



Together, For Better !

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## Features & Updates - 2082 Laurelwood Dr., Oakville

### Highlights:

- PRIDE of OWNERSHIP is Evident in This Meticulous, Well-Loved & Well-Maintained Family Home Boasting 4 Bedrooms, 3 Baths & Almost 2,900 Sq.Ft. Above-Ground Living Space Plus Partially Finished Basement, Nicely Nestled in Mature Wedgewood Creek Neighbourhood.
- Stunning Front Garden with Well-Manicured Trees, Shrubs & Perennials, Plus Flagstone Walkway & Front Porch.
- Family-Sized Kitchen Boasts Ample Cabinet & Counter Space, Granite Countertops, Ceramic Backsplash & Bright Breakfast Area with Large Windows Overlooking the Backyard!
- Spacious Principal Rooms with Hardwood Flooring & Crown Moulding.
- Bright & Beautiful Family Room with Gas Fireplace & Walk-Out to Deck.
- Formal Dining Room & Living Room Area, Plus Private, Generously Sized Office/Den.
- 2pc Powder Room, Large Mud/Laundry Room (with Side Door Walk-Out) & Garage Access Complete the Main Level.
- Welcoming Entry with Hardwood Staircase Leads up to 2nd Level with Cozy Sitting Area/Reading Nook & 4 Generous Bedrooms.
- Large Primary Bedroom with Walk-in Closet & 4pc Ensuite Boasting Soaker Tub & Separate Shower.
- Great Additional Space in the Partially Finished Basement Awaiting Your Design Ideas & Finishing Touches!
- Private, Fully-Fenced Backyard Features Large Deck, Fruit Trees, and Vegetable & Perennial Gardens.
- Fantastic Wedgewood Creek Location Just Minutes from Many Parks & Trails, Sheridan College Campus, Oakville Place, Highway Access & Oakville's Thriving Uptown Core with Shopping, Restaurants & Many More Amenities!

### Inclusions:

All Light Fixtures, All Window Coverings/California Shutters, Refrigerator & Stove, Built-in Dishwasher, Washer & Dryer, Basement Refrigerator, Garage Door Opener & 2 Remotes

### Rental:

Hot Water Tank/Heater

### Updates:

Approx. 2015: New Windows

2015: New California Shutters

(Upper Level Sitting Area, Kitchen, Family Room & Office)

Approx. 2013: Updated Shingles

2013: New Patio Door

2012: New Furnace & A/C