



Features & Updates ~ 2511 Felhaber Cres., Oakville

Highlights:

- Beautiful 4+1 Bedroom & 5 Bath Home with Spacious Finished Basement on Quiet Crescent in Beautiful Joshua Creek Neighbourhood.
- Fabulous Curb Appeal with Lovely Gardens & Exposed Aggregate Walkway/Steps Leading to Covered Porch Entry.
- Updated Kitchen Boasts Quartz Countertops & Backsplash, Stainless Steel Appliances & Bright Breakfast Area with Walk-Out to Patio & Private Backyard!
- Warm & Welcoming Family Room Features Gas Fireplace with Custom Stone-Surround, Stone Feature Wall & Large Windows Overlooking the Backyard.
- Spacious Formal Dining Room with Elegant Crystal (Colour-Changing) Chandelier.
- Private Office/Den, Modern 2pc Powder Room & Access to Garage Complete the Main Level.
- Hardwood Staircase Leads to 2nd Level with 4 Generous Bedrooms & 3 Full Baths.
- Lovely Primary Bedroom Suite with Sitting Area, Walk-in Closet & 5pc Ensuite Boasting Double Vanity, Freestanding Soaker Tub & Oversized Glass-Enclosed Shower.
- 2nd Bedroom/Guest Suite Boasts Walk-in Closet & Large 3pc Ensuite!
- California Shutters Through Kitchen, Powder Room, Office & 2nd Level!
- Hardwood Flooring Through Main & 2nd Levels.
- Spacious Finished Basement Features Open Concept Rec/Media Room with Oversized Windows, Plus Large 5th Bedroom, Office (Currently Used as Storage Room), Full 3pc Bath, Finished Laundry Room & Ample Storage.
- 2,894 Sq.Ft. of Above-Ground Living Space Plus the Finished Basement!
- Lovely Fully-Fenced Backyard with Exposed Aggregate Patio Area, Mature Trees & Perennial Gardens!
- Fabulous Location on Quiet Crescent in Desirable Joshua Creek Community Just Minutes from Many Parks & Trails, Top-Rated Schools, Rec Centre, Restaurants, Shopping & Amenities, Plus Quick Highway Access.

Inclusions:

All Light Fixtures, All Window Coverings/California Shutters, Refrigerator & Stove, Built-in Dishwasher, Washer & Dryer, 2nd Clothes Washer, Central Vacuum System & Attachments, Projector & Screen, 2 Garage Door Openers & Remotes

Exclusion:

Chest Freezer in Basement

Rental:

Hot Water Tank/Heater

Updates Since 2019:

- Updated Kitchen (New Countertops, Sink & Faucet, Repainted Cabinets)
- Updated Primary Ensuite
- New Vanity & Countertop in 2nd Bedroom Ensuite
- New Furnace
- New Washer & Dryer
- Upgraded Attic Insulation
- New Interlocking Stone Driveway

2018 Update:

Updated Shingles (per Previous Owner)