



440 Golden Meadow Trail, Oakville

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Welcome to this fabulous Golden Meadow Trail location!! Nestled in a highly coveted, family-oriented upscale quiet neighborhood, this beautifully updated, executive home combines style with functionality, providing a blend of comfort & convenience in a picturesque setting. Situated on a premium sized lot just steps to the forest & trails of Morrison Valley South & neighborhood parks.

From the inviting foyer, you're greeted by the warmth of hardwood floors, enhanced by crown molding & pot lights that illuminate the fresh, neutral décor throughout. The formal dining room seamlessly connects to a spacious living area, perfect for both entertaining & everyday living. The refreshed kitchen boasts granite countertops, ample cabinetry with pantries & sunny breakfast room.

Enjoy seamless indoor-outdoor living with a walk-out to the deck that overlooks the private, spacious backyard. This stunning well-designed outdoor oasis is perfect for both relaxation & entertaining, combining an inground saltwater pool, dining & lounge areas & plenty of green space for play.

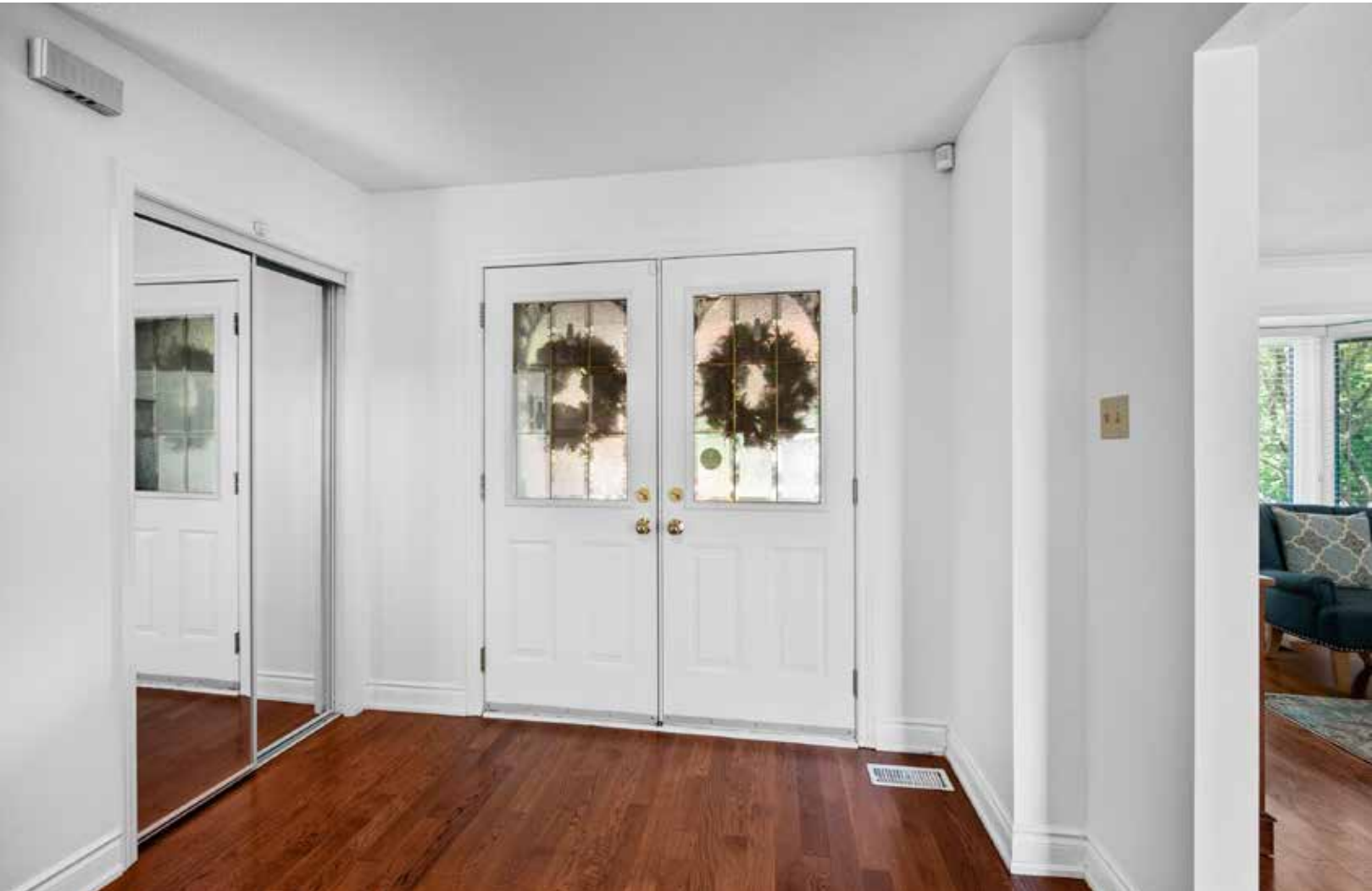
The fantastic family room is another highlight of the home, featuring an impressive gas fireplace with classic brick surround & built-in bookcases. The large window brings the outdoors in. The main level also features a conveniently located powder room and a modern laundry/mudroom, enhancing the home's functionality. Upstairs, the primary bedroom is a serene retreat, hosting a sizeable walk-in closet & luxurious 4-piece ensuite. Three additional generously sized bedrooms & a well-appointed 5-piece bathroom, ensure plenty of space for the whole family.

