



2385 Highcroft Road, Oakville

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— REAL ESTATE —





This home has it all and shows to perfection! An abundance of quality and modern luxury! Exquisitely, updated end unit bungalow townhouse with luxurious upgrades boasting 1685 square feet plus finished basement. Nestled in a premium Westmount location on a quiet street presenting stunning curb appeal & beautiful landscaping. Conveniently located near shopping, transit, schools, parks, hospital, major highways and easy access to Oakville GO train. Superb family home offering hardwood floors, pot lights, smooth ceilings, quality light fixtures, Hunter Douglas window coverings and so much more.

The impressive open concept floor plan boasting a vaulted ceiling, feels grand and spacious, and encompasses the heart of the home. The expansive living space is characterized by plentiful windows with endless glass allowing an abundance of natural daylight, highlighting the enjoyment of sunrises and sunsets. Spectacular custom kitchen equipped with top-end stainless steel appliances, ample cabinetry and granite counter featuring a breakfast bar highlighting upgraded pendant lighting. The sizeable dining room with bay window overlooks the spacious living room featuring an expansive 3-panel 9' glass sliding door walk-out to the gorgeous back yard oasis. The inviting main floor primary bedroom sanctuary has a large window, ample closet space & gorgeous spa inspired 3-piece ensuite offering a glass walk-in shower. Handy powder room, laundry room and inside entry to the garage complete the main floor. The second level offers 2 additional bedrooms with large windows and closets and 4-piece bathroom with tub/shower combination. The entertainment inspired lower level boasts a generous recreation room, bedroom, 3-piece bathroom and storage room.

The back yard get-away provides a large wood deck, built-in charcoal bbq, 2 sheds & water feature. Extra-large driveway to accommodate 2 cars. Roof, furnace & air conditioner 2016. Irrigation system. Gas hook up for bbq.

















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PROPERTY FEATURES & UPGRADES

Hardwood floors
Smooth ceilings
Neutral décor
High-quality light fixtures (2022)
Pot lights (2022)
Custom Hunter Douglas window coverings

Kitchen:

Custom kitchen with ample pull-out drawers, cabinets, pantry and undercabinet lighting
Gas stove and oven
High-end stainless-steel appliances
Granite counters
Tiled backsplash
Breakfast area with bay window

Dining Room:

Bay window
Exquisite chandelier

Living Room:

Vaulted ceiling and new light fixture
Walk out to back yard with 3 panel 9' glass sliding door with Phantom retractable screen and remote-control blind (2021)

Updated powder room and ensuite

Basement:

3-piece bathroom
Legal sized escape window (2019)

Furnace (2016)

Air Conditioning (2016)

Roof (2016)

Wood deck and 2 garden sheds (2016)

