



Together, For Better!

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Features & Updates ~ 1407 Craigleith Rd., Oakville

Highlights:

- Beautiful, Well-Maintained 3 Bedroom & 4 Bath Freehold Townhome in Joshua Creek with 1,972 Sq.Ft. of Above-Ground Living Space PLUS the Finished Basement!
- Double Door Entry to Convenient Enclosed Porch with Exposed Aggregate Flooring.
- Stunning Updated Kitchen Boasts Extending Height Cabinetry, Quartz Countertops & Backsplash, High End Appliances & Bright Open Dining/Breakfast Area.
- Beautiful Open Concept Family Room Features Ample Large Windows, Gas Fireplace & Walk-Out to Covered Patio with Huge Skyview Roof System Complete with Remote-Controlled Ceiling Fan & Blinds/Screens on Each Side!
- Lovely Formal Dining (or Living) Room with Elegant Ceiling Moulding.
- 2pc Powder Room on "In-Between" Level.
- 3 Good-Sized Bedrooms, 2 Full Baths & Convenient Upper Level Laundry Room on 2nd Level.
- Primary Bedroom Features Large Windows, Walk-in Closet + 2nd Closet & 5pc Ensuite with Double Vanity, Large Soaker Tub & Separate Shower.
- 2nd Bedroom with Semi-Ensuite Access to 4pc Main Bath.
- Smooth 9' Ceilings Through Main Level & 8' Ceilings on 2nd Level.
- Finished Basement Boasts Oversized Open Concept Rec Room, Plus Large Wet Bar/ Kitchenette Area, 2pc Bath & Ample Storage.
- Garage Access from Main Level to Amazing 2 Car Garage... Perfect for the Handyman with Epoxy Flooring, an Abundance of Storage Cabinets & Convenient Slat Wall for Easy Tool Storage!
- Direct Access from Garage to Fully-Fenced Backyard.
- Upgraded Electrical with 40Amp EV Charger in Garage.
- 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 Window Coverings, Sub-Zero Refrigerator, Wolf Gas Stove, Built-in Dishwasher, Built-in Microwave, Washer & Dryer, Central Vacuum System & Attachments, Refrigerator & Stove in Basement, Tankless Water Heater (Owned), Garage Door Opener & Remote(s)

Updates:

2024: New Furnace, A/C & Tankless Water Heater
2023: Updated Shingles
2022: New Garage Door
2021: 40 Amp EV Charger & Upgraded Electrical
2020: Skyview Roof System
2019/20: Garage Storage & Slat Wall System
2016: Epoxy Flooring in Garage
2015: Updated Kitchen (Including High End Appliances)
2014: Basement Wet Bar/Kitchenette
2014: Moulding Through Main Level & Bedrooms