



## Features & Upgrades ~ 1079 John Laird Circle, Oakville

### Highlights:

- Bright & Spacious 4 Year New 4+1 Bedroom & 5 Bath Home with Stunning Walk-Out Basement on Quiet Crescent in Beautiful Joshua Creek Neighbourhood.
- Stunning Gourmet Kitchen Boasts Espresso Maple Cabinetry with Upgraded Custom Features, Centre Island with Breakfast Bar, Granite Countertops, Stainless Steel Appliances, Convenient Served Area with Bar Sink & Bright Breakfast Area with Walk-Out to Balcony!
- Gorgeous Great Room Features Large Windows & Gas Fireplace.
- Open Concept Formal Dining Room & Separate Formal Living Room.
- Convenient Mud Room (with Ample Storage & Access to Garage) & 2pc Powder Room Complete the Main Level.
- Gracious Dark Oak Staircase with Wrought Iron Pickets Leads to 2nd Level with 4 Generous Bedrooms, 3 Full Baths & Convenient Upper Level Laundry Room.
- Double Door Entry to Spacious Primary Bedroom Suite Featuring Walk-in Closet & Luxurious 5pc Ensuite with Double Vanity, Freestanding Soaker Tub & Large Glass-Enclosed Shower.
- 2nd & 3rd Bedrooms Share Access to Very Functional 4pc Semi-Ensuite (Each with Private Vanity Area) with Upgraded Frameless Glass Shower.
- 4th/Guest Bedroom Boasts Private 3pc Ensuite with Large Frameless Glass Shower.
- Engineered Hardwood Flooring Through Main & 2nd Levels.
- 10' Ceilings on Main Level / 9' Ceilings on 2nd Level & Basement.
- Bright & Beautiful Walk-Out Basement Features Spacious Open Concept Rec Room & Office Area with Large Windows & Walk-Out to Backyard, Plus Good-Sized 5th Bedroom, Full 3pc Bath & Ample Storage!
- Fully-Fenced Backyard is a Blank Canvas for Your Design & Landscaping Ideas!
- 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 Easy Highway Access.

### Inclusions:

All Light Fixtures, All Window Coverings, Refrigerator & Stove, Built-in Dishwasher, Built-in Microwave/Hood Fan, Washer & Dryer, 2 Garage Door Openers & Remotes

### Rental:

Hot Water Tank/Heater

### Upgrades:

- Upgraded Porcelain Tile Flooring in Foyer, Kitchen, Served Area, Mud Room & Powder Room
- Extended Kitchen L-Shaped Layout with Upgraded Cabinetry
- Custom Cabinetry Features (Pull-Out Drawer, Waste Centre Pull-Out, Pie Cut Corner Unit, Crown Moulding) & Upgraded Cabinet Hardware
- Bar Sink in Served Area
- Extended Height (8') Doors on 2nd Level
- Upgraded Floor Tiles & Shower Stall Floor Tiles in 2nd Level Baths
- Upgraded Vertical Shower Systems in 2nd Level Baths
- Upgraded Frameless Glass Walk-in Showers in 2nd Level Baths
- Upgraded Exterior Soffit Pot Lights