



Features & Updates ~ 165 Arichat Rd., Oakville

Highlights:

- Stunning 4 Bedroom & 4 Bath Home on Large Lot on Tree-Lined Street in Beautiful Eastlake Neighbourhood!
- Lovely Front Walkway Leads to Beautiful Covered Porch Entry.
- Stunning Kitchen Boasts Ample Modern Dual-Tone Cabinetry (Including Bonus Pantry Cabinets!), Quartz Countertops, Impressive Mosaic Backsplash, Stainless Steel Appliances, Breakfast Bar, Built-in Desk Nook & Walk-Out to Patio!
- Formal Dining Room Leads to Spacious Living Room with Electric Fireplace, Pot Lights & Picture Window.
- Warm & Welcoming Family Room with Pot Lights & Walk-Out to Side Yard Patio!
- Modern 2pc Powder Room Completes the Main Level.
- Updated Crown Moulding & Door Mouldings Through Main Level.
- Convenient Side Door Walk-Out, Plus Convenient Access from Garage to Side Yard Patio Leading to Backyard.
- 4 Good-Sized Bedrooms, 2 Full Baths & 2 Linen Closets on 2nd Level.
- Primary Bedroom Boasts Walk-in Closet & 3pc Ensuite with Updated Vanity.
- Beautiful Shiplap Feature Wall in 4th Bedroom.
- Hardwood Flooring Through Main & 2nd Levels.
- Great Additional Living Space in the Beautifully Finished Basement Featuring Spacious Rec Room with Built-in Closets & Access to "Secret" Storage Room, Plus Fabulous Office/Art Centre Area with Built-in Desks & Storage, Private Flex Space (Currently Gym/Office), Finished Laundry Room with Tons of Storage, and Full 3pc Bath!
- So Many Amazing Storage Options Throughout This Home!
- Large 50' x 100' Lot Boasts Fully-Fenced Yard with Expansive Patio Area & No-Maintenance Artificial Turf... with Bonus Putting Green!!
- Fantastic Eastlake Location on Beautiful Tree-Lined Street in Top School District Just Minutes from Parks & Trails, Rec Centre & Sports Facilities and the Lake... Plus Quick Access to Highways, Public Transit (Just 5 Minute Drive to Clarkson GO for 25 Min. Express Train to Union Station), Shopping & Amenities, and Oakville's Beautiful Lakeshore/Downtown Areas!

Inclusions:

All Light Fixtures, All Window Coverings, Refrigerator & Gas Stove, Built-in Dishwasher, Washer & Dryer, Basement Refrigerator, Garage Door Opener & Remote

Exclusion:

Freezer in Basement Storage Room

Rental:

Hot Water Tank/Heater (Nov. '24)

Updates:

- New Washer & Dryer
- New Vanity in Primary Bedroom
- Exterior Lighting
- Tesla Charger (& Surge Protector Added to Panel)
- Living Room Pot Lights
- Backyard Turf & Putting Green
- Paved Driveway