



Features - 3159 William Rose Way, Oakville

Highlights:

- Breathtaking 4 Bedroom & 4 Bath Home with Over 3,600 Sq.Ft. in Oakville's Thriving Joshua Meadows Community!
- Striking Stone & Stucco Facade with Large Front Patio Area (Ideal for Extra Parking Space!) & Covered Porch Entry.
- Stunning Kitchen Boasts Upgraded Cabinetry, Centre Island with Breakfast Bar, Granite Countertops, Classy Backsplash, Stainless Steel Appliances & Spacious Breakfast Area with Walk-Out to Patio Area & Backyard.
- Generous Principal Rooms with 10' Ceilings & Dark Maple Hardwood Flooring.
- Spectacular Family Room with Custom Waffle Ceiling, Beautiful Wall Mouldings & Gas Fireplace.
- Formal Dining Room with Coffered Ceiling, Crown Moulding & 3 Colour-Controlled Chandelier.
- Formal Living Room with Coffered Ceiling & Elegant Crown Moulding.
- Private Main Level Office with Coffered Ceiling & Large Window.
- 2pc Powder Room with Modern Slat Natural Fluted Wall Panels & LED Lighted Mirror.
- Convenient Garage Access Completes the Main Level.
- Built-in Speakers Through Kitchen, Dining Room, Family Room & Upper Hallway.
- Beautiful Wall Mouldings Through Main Hallway, Stairwell & 2nd Level Hallway.
- Pot Lights Through Main Level, 2nd Level Hallway, Primary Bedroom & Ensuite.
- Impressive Oak Staircase Leads to Spacious 2nd Level with 9' Ceilings Featuring 4 Large Bedrooms with New Hardwood Flooring, 3 Full Baths, Walk-in Linen Closet & Convenient 2nd Level Laundry Room.
- Classy Double Door Entry to Beautiful Primary Bedroom Suite Boasting Elegant Crown Moulding, His & Hers Walk-in Closets & Luxurious 5pc Ensuite with Linen Closet, Double Vanity, Freestanding Soaker Tub, Oversized Shower & Private Water Closet.
- 2nd Bedroom Features Walk-in Closet & 4pc Ensuite.
- 3rd & 4th Bedrooms Share Access to 4pc Semi-Ensuite!
- Great Space with 3,623 Sq.Ft. of Finished Living Space & an Additional 1,600+ Sq.Ft. Available in the Open, Unspoiled Basement (with 8.5' Ceiling) Awaiting Your Design Ideas & Finishing Touches!
- Oversized Pie-Shaped (65' at Rear) & Fully-Fenced Backyard Boasts Professionally Installed Patio Area & Plenty of Space for Entertaining & Play!
- Conveniently Located in Lovely Joshua Meadows Neighbourhood Just Steps from William Rose Park & Buttonbush Woods Park/Trail and Just Minutes from Top-Rated Schools, Parks & Trails, Public Transit & the Uptown Core with Shopping, Restaurants & Many More Amenities... Plus Quick & Convenient Highway Access!

Inclusions:

All Light Fixtures, All Window Coverings, Refrigerator & Gas Stove, Built-in Dishwasher, Washer & Dryer

Rental:

Hot Water Tank/Heater



Together, For Better !

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Upgrades & Updates - 3159 William Rose Way, Oakville

2017:

- Premium Lot
- Architectural Model Upgrade
- Upgraded 10' Ceilings on Main Level & 9' on 2nd Level

2018:

- Upgraded Primary Ensuite Bath
- Structural Upgrade Through Kitchen & Family Room
- Upgraded Coffered Ceilings in Living Room, Dining Room & Office
- Upgraded Oak Staircase
- Upgraded Tile Flooring
- Upgraded Trim
- Upgraded Maple Cabinetry in Kitchen
- Oversized Basement Windows
- Upgraded 200 Amp Electrical
- Installed Security System & Rough-in Speakers

2023:

- Widened Driveway with Added Front Patio Area
- Backyard Garden, Patio Area & Landscaping

2024:

- Updated Light Fixtures
- New 3 Colour Controlled Chandelier in Formal Dining Room
- Added Pot Lights (Main Level, 2nd Level Hallway, Primary Bedroom & Ensuite)
- Custom Waffle Ceiling in Family Room
- Crown Moulding (Main Level Hallway & Principal Rooms, Primary Bedroom)
- Wall Mouldings Through Family Room, Main Hallway, Stairwell & 2nd Level Hallway.
- Modern Slat Natural Fluted Wall Panels & LED Lighted Mirror in Powder Room
- Updated Primary Ensuite Shower

2025:

- New Hardwood Flooring in Bedrooms