



Together, For Better !

一份信任，三份回报！



## Features & Updates ~ 1247 Agram Dr., Oakville

### Highlights:

- Spacious, Well-Maintained 3 Bedroom & 4 Bath Freehold Townhome in Joshua Creek with 2,029 Sq.Ft. of Above-Ground Living Space PLUS Nearly 1,000 Sq.Ft. in the Finished Basement!
- Family-Sized Kitchen Boasts Marble Flooring, Breakfast Bar, Quartz Countertops, Mosaic Backsplash, Stainless Steel Appliances & Bright Open Dining Area.
- Stunning Open Concept Family Room Features Ample Large Windows, Gas Fireplace, Beautiful Built-in Shelving & Garden Door Walk-Out to Concrete Patio & Generous Backyard.
- Lovely Formal Living Room.
- 2pc Powder Room & Access to Garage Complete the Main Level.
- 3 Good-Sized Bedrooms, 2 Full Baths & Convenient Upper Level Laundry Room on 2nd Level.
- Oversized Primary Bedroom Features Large Windows, Window Seat, Generous Walk-in Closet & 5pc Ensuite with Double Vanity, Large Soaker Tub & Separate Shower.
- Smooth 9' Ceilings Through Main Level & 8' Ceilings on 2nd Level.
- California Shutters Through Main & 2nd Levels.
- Bright Finished Basement Boasts Oversized Open Concept Rec/Entertainment Room, Plus Full 3pc Bath & Ample Storage.
- 2 Car Garage Plus Room for 2 Cars in Driveway.
- Direct Access from Garage to Fully-Fenced Backyard with Sprinkler System & Generous Concrete Patio.
- Wonderful Location in Desirable Joshua Creek Just Minutes from Parks & Trails, Top-Rated Schools, Community Centre, Library, Restaurants, Shopping, Highway Access & Many More Amenities!

### Inclusions:

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

### Exclusions:

Small Fridges in Basement

### Rental:

Hot Water Tank/Heater

### Updates:

2023: New Furnace & A/C  
2023: Updated Driveway  
2022: New Garage Door  
2021: New Front Door & Sidelights  
2019: New B/I Shelving in Great Room  
2019: Painted Whole House  
2019: New Sprinkler System in Backyard  
2018: New Shingles  
2017: New Kitchen Countertop, Sink & Faucet  
2017: New Engineered Hardwood Flooring on Main & 2nd Levels  
2017: Updated Bathrooms (Countertops, Sinks, Faucets, Toilets & Fans)

2017: New Stone Around the Fireplace  
2017: Smoothed Ceilings  
2017: New Light Fixtures  
2017: New Staircase Railings  
2017: New Potlights (with Dimmer) on Main Level & Basement