



Together, For Better !

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Features & Updates - 403 Glenashton Dr., Oakville

Highlights:

- Convenient Double Door Enclosed Porch Entry Leads to This Spacious 4 Bedroom & 4 Bath Home Backing onto Trail in Prime Wedgewood Creek Location!
- Stunning Updated Kitchen Boasts Centre Island with Breakfast Bar, Granite Countertops, Marble Backsplash, Stainless Steel Appliances & Bright Breakfast Area with Additional Cabinetry & Walk-out to Deck & Yard.
- Spacious Family Room with Crown Moulding, Fireplace & Large Window Overlooking the Backyard.
- Formal Combined Dining Room & Living Room with Hardwood Flooring, Crown Moulding, French Doors & Bay Window.
- Generous Private Main Level Office.
- Updated 2pc Powder Room & Convenient Main Floor Laundry with Side Door Walk-out & Access to Garage Complete the Main Level.
- Bright & Airy 2nd Level Boasts Cozy Reading Nook & 4 Generous Bedrooms.
- Double Door Entry to Primary Bedroom Suite with Walk-in Closet Plus 2nd Closet & Newly Updated 5pc Ensuite with Double Vanity, Freestanding Soaker Tub & Glass-Enclosed Shower.
- Classy 4pc Main Bath with Double Vanity & Large Shower.
- Finished Basement with Updated Vinyl Flooring Features Spacious Open Concept Rec Room with Woodstove, Plus 2nd Kitchen & Dining Area, Den/Office Space (Would Make Excellent 5th Bedroom!) & Full 4pc Bath!
- 3,144 Sq.Ft. Above-Ground Living Space PLUS 1,614 Sq.Ft. in the Finished Basement!!
- Private Fenced Backyard with Pergola-Covered Deck, Storage Shed & Patio Area, Backing onto Greenspace/Trail Leading to Extensive Trail System & Parks.
- Prime Wedgewood Creek Location Just Steps from Parks & Trails, Top-Rated Schools, Rec Centre, and the Uptown Core with Restaurants, Shopping & Many Amenities... Plus Quick Access to Highways, Sheridan College, Oakville Place & More!

Inclusions:

All Light Fixtures, All Window Coverings, Refrigerator, Built-in Gas Stove Top, Built-in Oven, Built-in Microwave/Convection Oven, Built-in Dishwasher, Beverage Fridge, Basement Refrigerator (As Is) & Stove, Central Vacuum System & Attachments (As Is), Garage Door Opener

Rental:

Hot Water Tank/Heater

Updates:

2025: Updated Engineered Flooring on Main & 2nd Levels

2025: Updated Ensuite (Walls, Flooring, Tub & Shower)

2025: Updated Powder Room (Walls & Vanity)

2025: Updated Kitchen

2025: Freshly Painted Main Level, Bedrooms (Except 1) & Basement

2025: Freshly Painted Interior Doors & Window Trim

2025: Refinished Front Door & Storm Door

2025: Updated Vinyl Flooring in Basement

2025: Upgraded Light Fixtures

2025: Refinished Deck

2022: Updated Shingles

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