



Features & Updates ~ 1443 Bayshire Dr., Oakville

Highlights:

- Spacious 4+2 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"!
- Formal Dining Room & Bright 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 2nd Kitchen and Walk-Out to Patio & Backyard, Plus Bright & Airy 5th Bedroom (No Closet), Private Office, 6th Bedroom (No Closet), Handy Storage Room with 2nd Laundry Area, and 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 & Gas Stove, Built-in Dishwasher, Washer & Dryer, Basement Refrigerator, Stove & Built-in Dishwasher, Basement Washer & Dryer, Hot Water Tank/Heater (Owned), 1 Garage Door Opener & Remote(s)

Updates:

2026: New Broadloom in 2nd Level Bedrooms

2023: New Engineered Hardwood Flooring on Main Level

2023: New Refrigerator & Stove, Washer & Dryer, Basement Washer & Dryer

2021: New Furnace

2021: Basement Renovation

2021: Sauna Installed

2017: 50 Year Fibreglass Shingles

**** The Seller & Agent Make No Warranties or Representations
RE: the Retrofit Status of the Basement Unit ****