



Together, For Better!

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## Features & Updates ~ 1443 Bayshire Dr., Oakville

### Highlights:

- Spacious 4+1 Bedroom & 4 Bath Home on Spectacular Ravine Lot Backing onto "The Parkway" in Joshua Creek!
- Double Door Entry to 2-Storey Foyer Leading to Functional Main Level Layout with Engineered Hardwood Flooring.
- Family-Sized Eat-in Kitchen Boasts Bow Window, Ample Cabinetry with Breakfast Bar, and Large Breakfast Area with Patio Door Walk-Out to Oversized Deck Overlooking "The Parkway"!
- Combined Dining Room & Formal Living Room with Bow Window.
- Warm & Welcoming Family Room with Large Windows & Gas Fireplace.
- 2pc Powder Room & Convenient Main Level Laundry (with Side Door Walk-Out & Garage Access) Complete the Main Level.
- 4 Generous Bedrooms & 2 Full Baths on 2nd Level.
- Double Door Entry to Primary Bedroom Boasting Cozy Sitting Area, Walk-in Closet & 5pc Ensuite with Double Vanity, Soaker Tub & Separate Shower.
- Lovely Walk-Out Basement Features Spacious Rec Room with Walk-Out to Patio & Backyard, Plus 5th Bedroom (No Closet), Private Office & 3pc Bath with Glass-Enclosed Shower & Built-in Sauna!
- 3,005 Sq.Ft. Above-Ground Living Space Plus Finished Walk-Out Basement!
- Spectacular Ravine Lot Backing onto "The Parkway" Conservation & Trails with Oversized Deck Leading Down to Private Fenced Backyard with Patio Area & Mature Trees!
- Fabulous Location in Desirable Joshua Creek Community Just Minutes to Parks, Trails, Top Schools, Rec Centre, Restaurants, Shopping & Quick Highway Access.

### Inclusions:

All Light Fixtures, All Window Coverings, Refrigerator & Stove, Built-in Dishwasher, Washer & Dryer, Hot Water Tank/Heater (Owned), 2 Garage Door Openers & Remotes

### Updates:

2026: New Broadloom in 2nd Level Bedrooms  
2023: New Engineered Hardwood Flooring on Main Level  
2021: New Furnace  
2021: Basement Renovation  
2021: Sauna Installed  
2017: 50 Year Fibreglass Shingles