



Features & Updates - 3118 Ernest Appelbe Blvd., Oakville

Highlights:

- Stunning 4 Bedroom & 4 Bath Freehold Townhome with 2,210 Sq.Ft. of Above-Ground Living Space (per Builder Plan)!
- Spacious Open Concept Kitchen & Dining Room Boasts Upgraded Modena Cabinetry, Waterfall Island/Breakfast Bar, Silestone/Quartz Countertops, Stainless Steel Appliances & Patio Door Walk-Out to Deck.
- Bright & Spacious Great Room with Large Windows & Walk-Out to Balcony.
- 2pc Powder Room Completes the Main Level.
- 3 Bedrooms, 2 Full Baths, Large Linen Closet & Convenient Laundry Closet on 3rd Level.
- Generous Primary Bedroom Features Large Walk-in Closet & 4pc Ensuite with Double Vanity & Oversized Shower with Frameless Glass Door!
- 3rd Bedroom Features Walk-Out to Balcony.
- Classy Double Door Entry to Large Foyer with Unique Barn Door Access Leading to Finished Ground Level Featuring Family Room with Patio Door Walk-Out to Fully-Fenced Yard... Plus 4th Bedroom/Den/Office, Full 3pc Bath & Access to Garage!
- Many Builder Upgrades Throughout the Home!
- Conveniently Located in Oakville's Growing Glenorchy Community Just Steps from Fowley Park with Tennis & Pickleball Courts, Water Park, Soccer Fields & More, and within Walking Distance to Many Parks & Trails, Shopping, Restaurants & Many More Amenities!

Inclusions:

All Light Fixtures, All Window Coverings, Refrigerator & Stove, Built-In Dishwasher, Washer & Dryer, Automatic Garage Door Openers & Remote(s)

Rental:

Tankless Water Tank/Heater (\$55.36/month)

Builder Upgrades (\$32,571.00 in Value):

- Upgraded Vanities with Undermount Sinks in All Baths
- Upgraded Waterfall Island (Both Sides) in Kitchen
- Upgraded Silestone/Quartz Countertop in Kitchen
- Upgraded Modena High Gloss Cabinetry in Kitchen
- Upgraded Backsplash in Kitchen
- Upgraded Floor Tile in Foyer & Ensuite Bath
- Oversized Shower with Upgraded Wall Tile & Frameless Glass Door in Ensuite
- Additional Balcony/Deck from Dining Room
- Finished Ground Level with Bedroom/Den & 3pc Bath
- Lennox Air Conditioner Installed
- Frigidaire Appliance Package

Other Updates:

2025: New Pendant Lights in Kitchen (\$1,200.00)
2025: New Ceiling Lights in Great Room (\$1,200.00)
2025: Other Updated Light Fixtures (\$600.00)
2023: Addition of Barn Door (5,340.00)
2023: New Blinds (\$4,500.00)