



Together, For Better !

一份信任，三份回报！



Features & Updates ~ 7 Hagerman Blvd., Unionville

Highlights:

- Spectacular (Approx.) 50' x 159' Private, South-Facing Lot with Breathtaking Backyard/Pool Oasis & One of the Largest Houses on the Street!!
- Spacious Home with Separate Entrance to Beautiful Basement In-Law Suite**.
- Stunning Kitchen Features Large Centre Island with Breakfast Bar, Marble Countertops, Elegant Tile Backsplash, Stainless Steel Appliances & Beautiful Breakfast Area with Double Skylights, Large Windows & Patio Door Walk-Out to Deck.
- Additional Double Skylights Over Convenient Ground Level Laundry with Walk-Out to Patio.
- Open Concept Dining Room with Floor-to-Ceiling Windows, Combined with Living Room Boasting Oversized Windows Overlooking the Backyard... Plus Open Concept Office Nook!
- Warm & Welcoming Ground Level Family Room with Large Windows & Gas Fireplace.
- 4 Bright & Spacious Bedrooms & 3 Baths on Upper Levels.
- Amazing Primary Bedroom Retreat on 3rd Level Boasts Large Windows, Huge Walk-in Closet & Luxurious 5pc Ensuite Featuring Double Vanity, Soaker/Jet Tub & Oversized Glass-Enclosed Shower... Plus Private Access to Sun-Filled Bonus Room - Great for Nursery, Exercise Area, Office & More!
- Modern 3pc Main Bath with Large Walk-in Shower.
- Beautiful Black Walnut Hand-Scraped Hardwood Flooring Through Main & Upper Levels!
- Separate Entrance to Professionally Finished Basement Featuring 2nd Kitchen, Combined Rec/Dining Room Area, Additional Bedroom, Full 3pc Bath & Separate Laundry Facilities!
- Absolutely Stunning Rear Yard is a Private Oasis with the In-Ground Pool, Patio & Large Deck... and Features Ample Privacy from Neighbours with Privacy Fencing & Mature Trees!
- Fabulous Location in Prestigious Unionville Neighbourhood Just Minutes from Parks & Trails, Golf, Top-Rated Schools (Williams Berczy PS & Unionville HS), Restaurants, Shopping, Highway Access & More!

Inclusions:

All Light Fixtures, All Window Coverings, Refrigerator & Stove, Built-in Dishwasher, Washer & Dryer, Gas Fireplace AS IS, Basement Refrigerator & Stove, Washer & Dryer, Sauna AS IS, Central Vacuum System & Attachments, Garage Door Opener & Remote(s), Pool Equipment, Storage Shed

Rental:

Hot Water Tank/Heater

Updates:

- 2026: New Basement Broadloom
- Approx. 2025: New Furnace
- 2024: New Windows/Skylight in Breakfast Area & Basement Bedroom
- 2024: New Stove (Main Level)
- 2024: Whole Home Freshly Painted
- 2024: New Stair Runner
- 2022: New Basement Washer & Dryer
- Approx. 2022: New Garage Door
- Approx. 2018: New Pool Liner & Heater
- 2017: New A/C
- 2015: Updated Wiring & Plumbing
- 2015: New Black Walnut Handscraped Hardwood Flooring Through Main & Upper Levels
- 2015: Updated Kitchen (Including New Fotile Range Hood)
- 2015: Updated Bathrooms on Upper Levels
- Approx. 2015: Durable, Long-Lasting Clay Tile Roof (Previous Owner)

**** Please Note: Seller & Agent Do Not Warrant the Retrofit Status of Basement ****

www.theelite3team.com

Office: 1660 North Service Rd E, Unit 103, Oakville. On L6H 7G3

905-270-3333

