



Together, For Better!

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Features & Upgrades ~ 11 - 3256 Charles Fay Pass, Oakville

Highlights:

- Beautiful 4 Bedroom & 4 Bath End Unit Townhouse Overlooking Charles Fay Pond in Thriving Preserve Community!
- Lovely Front Courtyard/Patio Area & Elegant Covered Front Porch Entry.
- Spacious Kitchen Boasts Walk-in Pantry, Upgraded Cabinetry, Granite Countertops, Stainless Steel Appliances & Bright Breakfast Area with Patio Door Walk-Out to Oversized Balcony.
- Generous Open Concept Family Room with Large Window.
- Bright & Spacious Living/Dining Room Boasts Large Windows with Stunning Pond Views!
- 2pc Powder Room Completes the Main Level.
- 3 Good-Sized Bedrooms & 2 Full Baths on 3rd Level.
- Double Door Entry to Primary Bedroom Featuring Walk-in Closet & 4pc Ensuite with Freestanding Soaker Tub & Separate Shower.
- Finished Ground Level Boasts French Door Entry to Wonderful Guest/4th Bedroom Suite with Walk-in Closet & 4pc Semi-Ensuite, Plus Laundry Room with Convenient Access to 2 Car Garage!
- Upgraded Hardwood Flooring & 9' Smooth Ceilings on Ground & Main (2nd) Levels.
- Popular Mattamy Chestnut End Model with 1,952 Sq.Ft. of Above-Ground Living Space on 3 Finished Levels!
- Attached 2 Car Garage with Convenient Back Lane Access.
- Enjoy the Peaceful Sights & Sounds of Nature in the Beautiful Location Overlooking Charles Fay Pond in Oakville's Thriving Preserve Community Just Minutes from Parks & Trails, Schools, Oakville's Stunning Sixteen Mile Sports Complex & Community Centre, Hospital, and the Uptown Core with Shopping, Restaurants & Many More Amenities!

Inclusions:

All Light Fixtures, All Window Coverings, Refrigerator & Stove, Built-in Dishwasher, Built-in Microwave/Hood Fan, Washer & Dryer

Rental:

On Demand Water Heater

Upgrades:

- Upgraded Ensuite Bath with Freestanding Tub, Frameless Glass Shower, Upgraded Faucets & Showerhead, and Designer Grout
- Upgraded Sous Kitchen Layout with Walk-in Pantry
- Upgraded Ground Level Layout with In-Law Suite & 4pc Bath
- Upgraded 8' French Doors on Ground Level
- Upgraded Upper Level Laundry Cabinets
- Upgraded Square Chamfered Pickets on Staircase
- Upgraded Smooth Ceilings on Ground & Main (2nd) Levels
- Upgraded Hardwood Flooring on Ground & Main (2nd) Levels, and 3rd Level Hallway
- Upgraded 36" High Bathroom Cabinets
- Upgraded Garage Door Opener with 2 Remotes
- Rough-in for Natural Gas Line on Balcony
- Rough-in for Central Vacuum
- Upgraded Kitchen Cabinetry & Hardware
- Upgraded Under-Cabinet Valance Lighting in Kitchen
- Upgraded Granite Countertops in Kitchen & 3 Baths
- Professionally Installed Front Patio & Landscaping

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