



Together, For Better !

一份信任，三份回报！



## Features & Updates - 70 Glenashton Dr., Oakville

### Highlights:

- Great Space in This Beautifully Updated 3 Bedroom & 3 Bath Townhouse with 1,592 Sq.Ft. Plus Finished Basement!
- Stunning, Recently Renovated Kitchen Boasts Quartz Countertops, Breakfast Bar, Stainless Steel Appliances & Generous Breakfast Area.
- Open Concept Main Level with Hardwood Flooring Features Beautiful Dining Room with Walk-out to BBQ Deck, Lovely Family Room with Large Windows & Spacious Living Room Area with Bay Window.
- Updated 2pc Powder Room Completes the Main Level.
- 3 Good-Sized Bedrooms with New Broadloom & 2 Full Baths on 2nd Level.
- Bright Primary Bedroom Retreat Features Walk-in Closet, Cozy Office/Sitting Area with Large Windows & Modern 4pc Ensuite with Double Vanity & Huge Shower!
- Finished Walk-Out Basement Features Spacious Office & Rec Room Area with Walk-out/Back Entrance, Plus Laundry & Ample Storage.
- Attached Garage & Large Driveway Plus Additional Visitor Parking in Rear Laneway.
- Conveniently Located in Oakville's River Oaks Community Just Minutes from Parks & Trails, Schools, Community Centre, Public Transit, Shopping, Restaurants & Amenities, Highway Access & More!

### Inclusions:

All Light Fixtures, All Window Coverings, Refrigerator & Stove, Built-in Dishwasher, Built-in Microwave/Hood Fan, Washer & Dryer, Garage Door Opener

### Rental:

Hot Water Tank/Heater

### Common Element Fee:

\$500.00 Annually (Rear Laneway Upkeep)

### Updates:

2024: Renovated Kitchen

2024: Updated 2pc Powder Room

2024: Updated Main Bath

2024: New Broadloom in Bedrooms, Landing & on Stairs

2024: Basement Pot Lights

2023: Main Level Pot Lights (with Dimmer Switches)

2022: Updated Ensuite Bath

2022: Updated Shingles

2018-2022: Updated Windows

2019: New Furnace & A/C

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