



1311 Blackburn Dr., Oakville

Highlights:

- Lovely 4 Bedroom & 4 Bath Home with Stunning Backyard Pool Oasis Backing onto Ravine in Prestigious Glen Abbey Community!
- Beautiful Curb Appeal with Lovely Front Walkway & Stunning Gardens.
- Spectacular Gourmet Kitchen Boasts Premium Cabinetry, Large Centre Island with Breakfast Bar, Granite Countertops, Built-in Appliances & Bright Breakfast Area with Ample Windows & Garden Door Walk-Out to Patio & Private Backyard!
- Generous Principal Rooms with Hardwood Flooring & Elegant Crown Moulding.
- Beautiful Family Room Features Fireplace, Large Windows & Double Skylight Flooding the Room with Natural Light!
- Formal Dining Room with Picture Window Overlooking the Backyard Leads to Formal Living Room with Bay Window.
- Private Office, Modern 2pc Powder Room & Convenient Mud Room (with Access to Garage) Complete the Main Level.
- 4 Good-Sized Bedrooms & 2 Full Baths on 2nd Level.
- Oversized Primary Bedroom Suite Boasts Generous Sitting Area, Walk-in Closet & 4pc Ensuite with Soaker Tub & Separate Shower.
- 3pc Main Bath with Large Shower with Built-in Seat.
- Beautiful Finished Basement Features Large Rec Room with Gas Fireplace, Private Office, French Door Entry to Oversized Gym (or Play Room, Media Room, etc.), Full 3pc Bath & Large Laundry Room with Great Storage Options!
- Over 4,700 Sq.Ft. of Living Space with 3,125 Sq.Ft. of Above-Ground Living Space PLUS Over 1,600 Sq.Ft. of Space in the Finished Basement.
- Begin Your Summer in the Stunning, Beautifully Landscaped Backyard Oasis with Saltwater Pool & Whirlpool, Mature Trees & Beautiful Gardens Backing onto Well-Treed, Tranquil Ravine with McCraney Creek & Trails!
- Convenient Location on Quiet Street in Beautiful Glen Abbey Neighbourhood Just Minutes from Many Parks & Trails, Community Centre, Top Schools, Highway Access & Many More Amenities!

Inclusions:

All Light Fixtures, All Window Coverings, Refrigerator, Built-in Gas Stove Top, Built-in Oven, Built-in Microwave, Built-in Dishwasher, Washer & Dryer, Garage Door Opener & Remote(s), Pool Equipment (Pool Heater Not Used/AS IS/Possibly Non-Functioning)

Rentals:

- Hot Water Tank/Heater (Reliance) - \$160.94/3 months (+ HST)
- Reverse Osmosis System (Enercare) - \$29.93/month (+ HST)
- Home Security System (Telus) - \$50.00/month (+ HST)

****Contract Can Be Terminated at Buyer's Discretion**