



Together, For Better !

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Features & Updates - 463 Grindstone Trail, Oakville

Highlights:

- Stunning 4+1 Bedroom & 5 Bath Detached Home with Beautifully Finished Basement in Thriving Joshua Meadows Community!
- Beautiful Stone & Stucco Facade with Interlocking Stone Patio Area & Covered Front Porch Leading to Stunning 2-Storey Foyer.
- Spectacular Custom Eat-in Kitchen Boasts Modern Cabinetry, Quartz Countertops & Backsplash, Stainless Steel Appliances & Walk-Out to Patio & Backyard.
- Well-Appointed Principal Rooms with Hardwood Flooring.
- Bright & Beautiful Family Room with Gas Fireplace, Pot Lights & Oversized Window Overlooking the Backyard.
- Open Concept Dining/Living Room Area with Pot Lights & Large Windows.
- Private Office (or Formal Dining Room) with French Door Entry.
- Stylish 2pc Powder Room Completes the Main Level.
- 4 Bedrooms, 3 Full Baths & Convenient Upper Level Laundry Room on 2nd Level.
- Double Door Entry to Generous Primary Bedroom Featuring Walk-in Closet & 5pc Ensuite with Double Vanity, Soaker Tub, Oversized Glass-Enclosed Shower & Private Water Closet.
- 2nd Bedroom Boasts Its Own 4pc Ensuite, and 3rd & 4th Bedrooms Share 4pc Semi-Ensuite!
- 9' Ceilings on Main Level / 8' on 2nd Level.
- Beautifully Finished Basement with Vinyl Flooring Boasts Open Concept Rec Room with Modern Kitchenette, Plus Generous 5th Bedroom, 3pc Bath & Ample Storage.
- 2,705 Sq.Ft. of Above-Ground Living Space Plus Finished Basement!
- Low-Maintenance, Fully-Fenced Backyard with Large Interlocking Stone Patio Area.
- 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, Public Transit, and the Uptown Core with Shopping, Restaurants & Many More Amenities... Plus Quick & Convenient Highway Access!

Inclusions:

All Light Fixtures (Foyer Chandelier in "As Is" Condition), All Window Coverings, Refrigerator, Built-in Gas Stove Top, Built-in Wall Oven, Built-in Dishwasher, Washer & Dryer, Garage Door Opener & Remote

Exclusions:

Bar Fridge in Basement, Refrigerator in Garage

Rental:

Hot Water Tank/Heater

Updates:

2021: Finished Basement

2021: Upgraded Bathrooms to Quartz Countertops

2021: Interlocking Stone Patio in Front & Backyard