



448 Levanna Lane, Oakville

**SULLIVAN**

— REAL ESTATE —





Welcome to 448 Levanna Lane. Nestled in a premium River Oaks location on a quiet family-friendly street presenting fabulous curb appeal. Enjoy the private treed backyard backing onto Neyagawa Park hosting a walking trail, playground, splash pad and plenty of green space. This fabulous updated 3-bedroom semi-detached home offers quality upgrades throughout, boasting approximately 1620 square feet plus an unspoiled basement with a walk-out to the private backyard. Superb family home featuring hardwood floors, pot lights, crown moulding, wood burning fireplace and tasteful décor.

The stylish kitchen is equipped with stainless steel appliances including a gas stove, ample cabinetry and granite counters presenting a sunny eat-in breakfast area. The spacious living room showcases a woodburning fireplace with impressive brick surround and mantelpiece. The sizeable dining room features a glass sliding door walk-out to the 2-tier deck overlooking the private back yard. A handy powder room completes the main floor.

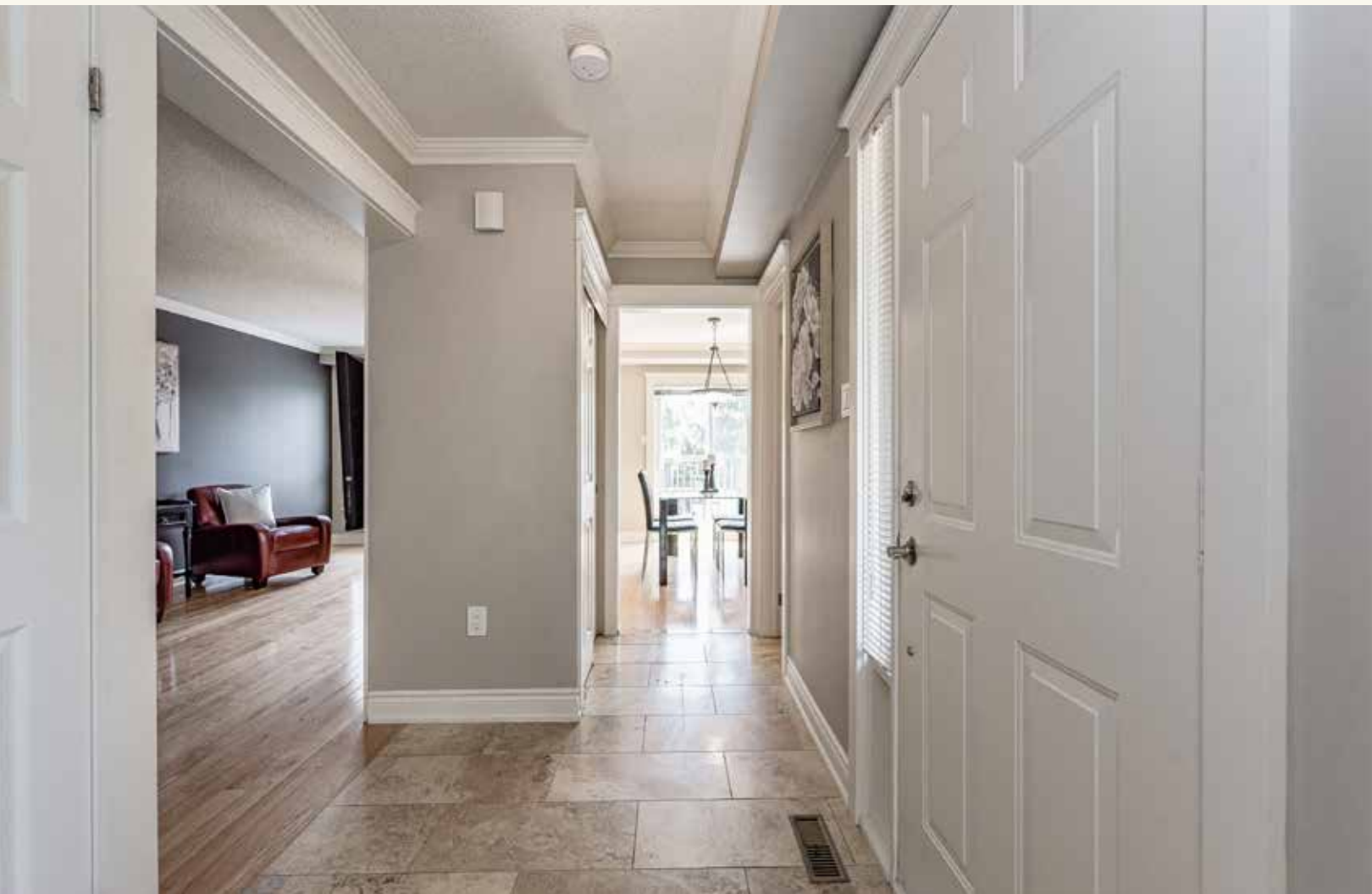
The beautiful upgraded wrought-iron staircase leads to the second level offering a spacious primary bedroom retreat with walk-in closet plus additional sliding door closet and large window allowing an abundance of natural daylight. Gorgeous spa inspired 4-piece ensuite outfitted with a double sink vanity, glass walk-in shower, heated towel rack and floor. Two additional generous bedrooms with large windows and good-sized closets. Stunning 4-piece bathroom hosting a tub/shower combination and built-in shelving. The unspoiled lower level offers ample possibilities for future renovation with a glass sliding door walkout to the private backyard.

