



Together, For Better !

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## Features & Updates - 1342 Kestell Blvd., Oakville

### Highlights:

- Stunning 4+2 Bedroom & 6 Bath Executive Home Featuring Finished Basement Suite with Separate Entrance in Prestigious Joshua Creek!
- Bright & Beautiful Gourmet Kitchen Boasts Large Centre Island with Breakfast Bar, Granite Countertops, Tile Backsplash, Stainless Steel Appliances & Bright Breakfast Area with Sizeable Windows & Walk-Out to Large Deck Overlooking the Backyard!
- Gracious 2-Storey Family Room Featuring Vaulted Ceiling, Ample Large Windows & Gas Fireplace.
- Open Formal Dining Room & Formal Living Room, Plus Private Office with Double French Door Entry.
- Modern 2pc Powder Room & Convenient Laundry (with Access to Garage) Complete the Main Level.
- Stunning Hardwood Staircase with Wrought Iron Railings Leads up to 2nd Level with Lovely Loft Study Area with Garden Door Walk-Out to Balcony & 4 Generous Bedrooms - Each with Their Own Ensuite!
- Double Door Entry to Spacious Primary Suite with Walk-in Closet & Luxurious 5pc Ensuite Featuring Double Vanity, Soaker Tub & Huge Glass-Enclosed Shower.
- California Shutters in All Bedrooms.
- 9' Ceilings on Main Level & 8' Ceilings on 2nd Level.
- Beautifully Finished Basement with Separate Entrance Boasts Vast Open Concept Rec Room & Kitchen with Walk-Out to Patio, Plus 2 Good-Sized Bedrooms, 3pc Bath with Large, Glass-Enclosed Shower, Separate Laundry Room & Ample Storage!
- Hardwood Flooring Through All 3 Levels!
- 3,752 Sq.Ft. of Above-Ground Living Space Plus an Additional 1,858 Sq.Ft. in the Finished Walk-Out Basement!
- Convenient Interlock Walkway & Steps Leads to Back/Basement Entrance & Private, Fenced Backyard Featuring Large 2-Level Deck, Patio Area, Pergola & More!
- 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, Central Vacuum System & Attachments, Basement Refrigerator & Stove, Basement Washer & Dryer, Water Softener (Functional But Currently Disconnected), 2 Garage Door Openers & Remotes

### Rental:

Hot Water Tank/Heater

### Updates:

2025: Updated 2nd & 3rd Bedroom Ensuite  
2025: New Furnace & A/C  
2025: New Garage Doors  
2025: Updated Light Fixtures  
2025: Smoothed Ceilings & Freshly Painted  
2022: Updated Shingles

2020: New Washer & Dryer  
2019: Backyard Patio  
2019: New Front Door  
2019: New Water Softener  
2018: Finished Basement  
2016: Hardwood Flooring (All 3 Levels)

**\*\* Seller & Listing Agent/Brokerage Do Not Warrant the Retrofit Status of the Basement Apartment\*\***

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

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