



Together, For Better !

一份信任，三份回报！



Features & Updates ~ 1418 Gullidge Tr., Oakville

Highlights:

- Lovely 4 Bedroom & 3 Bath Detached Home with Walk-Out Basement Backing onto Trail & Ravine in Desirable West Oak Trails Neighbourhood!
- Family-Sized Kitchen Features Ample Cabinet Space, Granite Countertops, Stainless Steel Appliances & Bright Breakfast Area with Walk-Out to Large Composite Deck with Stunning Views of the Ravine!
- Spacious Family Room with Picture Window Overlooking the Ravine, Leading to Generous Living Room with Gas Fireplace!
- Open Concept Formal Dining Room.
- 2pc Powder Room & Convenient Garage Access Complete the Main Level.
- 4 Good-Sized Bedrooms, 2 Full Baths & Convenient Upper Level Laundry Room on 2nd Level.
- Double Door Entry to Primary Bedroom Featuring Large Walk-in Closet with Extensive Built-in Organizers & 5pc Ensuite with Double Vanity, Large Soaker Tub & Separate Shower.
- 5pc Main Bath with Double Vanity & Combination Tub/Shower.
- Hardwood Flooring Through Main & 2nd Levels.
- Great Potential in the Unspoiled WALK-OUT Basement - Ample Space for Additional Living Space or In-Law Suite... Bring Your Design Ideas!
- 2,400 Sq.Ft. of Above-Ground Living Space Plus Over 1,000 Sq.Ft. in the (Unfinished) Walk-Out Basement!
- Oversized 1 Car Garage with Built-in Organizers Plus 2 Car Driveway.
- Beautiful Backyard with Patio Area Backing onto Taplow Creek Trail & Ravine, Conveniently Located Just Steps to Bloomfield Park with Soccer & Basketball Fields, Tennis Court & Kids Playground.
- Fabulous West Oak Trails Location Just Minutes to Hospital, Parks & Trails, Schools, Shopping & Amenities!

Inclusions:

All Light Fixtures, Refrigerator & Stove, Built-in Dishwasher, Built-in Microwave/Hood Fan, Washer & Dryer, Garage Door Opener

Rental:

Hot Water Tank/Heater

Updates:

Since Purchase in 2021 (Year Unknown): New Composite Deck with Glass Railings

Per Previous Owner:

2021: New Laundry Room Sink

2019: Updated Vanities in All 3 Bathrooms

2017: New Stove

2016: New Washer & Dryer

2016: New Front Entry Door & Screen Door

2016: Updated Garage (Door, Opener, Fixtures & Organizers)

2014: Updated Shingles