



Together, For Better !

一份信任，三份回報！



Features & Updates - 2336 Thruxton Dr., Oakville

Highlights:

- Spectacular 4 Bedroom & 5 Bath Fernbrook Home Boasting Over 3,000 Sq.Ft. Above-Ground Finished Living Space PLUS Finished Basement... and a Beautiful, Private Backyard Oasis!!
- Gorgeous Curb Appeal with Stone & Stucco Exterior, Interlocking Driveway, Stone Steps, Elegant Porch & Lovely Garden.
- Gracious Double Door Entry Leads to Bright 2-Storey Foyer with Large Windows.
- Stunning Gourmet Kitchen Boasts Custom Wood Cabinetry, Centre Island, Granite Countertops, Lovely Tile Backsplash & Bright Breakfast Area with Garden Door Walk-Out to Patio & Private Backyard!
- Gorgeous Family Room Features Beautiful Built-in Shelving/Entertainment Unit with Gas Fireplace.
- Separate Formal Living Room & Dining Room.
- Modern 2pc Powder Room & Beautifully Finished Laundry Room (with Access to Garage) Complete the Main Level.
- Hardwood Staircase Leads up to Generous 2nd Level with 4 Large Bedrooms & 3 Full Baths.
- Primary Bedroom Suite Boasts Walk-in Closet & Luxurious 5pc Ensuite with Carrara Tile Flooring, Floating Double Vanity, Freestanding Soaker Tub & Huge Glass-Enclosed Shower.
- 2nd & 3rd Bedrooms Share 5pc Semi-Ensuite AND 4th Bedroom Boasts Semi-Ensuite Access to 4pc Main Bath!
- Beautifully Finished Basement with Open Concept Rec/Entertainment/Games Room with Stunning Slate Feature Wall with Built-in Gas Fireplace, Plus Bar Area, Office, 3pc Bath & Ample Storage.
- Gorgeous, Private Entertainer's Delight Backyard Boasts Extensive Patio Area, Mature Trees, Gazebo, Hot Tub & Large Garden Shed.
- 2 Car Garage is Pre-Wired for EV Charger!
- 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, All California Shutters/Window Coverings, Refrigerator & Gas Stove, Built-in Dishwasher, Water Purification System, Washer & Dryer, 2 Garage Door Openers

Rentals:

Hot Water Tank/Heater (Approx. \$40 +HST/Month), Water Softener (Reliance - Approx. \$25 +HST/Month), Home Security Sensors (Telus - Approx. \$40 +HST/Month)

Updates:

2022: Added Office & 3pc Bath in Basement

2021: New GAF Shingles (Lifetime Limited Warranty)

2019: New High-Efficiency Furnace & A/C

2019: Updated Hardwood in Bedrooms

2019: New Thermacore Garage Doors

2019: New Gas Stove, Dishwasher, Washer & Dryer

2018: Updated 2nd Level Baths, Powder Room & Laundry Room

www.theelite3team.com

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

905-270-3333

RealOne
Realty Inc., Brokerage
天合地產