



Together, For Better !

一份信任，三份回報！



Features & Updates - 2369 Awenda Dr., Oakville

Highlights:

- Spectacular 4 Bedroom & 5 Bath Executive Home with Finished Walk-out Basement in Prestigious Joshua Creek Community.
- Stunning Upgraded Kitchen Boasts Generous Centre Island with Breakfast Bar, Granite Countertops & Backsplash, Stainless Steel Appliances, Served Area & Bright Breakfast Area with Bay Window & Walk-out to Cedar BBQ Deck.
- Beautiful Open Concept Family Room Features Custom Coffered Ceiling, Gas Fireplace & Built-in Shelving with Custom African Mahogany Mantle & Countertops.
- Stunning Formal Dining Room & Living Room, Plus Private Main Level Office.
- 2pc Powder Room & Main Level Garage Access Completes the Main Level.
- Beautiful Staircase with Skylight Leads to Generous 2nd Level with 4 Bedrooms, 3 Full Baths & Renovated Laundry Room.
- Primary Bedroom Suite Boasts Walk-in Closet & Updated 5pc Ensuite with Porcelain Tile Flooring, Double Vanity, Freestanding Tub & Large Frameless Glass Shower with Built-in Seat.
- 3rd & 4th Bedrooms Share 4pc Semi-Ensuite.
- 9' Ceilings on Main Level / 8' Ceilings on 2nd Level.
- Convenient Wired Security System with Smoke & CO2 Detectors, Heat Detector in Garage & Glass Break Detectors.
- Wired for Sound in Family Room, Dining Room, Ensuite Bath & Backyard.
- Professionally Finished Walk-out Basement Features Spacious Open Concept Rec Room with High-End Laminate Flooring (Hardwood Finish), Large Picture Windows & Walk-out, Plus Full 3pc Bath with Heated Flooring, Spacious Workshop Area & Ample Storage!
- Premium Lot (62' at Rear) with Gorgeous, Private Backyard Oasis Boasting In-Ground Salt Water Pool, Extensive Patio Area, Updated Deck, Hot Tub with Custom Enclosed Cabana, Cedar Hedging & Beautiful Autumn Blaze Maple Tree.
- Convenient In-Ground Sprinkler System.
- Fabulous Location in Desirable Joshua Creek Community Just Minutes from Many Parks & Trails, Top-Rated Schools, Rec Centre, Shopping & Amenities, Plus Easy Highway Access.

Inclusions:

All Light Fixtures, All Window Coverings, Mirror on Stair Landing, Refrigerator, Built-in Induction Glass Cooktop, Built-in Double Convection Oven, Built-in Dishwasher, Microwave, Beverage Fridge, Washer & Dryer, Basement Refrigerator, Basement TV & Mount, Central Vacuum System & Attachments, 2 Garage Door Openers, Security System Hardware, All Pool Equipment

Exclusions:

TV & Mount in Family Room

Rental:

Hot Water Tank/Heater

Updates:

2024: Entire Home Freshly Painted (Including Exterior Doors & Garage Doors)
2024: Refinished Deck & Hot Tub Enclosure
2024: Renovated Laundry Room (Butcher Block Countertop, Stainless Steel Sink, Painted Cabinet Doors)
2024: New Central Vacuum Unit
2021: New Lennox Elite Series 2 Furnace with Variable Speed Blower
2021: Updated Deck (Replaced Railings & Pickets, Refinished Deckboards)
2021: New Pool Pump (Variable Speed) & Heater
2021: Updated Ensuite (New Shower Tiles, Flooring, Freestanding Tub, etc.)
2018: New Carrier 3.5 Ton, 16 Seer A/C
2016: New KitchenAid Dishwasher

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