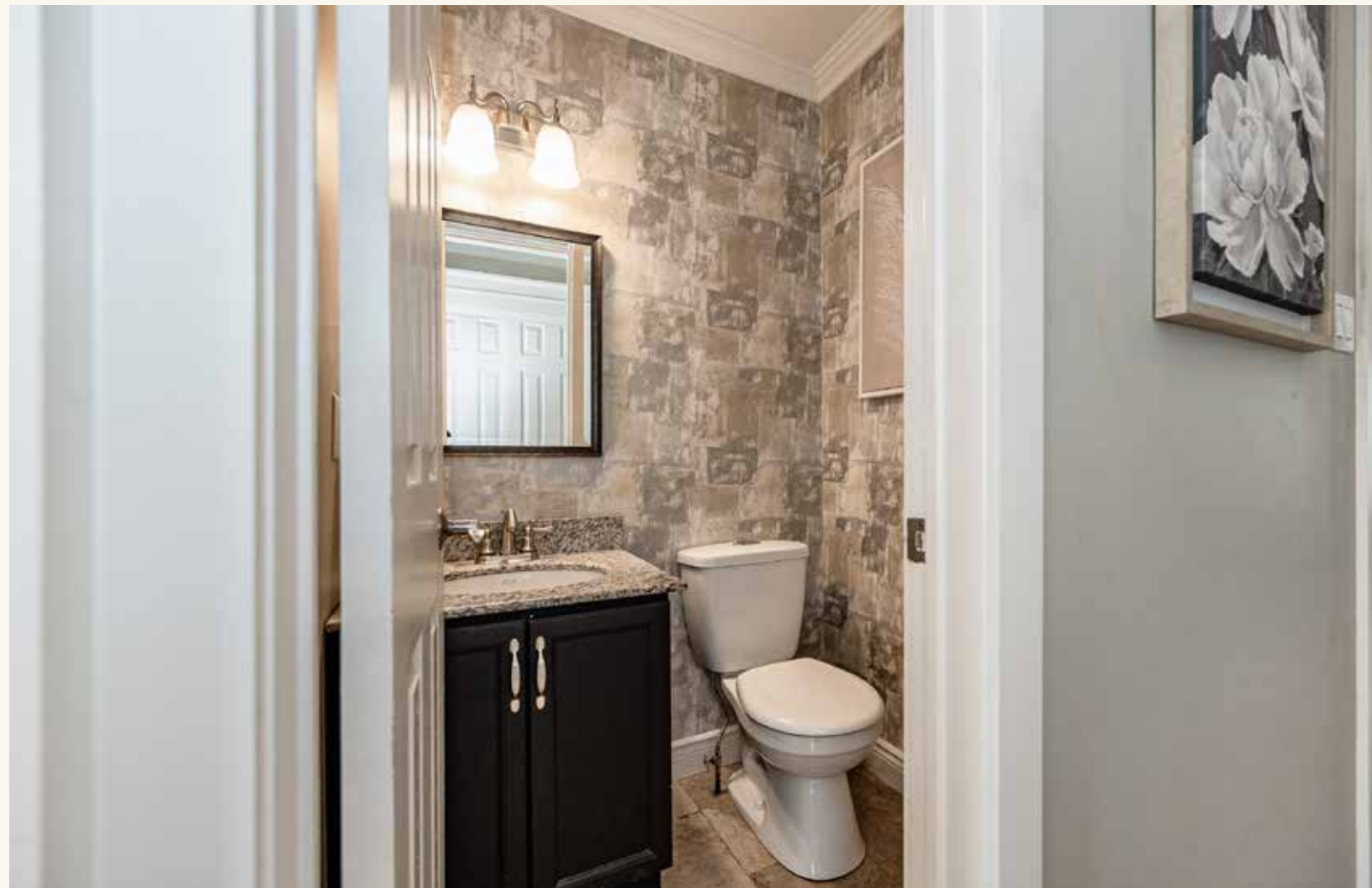
Tranquil fenced back yard get-away providing two large wood decks, retractable awning and garden shed. Enjoy the rare privacy, and neighboring walking trails outside your door. Conveniently located near parks, shopping, transit, great schools, rec centre, major highways and easy access to the Oakville GO train.

