



Together, For Better !

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Features & Updates - 475 George Ryan Ave., Oakville

Highlights:

- Fabulous 4 Bedroom & 3 Bath Semi-Detached Home in Thriving Joshua Meadows Neighbourhood Just Steps from Many Amenities!
- Beautiful Brick & Stone Exterior.
- Lovely Front Garden, Patio Area & Stone Steps Lead to Covered Porch with Gracious Double Door Entry.
- Spacious Kitchen Boasts Quartz Countertops with Breakfast Bar, Classy Tile Backsplash, Stainless Steel Appliances & Bright Breakfast Area with Walk-Out to Patio & Backyard.
- Beautiful Open Concept Living & Dining Room Area with Brand New Engineered Hardwood Flooring, Gas Fireplace & Large Window.
- Convenient Main Level Laundry with Access to Garage & 2pc Powder Room Complete the Main Level.
- 4 Bedrooms, 2 Full Baths & Large Linen Closet on 2nd Level.
- Generous Primary Bedroom Features Walk-in Closet & 4pc Ensuite with Soaker Tub & Separate Shower.
- 9' Ceilings on Main Level / 8' on 2nd Level.
- 2,102 Sq.Ft. of Above-Ground Living Space Plus Unspoiled Basement Awaiting Your Design Ideas & Finishing Touches.
- Interlocking Stone Walkway Leads to Lovely Fully-Fenced Backyard Boasting Large Patio Area & Perennial Garden.
- Fabulous Location in Oakville's Growing Joshua Meadows Community within Walking Distance to William Rose Park with Tennis & Pickleball Courts, Baseball Diamond, Splash Pad Area & More, Top-Rated Schools, Parks & Trails, and the Uptown Core with Shopping, Restaurants & Many More Amenities... Plus Quick & Convenient Access to Public Transit & Highways 401, 407 & 403/QEW!

Inclusions:

All Light Fixtures, All Window Coverings, Refrigerator & Stove, Built-in Dishwasher, Washer & Dryer, Central Vacuum System & Attachments, Garage Door Opener & Remote

Rental:

Hot Water Tank/Heater - Reliance Home Comfort (\$32.40 + HST/month)

Updates:

September 2025: Updated Engineered Hardwood Flooring in Living & Dining Room

2018 Builder Upgrades:

- Kitchen Countertops
- 2 Bathroom Countertops (Main Bath & Ensuite)
- 2nd Level Flooring