



Together, For Better !

一份信任，三份回报！



Features & Updates - 73 Viva Gardens, Oakville

Highlights:

- Impressive, Nearly New 5 Bedroom & 5 Bath Executive Home with 3,430 Sq.Ft. of Above-Ground Living Space with Spacious Rooms & Upgraded Finishes!
- Stunning & Spacious Kitchen Boasts Porcelain Tile Flooring, Sleek Modern Cabinetry, Huge Centre Island/Breakfast Bar, Upgraded Quartz Countertops, Classy Tile Backsplash, Stainless Steel Appliances, Large Walk-in Pantry & Generous Breakfast Area with Large Windows & Walk-Out to Backyard.
- Bright & Beautiful Family Room with Pot Lights, Large Windows & 2-Sided Gas Fireplace.
- Impressive Formal Dining or Living Room with 2-Sided Gas Fireplace.
- Separate Formal Living Room (or Office) with Pot Lights & Large Front Window.
- 2pc Powder Room & Convenient Mud Room Area with Access to Garage Complete the Main Level.
- Spacious 2nd Level with 5 Large Bedrooms, 4 Full Baths, Double Linen Closet & Generous Laundry Room!
- Lovely Primary Bedroom Boasts Walk-in Closet & Luxurious 5pc Ensuite with Double Vanity, Freestanding Soaker Tub & Oversized Glass Shower.
- 2nd Bedroom Features Bay Window, Walk-in Closet & Private 3pc Ensuite.
- 3rd Bedroom Also Features Its Own Private (4pc) Ensuite.
- 4th & 5th Bedrooms Share 5pc Semi-Ensuite.
- All Bathrooms Have Upgraded Quartz Countertops with Undermount Sinks!
- Custom California Shutters on All Windows Through Main & 2nd Levels.
- Convenient In-Law Potential with Side Door Access Leading to Additional Living Space in the Open, Unspoiled Basement Awaiting Your Design Ideas!
- 10' Ceilings on Main Level / 9' Ceilings on 2nd Level & Unfinished Basement.
- Fabulously Located in Newer Glenorchy Subdivision Just Minutes from Parks & Trails, Top-Rated Schools, Shopping, Restaurants, Hospital, Sports Complex, Highway Access & Many More Amenities!

Inclusions:

All Light Fixtures, All Custom California Shutters/Window Coverings, Refrigerator & Stove, Built-in Dishwasher, Washer & Dryer, 2 Garage Door Openers & Remote(s)

Rental:

Hot Water Tank/Heater

Updates:

2025: Upgraded Light Fixtures, Chandeliers & Pot Lights

2023: Upgraded Quartz Countertops in Kitchen & Bathrooms

2023: Upgraded Undermount Sinks in Kitchen & Bathrooms

2023: Upgraded Porcelain Tile Flooring in Kitchen

2023: Custom California Shutters on All Windows Through Main & 2nd Levels