



Together, For Better !

一份信任，三份回报！



Features & Updates ~ 395 March Cres., Oakville

Highlights:

- Spacious 4+1 Bedroom & 4 Bath Home on Spectacular Ravine Lot Backing onto Shannon Creek Trail with Oversized, Private Fenced Backyard Surrounded with Mature Trees!
- Lovely Exposed Aggregate Driveway & Front Porch Leads to Double Door Entry into Bright & Airy Foyer.
- Stunning Kitchen Boasts Modern Cabinetry, Centre Island, Quartz Countertops & Bright Breakfast Area with Patio Door Walk-Out to Oversized Trex Composite Deck Overlooking the Treed Ravine!
- Spacious Dining Room Leads to Formal Sunken Living Room.
- Warm & Welcoming Family Room with Built-in Ceiling Speakers, Lovely Built-in Cabinetry & Gas Fireplace.
- Generous Private Office with Large Window.
- 2pc Powder Room & Convenient Main Level Laundry (with Side Door Walk-Out & Garage Access) Complete the Main Level.
- 4 Good-Sized Bedrooms, Open Concept Den/Sitting Area & 2 Full Baths on 2nd Level.
- Double Door Entry to Oversized Primary Bedroom Boasting Walk-in Closet & 5pc Ensuite with Double Vanity, Soaker Tub & Separate Shower.
- Lovely Walk-Out Basement Features Spacious Rec Room with Gas Fireplace & Garden Door Walk-Out to Patio & Backyard, Plus 5th Bedroom with 4-Person Sauna, Large Utility/Tool Room, 700 Bottle Wine Room, Full 3pc Bath & Ample Storage!
- Great Space with 3,100 Sq.Ft. Above-Ground Plus Over 1,600 Sq.Ft. of Living Space in the Finished Walk-Out Basement!
- Beautiful Ravine Lot Conveniently Located on Quiet Crescent in Mature River Oaks Neighbourhood Just Minutes from Sixteen Mile Sports Complex & Park, Lions Valley Park & Trails, River Oaks Community Centre, Schools, Golf... and Many More Amenities!

Inclusions:

All Light Fixtures, All Window Coverings, Refrigerator & Stove, Built-in Dishwasher, Beverage Fridge, Built-in Microwave/Convection Oven, Washer & Dryer, Basement Freezer, 1 Garage Door Opener (2nd Opener is Inoperable)

Rental:

Hot Water Tank/Heater (Enercare)

Updates:

2025: New Furnace, Humidifier & A/C

2023: Installed Heavy Duty Exhaust Boxes

2021: Whole House Interior Painted

2018: Exposed Aggregate Driveway (Resealed Annually)

2018: Trex Composite Deck

2018: Gutters, Soffits & Downspouts Replaced & New In-Soffit Lights Installed

- with Handy Leafilter Gutter Guards on Back of House

2015: New (Metal on Wood Frame) Windows Throughout

2015: Updated Kitchen (Misani Kitchens)

2015: Installed Built-in Cabinetry in the Family Room

2011: Updated 35 Yr Shingles

www.theelite3team.com

Office: 1660 North Service Rd E, Unit 103, Oakville. On L6H 7G3

905-270-3333

