



Together, For Better !

一份信任，三份回报！



## Features & Updates - 2580 Andover Rd., Oakville

### Highlights:

- Beautiful 4 Bedroom & 3 Bath Family Home with Finished Basement & Lovely Backyard Pool Oasis in Mature River Oaks Neighbourhood.
- Spacious Kitchen Features Porcelain Tile Flooring, Granite Countertops, Classy Tile Backsplash, Stainless Steel Appliances & Breakfast Area with Built-in Breakfast Bar & Walk-out to Deck.
- Generous Principal Rooms with Crown Moulding & Hardwood Flooring.
- Spacious Family Room with Gas Fireplace & Picture Window Overlooking the Backyard.
- Bright Combined Open Concept Dining Room & Living Room Area.
- 2pc Powder Room & Convenient Main Level Laundry Complete the Main Level.
- 4 Good-Sized Bedrooms on 2nd Level.
- Spacious Primary Bedroom Suite Boasts Walk-in Closet & Stunning 4pc Ensuite with Large Soaker Tub & Glass-Enclosed Shower.
- Lovely Finished Basement Features Open Concept Rec & Games Room with Custom Stone Wet Bar Area!
- Over 3,000 Sq.Ft. of Living Space on 3 Finished Levels.
- Lovely Backyard Retreat on Private Lot with Large Deck, Mature Trees for Ample Privacy, Patio Area & In-Ground Pool with Automated Filtering & Heating!
- Fabulous Location on Quiet, Tree-Lined Street in Mature River Oaks Neighbourhood Just Minutes from Many Parks & Trails, Golf, River Oaks Community Centre, Top Schools (Including White Oaks SS), Shopping & Many More Amenities!

### Inclusions:

All Light Fixtures, All Window Coverings, Refrigerator & Stove, Built-in Dishwasher, Built-in Microwave/Hood Fan, Washer & Dryer, Basement Freezer, Sauna, Central Vacuum System & Attachments (As Is), Garage Refrigerator, 2 Garage Door Openers & Remote(s), Pool Equipment, Pool Robot Cleaner

### Rental:

Hot Water Tank/Heater

### Updates:

2023: New Furnace & A/C

2023: New Flooring in Main Bath

2022: New Washer & Dryer

2022: New Pool Robot

2021: New Front Door

[www.theelite3team.com](http://www.theelite3team.com)

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