



Together, For Better !

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## Features & Updates ~ 225 Fowley Dr., Oakville

### Highlights:

- Stunning & Spacious 3+1 Bedroom & 4 Bath Freehold Townhouse Backing onto Ravine in Desirable Glenorchy Location with Beautifully Finished Walk-Out Basement!
- Impressive Open Concept Main Level with High End Laminate Flooring.
- Spacious Kitchen Boasts Modern Gloss Cabinetry, Large Centre Island with Breakfast Bar, Granite Countertops, Subway Tile Backsplash & Stainless Steel Appliances.
- Bright Dining/Breakfast Area with Large Window.
- Spacious Living Room with Walk-Out to Open Balcony Overlooking the Ravine!
- Direct Access to Built-in Garage & Modern 2pc Powder Room Complete the Main Level.
- 2nd Level with High End Laminate Flooring Boasts 3 Generously Sized Bedrooms, 2 Full Baths, Oversized Linen Closet & Convenient Upper Level Laundry Closet.
- Spacious Primary Bedroom Features Large Window Overlooking the Ravine, Plus Walk-in Closet & 3pc Ensuite with Large Vanity & Stunning Shower.
- Bright & Airy Finished Walk-Out Basement with Full 9' Ceiling Boasts Spacious Rec Room with Walk-Out to Backyard/Patio, Plus 4th Bedroom, 4pc Bath & Large Storage Area.
- Smooth 9' Ceilings on All 3 Levels.
- Over 2,500 Sq.Ft. of Finished Living Space on 3 Full Levels!
- Built-in Garage & Extended Driveway with Parking for 2 Additional Vehicles.
- Lovely Private Backyard/Patio Area Backing onto Trail & Ravine.
- Desirable Glenorchy Neighbourhood Just Minutes from Parks & Trails, Top-Rated Schools, Hospital & Oakville's Thriving Uptown Core with Shopping, Restaurants & Many Amenities!

### Inclusions:

All Light Fixtures, All Window Coverings, Refrigerator & Stove, Built-in Dishwasher, Washer & Dryer, 2 Security Cameras & Doorbell, Tankless Water Heater (Owned)

### Updates:

- 2025: New Interlocking Patio at Back & Front
- 2025: New Back Fencing
- 2025: Extended Driveway
- 2025: New Washer & Dryer
- 2025: New Dishwasher