A wonderful place to call home!

















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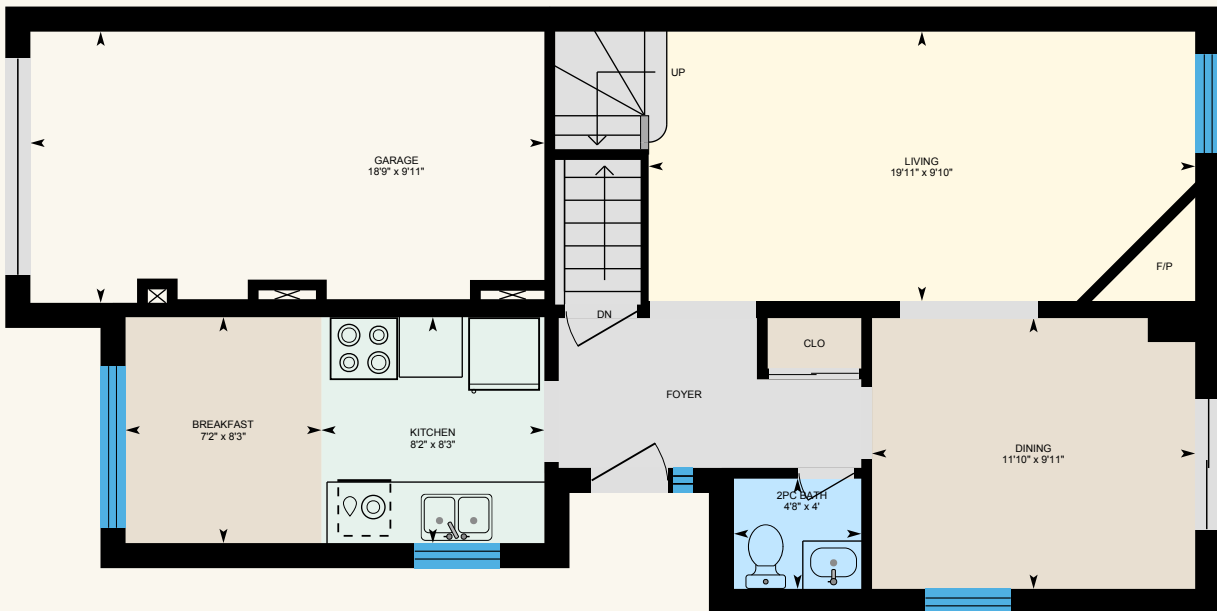