Major landscaping renovation 2016

Interlocking pathway

Water feature

Natural gas BBQ connection

Built-in charcoal BBQ

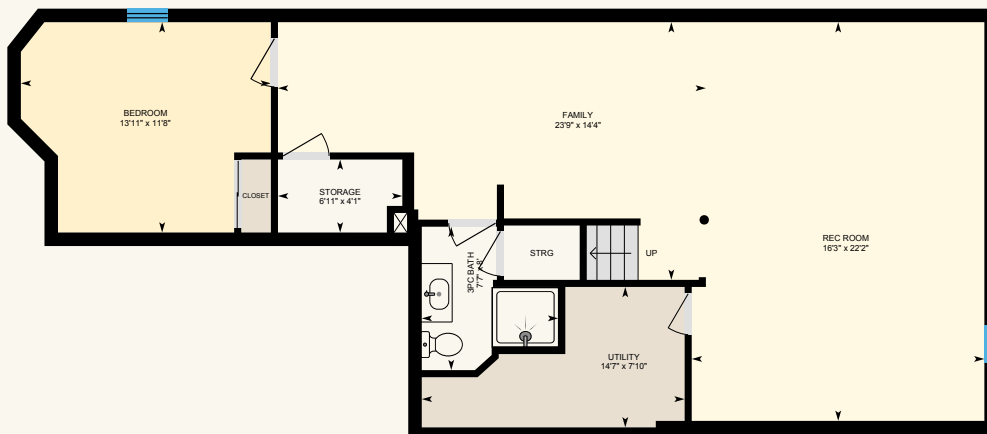
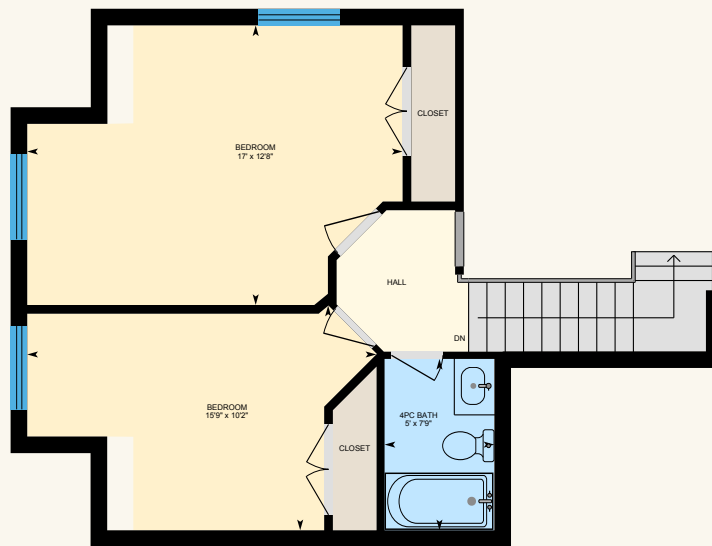
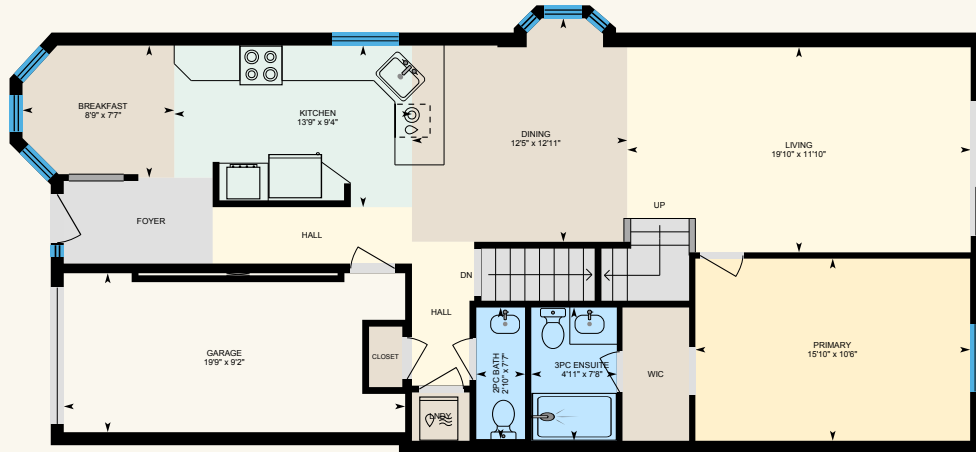
Irrigation system installed in front and back yard as well as additional irrigation for garden pots

Phantom retractable screen on front door

The information in this brochure is deemed to be accurate, but has not been independently verified, and is NOT guaranteed. All measurements are approximate. Items listed in this brochure are not automatically included unless listed as inclusions in the Agreement of Purchase and Sale. All information should be independently verified.

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Approx. 1,685 sq ft
plus finished basement





Property Details

Inclusions: Fridge, Gas Stove, Built-In Dishwasher, Built-In Microwave, Washer & Dryer, All Electric Light Fixtures, All Window Coverings, Shelving in Garage, 2 Sheds

Legal Description: PT BLK 131, PLAN 20M844, PT 5 20R15224

Taxes: \$4,903 for 2023

Possession: 30 – 60 days

Square Footage: Approximately 1685 plus finished basement

Deposit: 5%

Lot Size: 33.54 Feet x 106.62 Feet

Rental: Hot water tank

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