



Together, For Better !

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Features & Updates - 1507 Arrowhead Rd., Oakville

Highlights:

- Spectacular 5 Bedroom & 4 Bath Executive Home Boasting 3,760 Sq.Ft. Above-Ground Finished Living Space... and a Beautiful Salt Water Pool/Backyard Oasis!!
- Gorgeous Curb Appeal with Interlocking Stone Walkway, Stone Steps, Elegant Porch & Lovely Front Garden.
- Gracious Double Door Entry Leads to Open 2-Storey Entry with Hardwood Staircase with Wrought Iron Railings.
- Stunning Gourmet Kitchen Boasts Maple Cabinetry, Centre Island with Breakfast Bar, Granite Countertops, Stainless Steel Appliances & Bright Open Concept Breakfast Area with Walk-Out to Patio, Pool & Backyard!
- Gorgeous Family Room Features Bow Window Overlooking the Backyard Oasis.
- Sunken Formal Living Room with Stunning Custom Gas Fireplace.
- Spacious Formal Dining Room with Bow Window & Coffered Ceiling.
- Generous Private Office/Den with French Door Entry.
- Modern 2pc Powder Room & Finished Laundry Room (with Ample Storage & Access to Garage) Complete the Main Level.
- Generous 2nd Level with 5 Large Bedrooms (with Brazilian Cherry Hardwood Flooring), 3 Full Baths & Convenient Walk-in Linen Closet.
- Double Door Entry to Oversized Primary Bedroom Suite Boasting His & Hers Walk-in Closets & Luxurious 5pc Ensuite with Double Vanity, Soaker Tub & Large Glass-Enclosed Shower.
- 3rd Bedroom Features Its Own Private 4pc Ensuite!
- Convenient Custom California Shutters in Most Rooms!
- Open, Unspoiled Basement with an Additional 1,788 Sq.Ft. of Living Space Awaits Your Design Ideas & Finishing Touches.
- Spectacular Backyard Oasis Boasting In-Ground Salt Water Pool with 3 Waterfall Features, Plus Patio Area & Cabana!!
- 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 & Ceiling Fans, All Window Coverings/California Shutters, Mirror & Cabinet at Front Entrance, All Bathroom Mirrors, Refrigerator, Built-in Stove Top, Built-in Double Oven, Built-in Dishwasher, Washer & Dryer, 2 Pantry Cabinets in Laundry Room, Central Vacuum System & Attachments, 2 Garage Door Openers & Remotes, All Pool Equipment (As Is)

Rental:

Hot Water Tank/Heater

Upgrades:

2022: Updated Pool Equipment - Including Heater, Variable Programmable Pump, Sand Filter & Salt Generator

2021: Updated Shingles

2019: New A/C

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