# 448 Levanna Lane, Oakville

Approx. 1,620 sq ft  
plus unfinished basement

## MAIN LEVEL



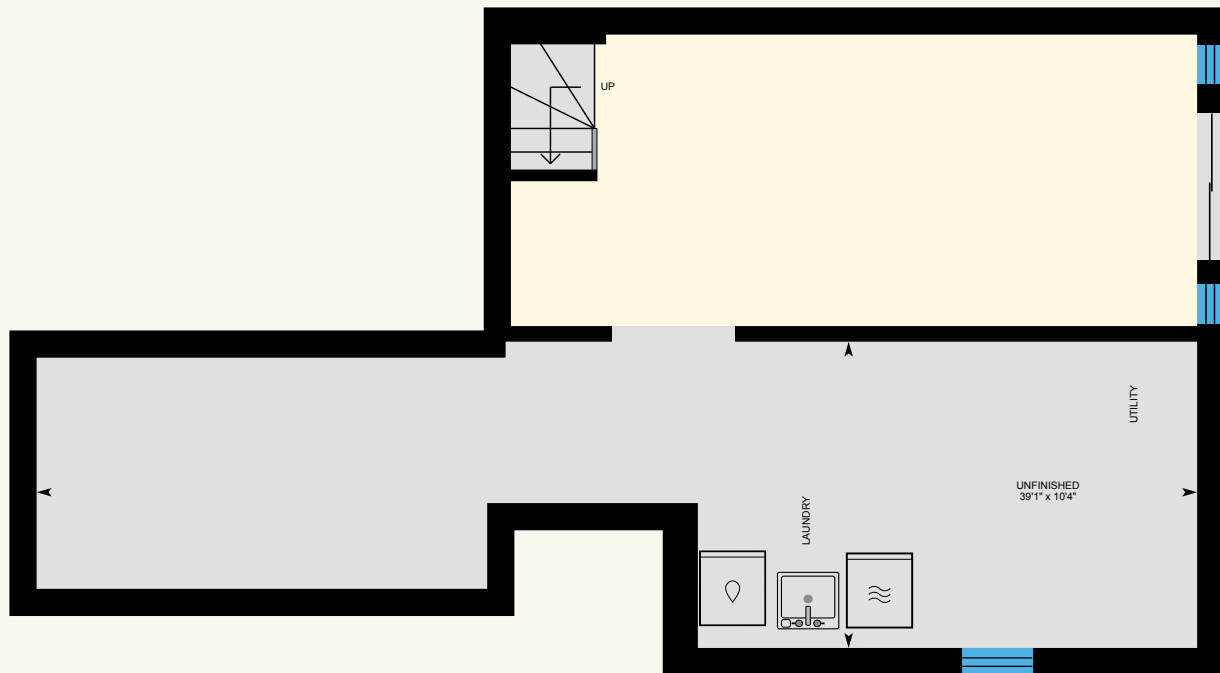
## UPPER LEVEL



# 448 Levanna Lane, Oakville

Approx. 1,620 sq ft  
plus unfinished basement

## LOWER LEVEL



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## Property Details

**Inclusions:** Fridge, Gas Stove, Built-In Dishwasher, Built-In Microwave, Washer & Dryer, All Electric Light Fixtures, All Window Coverings, T.V. Mount, Heated Towel Rack, Retractable Awning & Shed

**Legal Description:** PCL 2-1, SEC 20M567 ; PT LT 2, PL 20M567 , PART 5, 6 , 20R11021 ; S/T PT 6, 20R11021 IN FAVOUR OF PTS 7, 8, 20R11021, AS IN H537440 ; T/W PT LT 2, PL 20M567, PT 7, 20R11021, AS IN H537440 ; OAKVILLE

**Taxes:** \$4,378 for 2023

**Possession:** Flexible

**Square Footage:** Approximately 1,620 Plus Unfinished Basement

**Lot Size:** Approximately 29.53 Feet x 114.83 Feet

**Deposit:** 5%

**Rental:** Hot water tank

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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