



Together, For Better !

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Features & Updates - 2333 Presquile Dr., Oakville

Highlights:

- This Spectacular 3+2 Bedroom & 4 Bath Executive Home Boasts Nearly 3,000 Sq.Ft. Above-Ground Living Space PLUS Bright & Airy Finished Walk-Out Basement!!
- Generous Kitchen Boasts Ample Cabinet Space, Granite Countertops, Stainless Steel Appliances & Bright Breakfast Area with 2-Sided Gas Fireplace & Garden Door Walk-Out to Deck Leading to Backyard!
- Gorgeous Combined Dining & Family Room Features Vaulted Ceiling, 2-Sided Gas Fireplace & Large Windows Overlooking the Backyard.
- Open Living Room Area with an Abundance of Windows & Vaulted Ceiling!
- Convenient Main Level Primary Suite with Bow Window, Walk-in Closet & 5pc Ensuite with Double Vanity, Soaker Tub & Separate Shower.
- 2pc Powder Room & Convenient Main Level Laundry Room (with Access to Garage) Complete the Main Level.
- Upper Level Features Lovely Loft Area (Office, Den, etc.) Overlooking the Main Level, 2 Generously Sized Bedrooms & 4pc Semi-Ensuite Bath!
- Fantastic In-Law Suite Potential in the Beautifully Finished Walk-Out Basement Boasting Open Concept Rec Room with Above-Ground Windows & Walk-Out, Plus 2 Large Additional Bedrooms, 4pc Bath & Ample Storage.
- Convenient California Shutters Throughout.
- 2,904 Sq.ft. (per MPAC) Plus an Additional 1,718 Sq.Ft. of Finished Living Space in the Walk-Out Basement.
- Well-Maintained Concrete Driveway & Walkway Leading to Beautiful Backyard Boasting Patio Area, Garden Shed & Lovely Perennial Gardens.
- Fabulous Location in Desirable Joshua Creek Community Just Minutes from Many Parks & Trails, Top-Rated Schools (Just Steps from Joshua Creek PS!), Rec Centre, Restaurants, Shopping & Amenities, Plus Easy Highway Access.

Inclusions:

All Light Fixtures, All California Shutters/Window Coverings, Refrigerator & Stove, Built-in Dishwasher, Washer & Dryer, Central Vacuum System & Attachments, 2 Garage Door Openers & Remote(s), Garden Shed

Rental:

Hot Water Tank/Heater (Reliance Home Comfort)

Updates:

2022: New Refrigerator, Stove & Dishwasher

2022: Updated Kitchen Countertops

2022: New Hardwood Flooring in Primary Bedroom

2022: New Deck with Stairs to the Backyard

2022: Updated Countertops, Sinks & Vanity Lighting in Ensuite Bath