



Together, For Better !

一份信任，三份回报！



Features & Upgrades - 3078 Janice Dr., Oakville

Highlights:

- Great Space in This Modern Executive 3+1 Bedroom & 4 Bath Freehold Townhouse with Nearly 3,000 Sq.Ft. of Finished Living Space with 1,894 Sq.Ft. Above-Ground Plus Finished Basement!
- Classy Double Door Entry Leads to Stunning Main Level Featuring Dark Hardwood Flooring & 9' Ceilings with Designer Crown Moulding.
- Beautiful Open Concept Kitchen Boasts Ample Cabinetry, Granite Countertops, Breakfast Bar, Stainless Steel Appliances & Generous Breakfast Area with Walk-out to Large Deck & Fenced Backyard.
- Bright & Spacious Family Room with Bow Window, Stone Accent Wall & Electric Fireplace.
- Combined Dining Room & Living Room Area.
- 2pc Powder Room Completes the Main Level.
- 3 Good-Sized Bedrooms with Dark Hardwood Flooring & LED Pot Lights on 2nd Level.
- Bright Primary Bedroom Features Walk-in Closet & Modern 4pc Ensuite with Soaker Tub & Separate Shower!
- Fully Finished Basement Boasts Rec Room Area with Kitchenette (with Quartz Countertop), Plus 4th Bedroom, Office/Den, Full 3pc Bath, Laundry Room & Ample Storage.
- Convenient Access to Home AND Backyard Through Garage.
- Conveniently Located in Oakville's Growing Preserve Community Just Minutes from Parks & Trails, Schools, Sports Complex, Hospital, Shopping, Restaurants & Amenities, Highway Access & More!

Inclusions:

All Light Fixtures, All Window Coverings, Refrigerator & Stove, Built-in Dishwasher, Built-in Microwave/Hood Fan, Electric Fireplace, TV Bracket in Family Room, Washer & Dryer, Bar Fridge in Basement, Central Vacuum System & Attachments, Garage Door Opener & Remote

Rental:

Hot Water Tank/Heater

Updates:

2024: Full House Painted (Including Walls, Ceilings & Baseboards)

2024: 50 LED Pot Lights Added (Dining Room, Kitchen, 3 Bedrooms & Hallway)

2024: Finished Basement

2024: New Quartz Countertops in All Baths

2017: Backyard Deck

2017: Added Crown Moulding on Main Level

2016: Family Room Stone Accent Wall

2016: Upgraded Granite Countertops in Kitchen

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