



Features & Updates ~ 2379 Wasaga Dr., Oakville

Highlights:

- Beautiful, Well-Maintained 3 Bedroom & 4 Bath Freehold Townhome in Joshua Creek with 1,972 Sq.Ft. of Above-Ground Living Space PLUS the Finished WALK-OUT Basement!
- Spacious Kitchen Boasts Modern Cabinetry, Centre Island, Granite Countertops, Stainless Steel Appliances & Bright Open Breakfast Area.
- Beautiful Open Concept Great Room Featuring Ample Large Windows & Walk-Out to Generous Deck!
- Lovely Formal Dining (or Living) Room.
- Modern 2pc Powder Room & Garage Access Complete the Main Level.
- Hardwood Flooring Through Main Level.
- 3 Good-Sized Bedrooms, 2 Full Baths & Convenient Upper Level Laundry Room on 2nd Level.
- Primary Bedroom Features Large Windows, Walk-in Closet Plus 2nd Closet, and 5pc Ensuite with Double Vanity, Soaker Tub & Separate Shower.
- Beautiful Finished Walk-Out Basement Boasts Open Concept Rec Room with Large Window, Pot Lights & Walk-Out to Patio & Backyard, Plus Modern 3pc Bath.
- Fabulous Smart Features Throughout with Smart Lighting, Digital Front Door Lock, Smart Garage Door Opener & NEST Thermostat.
- Direct Access from Garage to Fully-Fenced Backyard with Generous Deck & Large Patio Area.
- Wonderful Location in Desirable Joshua Creek Just Minutes from Parks & Trails, Top-Rated Schools, Community Centre, Library, Restaurants, Shopping, Highway Access & Many More Amenities!

Inclusions:

All Light Fixtures, Window Coverings (Except as Noted), Refrigerator & Stove, Built-in Dishwasher, Microwave, Washer & Dryer, NEST Thermostat, Smart Garage Door Opener & 2 Remotes

Exclusions:

2nd & 3rd Bedroom Curtains

Rentals:

Air Conditioner (Oct. 2022) ~ \$72.99 + HST/Month (Reliance)

Hot Water Tank/Heater ~ \$32 + HST/Month

Updates (Over \$200,000 Value):

2024: New Samsung Front Load Washer & Dryer

2024: Updated Shingles

2021: New Refrigerator

2020: New Samsung Cooking Range/Stove

2020: Powder Room Upgrade

2020: Smart Lighting Installation (Throughout Home)

2020: Smart Front Door Lock

2020: Smart Garage Door Opener

2019: New Garage Door