



Together, For Better !

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## Features & Updates - 1385 Arrowhead Rd., Oakville

### Highlights:

- Outstanding 5 Bedroom & 5 Bath Executive Home on Premium Lot Boasting Rare 3 Car Garage & Over 4,000 Sq.Ft. Above-Ground Finished Living Space PLUS Finished Basement!!
- Spacious Chef's Kitchen Boasts Large Centre Island/Breakfast Bar, Granite Countertops, Top-of-the-Line Viking Stainless Steel Appliances, California Shutters & Bright Breakfast Area with 2-Sided Gas Fireplace & Walk-out to Deck Leading to Patio & Backyard!
- Gorgeous Family Room Features 2-Sided Gas Fireplace & Large Windows (with California Shutters) Overlooking the Backyard.
- Separate Formal Living Room & Formal Dining Room.
- Spacious Private Main Level Office with French Door Entry.
- 2pc Powder Room & Large Laundry Room (with Access to Garage) Complete the Main Level.
- Generous 2nd Level with Skylight & Stunning Stone Feature Wall in Hallway Boasting Open Concept Den/Office Nook, 5 Large Bedrooms & 3 Full Baths.
- Primary Bedroom Suite Features His & Hers Walk-in Closets & Oversized 5pc Ensuite Boasting His & Hers Vanities, Large Soaker Tub & Glass-Enclosed Shower.
- 2nd & 3rd Bedrooms Share 4pc Semi-Ensuite AND 4th & 5th Bedrooms Share 5pc Semi-Ensuite!
- Beautifully Finished Open Concept Basement with Spacious Rec Room with Wet Bar & Gas Fireplace, Plus Games Area, Play Room, 2pc Bath & Ample Storage.
- Large Premium Irregular/Pie-Shaped Lot with Gorgeous, Private Entertainer's Delight Backyard Boasting Large Patio Area, Mature Trees & Lovely Perennial Gardens.
- Convenient In-Ground Sprinkler System.
- Fabulous Location in Desirable Joshua Creek Community Just Minutes from Many Parks & Trails, Top-Rated Schools, Rec Centre, Restaurants, Shopping & Amenities, Plus Easy Highway Access.

### Inclusions:

All Light Fixtures & Ceiling Fans, All California Shutters/Window Coverings, Double Refrigerator, Gas Stove, Built-in Oven, Built-in Microwave/Convection Oven, Built-in Dishwasher, Washer & Dryer, Armoire in 2nd Level Hallway/Den, Hot Water Tank/Heater (Owned), Automatic Garage Door Openers & Remotes

### Updates:

2024: New A/C

### Property Tax:

\$12,526.19 (2024)