



Together, For Better !

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Features & Updates - 1448 Ivy Court, Oakville

Highlights:

- Exceptional 4 Bedroom & 3 Bath Detached Home with Beautiful Backyard Pool Oasis on Private Pie-Shaped Lot on Quiet Court in Mature Falgarwood Community.
- Well-Maintained Home, Lovingly Cared for by Original Owners.
- Stunning Kitchen Features Ample Cabinet & Counter Space, Built-in Desk Area, Granite Countertops, Classy Tile Backsplash, Stainless Steel Appliances & Bright Breakfast Area with Garden Door Walk-out to Patio & Backyard.
- Generous Principal Rooms with Gleaming Hardwood Flooring.
- Bright & Spacious Living Room with Large Window & Formal Dining Room Area.
- Warm & Welcoming Family Room with Brick Fireplace, Built-in Shelves & Large Window Overlooking the Backyard.
- 2pc Powder Room & Convenient Main Floor Laundry with Side Door Walk-out & Access to Garage Complete the Main Level.
- 4 Good-Sized Bedrooms on 2nd Level.
- Primary Bedroom Suite Boasts Walk-in Closet & 3pc Ensuite with Heated Flooring & Large Shower.
- Unspoiled Basement Awaits Your Design Ideas & Finishing Touches!
- Stunning Private Backyard Oasis on Large Pie-Shaped Lot Boasting Mature Trees, Gorgeous Perennial Gardens, Extensive Multi-Level Patio, Pergola & In-Ground Pool with ClearBlue Ionizer Systems & Solar Pool Heating!
- Side Yard Patio with Convenient Natural Gas BBQ Connection.
- Fabulous Location on Beautiful, Quiet Court in Mature Falgarwood Neighbourhood Just Minutes from Top Schools, Community Centre, Parks & Trails, Shopping & Restaurants, Highway Access & More!

Inclusions:

All Light Fixtures, All Window Coverings, Refrigerator & Stove, Built-in Dishwasher, Built-in Microwave/Hood Fan, Washer & Dryer, Central Vacuum System & Attachments, 2 Garage Door Openers & Remotes, All Pool Equipment

Rental:

Hot Water Tank/Heater

Updates:

2024: New Pool Pump

2021: New Roller Cover (Summer) & Hard Cover (Winter)

2019: New Pool Filter

2016: New Lennox Furnace

2016: Updated Hardwood Flooring on Main Level

2016: Updated Powder Room

2016: Updated Kitchen

2015: New Pool Liner (20 Year Life Span)

2015: Updated Shingles (Lifetime 50 Year Shingles)

2015: New Eavestroughs

www.theelite3team.com

Office: 1660 North Service Rd E, Unit 103, Oakville. On L6H 7G3

905-270-3333

RealOne
Realty Inc., Brokerage
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