



## Features - 1564 Pinery Cres., Oakville

### Highlights:

- Spectacular 4+1 Bedroom & 4 Bath Executive Home with Walk-out Basement on Premium Ravine Lot in Prestigious Joshua Creek Community!
- Stunning Kitchen Boasts Coffered Ceiling, Quartz Countertops & Backsplash, Stainless Steel Appliances & Bright Breakfast Area with an Abundance of Additional Cabinet Space & Walk-out to Huge Deck Overlooking the Ravine!
- Bright & Beautiful Family Room with Gas Fireplace & Built-in Bookshelves/Entertainment Unit.
- Lovely Open Concept Formal Dining Room & Living Room Areas.
- 2pc Powder Room & Custom Laundry Room with Ample Storage & Access to Garage Complete the Main Level.
- Generous 2nd Level with 4 Sizeable Bedrooms & Modern 5pc Main Bath.
- Spacious Primary Bedroom Suite Boasts Walk-in Closet & Luxurious 5pc Ensuite with Double Vanity, Freestanding Soaker Tub & Glass-Enclosed Shower.
- 2nd Bedroom Features Double Closet & Semi-Ensuite Access to the Main Bath.
- Hardwood Flooring & Crown Moulding Through Main & 2nd Levels!
- 9' Ceilings on Main Level / 8' Ceilings on 2nd & Basement Levels.
- Finished Walk-out Basement Boasts Spacious Rec Room with Gas Fireplace & Built-in Bookshelves/Entertainment Unit, Large Kitchenette Area with Heated Flooring, Stone Feature Walls & Walk-out to Patio, Plus 5th Bedroom, Office & Full 3pc Bath!
- Gorgeous Private Backyard Oasis is an Entertainer's Delight Boasting Huge Upper Level Composite Deck (with Natural Gas BBQ Hook-up), Large Patio Area Plus Secondary Patio Area with Gazebo, Mature Trees, Lovely Gardens... and Backs onto the Ravine!
- Smart Home System with Cameras, Sensors, Automated Lighting System, Thermostat, etc.
- Convenient In-Ground Sprinkler System & Exterior Lighting System.
- 2,837 Sq.Ft. Above-Ground Finished Living Space PLUS Finished Basement!!
- Premium Ravine Lot Backing onto Joshua Creek Trail 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, Induction Stove Top, Built-in Oven, Built-in Convection Oven, Built-in Dishwasher, Washer & Dryer, Basement Built-in Dishwasher, 2 Water Purifiers, Tankless Water Heater (Owned), 2 Garage Door Openers & 4 Remotes, Security Cameras, Lawn Mower, Lawn Dethatcher, Gazebo, Garden Shed

### Exclusions:

2 Round Mirrors in Foyer & Dining Room, Refrigerator in Dining Room, 2 Storage Units on Deck & Patio



Together, For Better !

一份信任，三份回报！



## Updates - 1564 Pinery Cres., Oakville

### Updates:

2024: Dishwasher  
2024: Induction Cooktop  
2024: New Trees (5)  
2024: Stair Wrapping  
2024: Exterior Pot Lights  
2024: Exterior Lighting System  
2024: Driveway Asphalt Coating  
2024: Lawn Dethatcher  
2023: Lawn Mower  
2023: Backyard Animal Fence  
2023: Premium Vinyl Fencing  
2023: Basement Kitchen Stonework  
2023: Upgraded Attic Insulation  
2023: HVAC System (with UV Light and Humidifier)  
2023: Upgraded Interior Lighting Throughout  
2023: Security Cameras  
2023: Interlocking (Right Gate)  
2023: Retaining Wall at the Back  
2023: Garden/Storage Shed  
2022: Smart Home System  
2020: Full Bathroom Renovations  
2020: Refrigerator  
2020: Interior Painting  
2020: Updated Baseboards & Crown Moulding  
2020: Wooden Balcony Stand  
2020: Fully Automated Lighting System  
2020: Ecobee Thermostat Automation  
2020: Outdoor Lighting Stands  
2020: Curtains & Blinds for All Windows  
2021: Water Purifiers (2)  
2021: Basement Patio/Sliding Door  
2018: New Furnace, A/C & Tankless Water Heater  
2016: Updated Shingles (per Previous Owner)  
2016: Back Trex Deck (per Previous Owner)