
2023: Deck & Back Door Painted  
2022: Driveway Resealed  
2021: Professionally Finished Landscaping with Tree Removal & New Sod  
2020: Fully Finished Basement with Wet Bar & New LED Recessed Lighting with WiFi/App Controlled Switches  
2020: Whole Home Painted  
2020: New Flooring (Hardwood, Tiles & Vinyl) Through Whole Home  
2020: Renovated Laundry Room, Including New Washer & Dryer  
2020: Refaced Kitchen Cabinetry  
2020: Smoothed Ceilings & Installed LED Recessed Lighting with WiFi/App Controlled Switches  
2020: New NEST Thermostat  
2020: Restained Staircase & Added New Iron Railings  
2020: Updated All Door Knobs to Modern Black Finish  
2019: Renovated Kitchen (per Previous Owner)