The lower level expands your living space with a massive recreation room, two additional bedrooms, 3-piece bathroom & utility room, offering versatility & extra room for work, guests or hobbies. The exterior of the house presents visual charm, creating a welcoming & impressive first impression.

The location is incredibly convenient, with easy access to shopping, restaurants & essential amenities, as well as proximity to the GO train & major highways. The area benefits from excellent schools, making it a perfect choice for families seeking a vibrant community and an exceptional lifestyle.

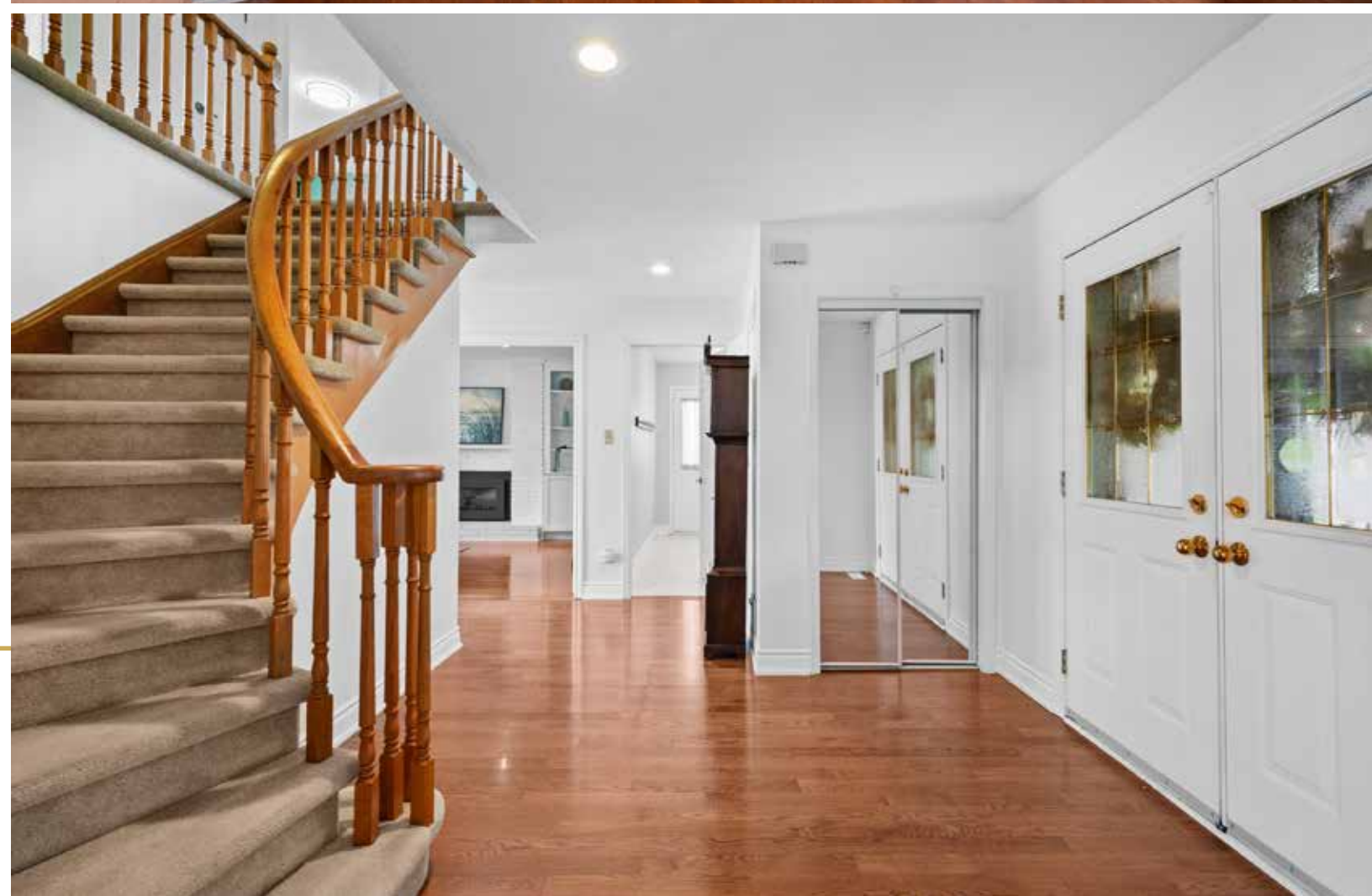






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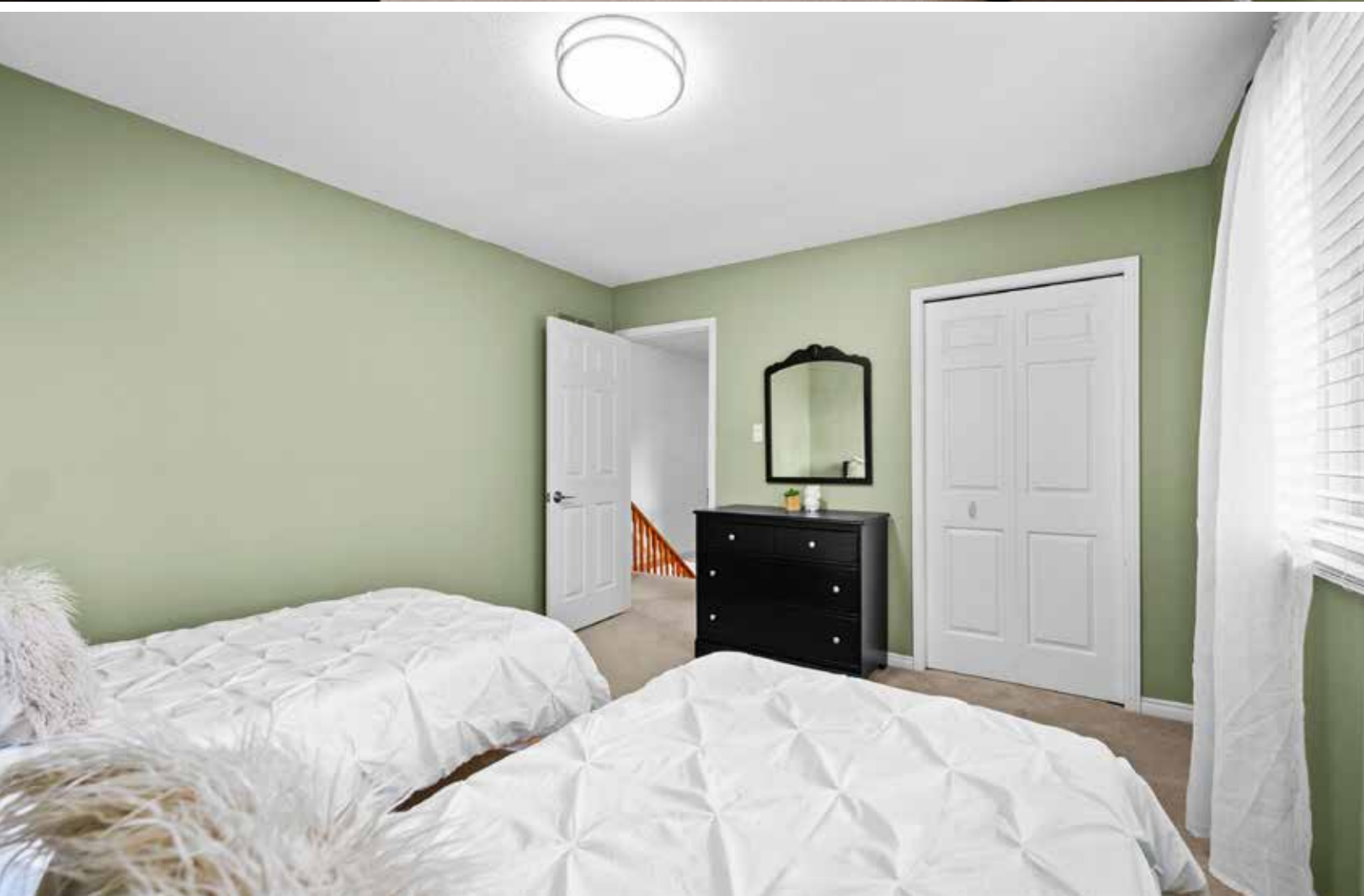


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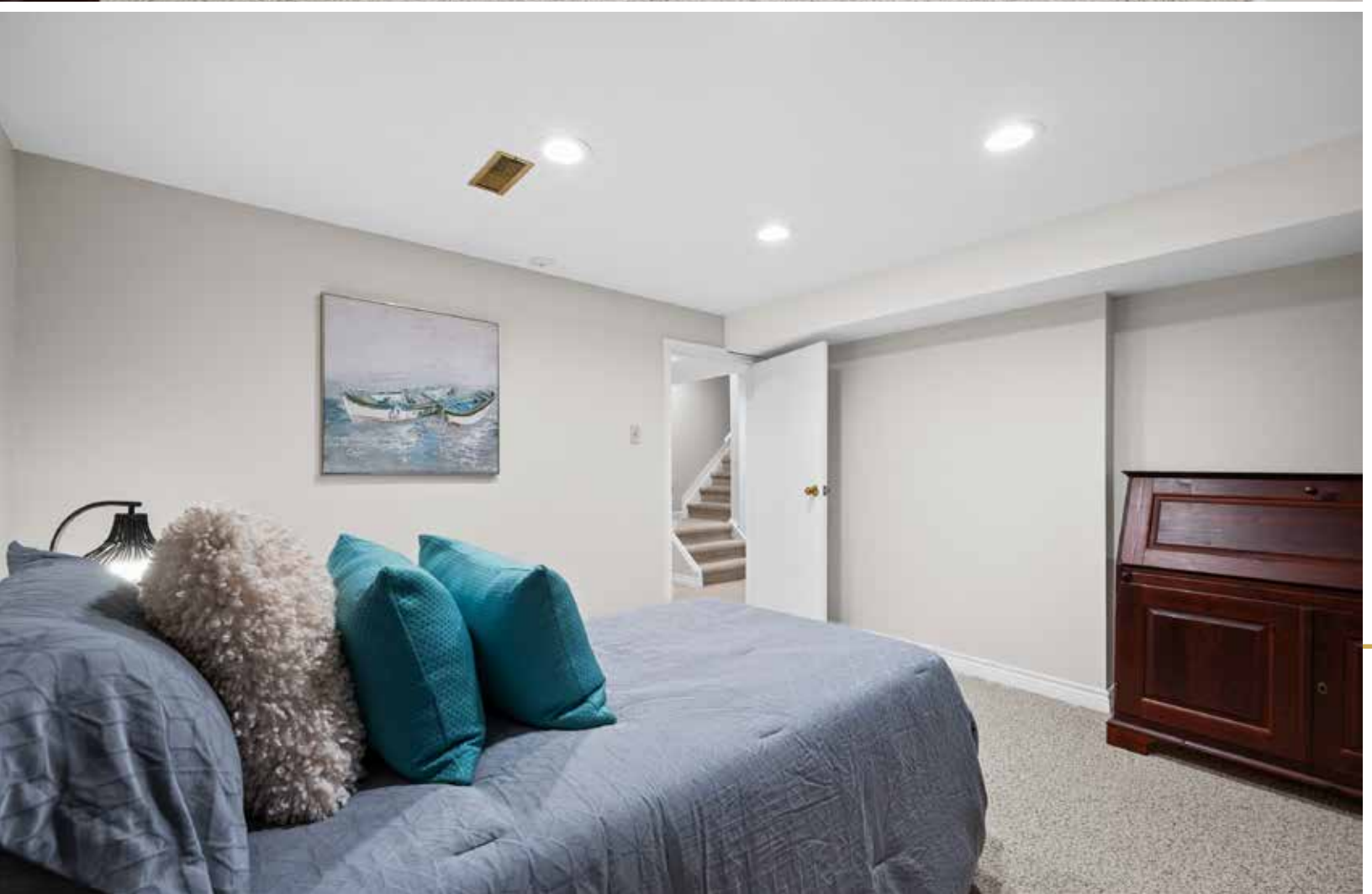








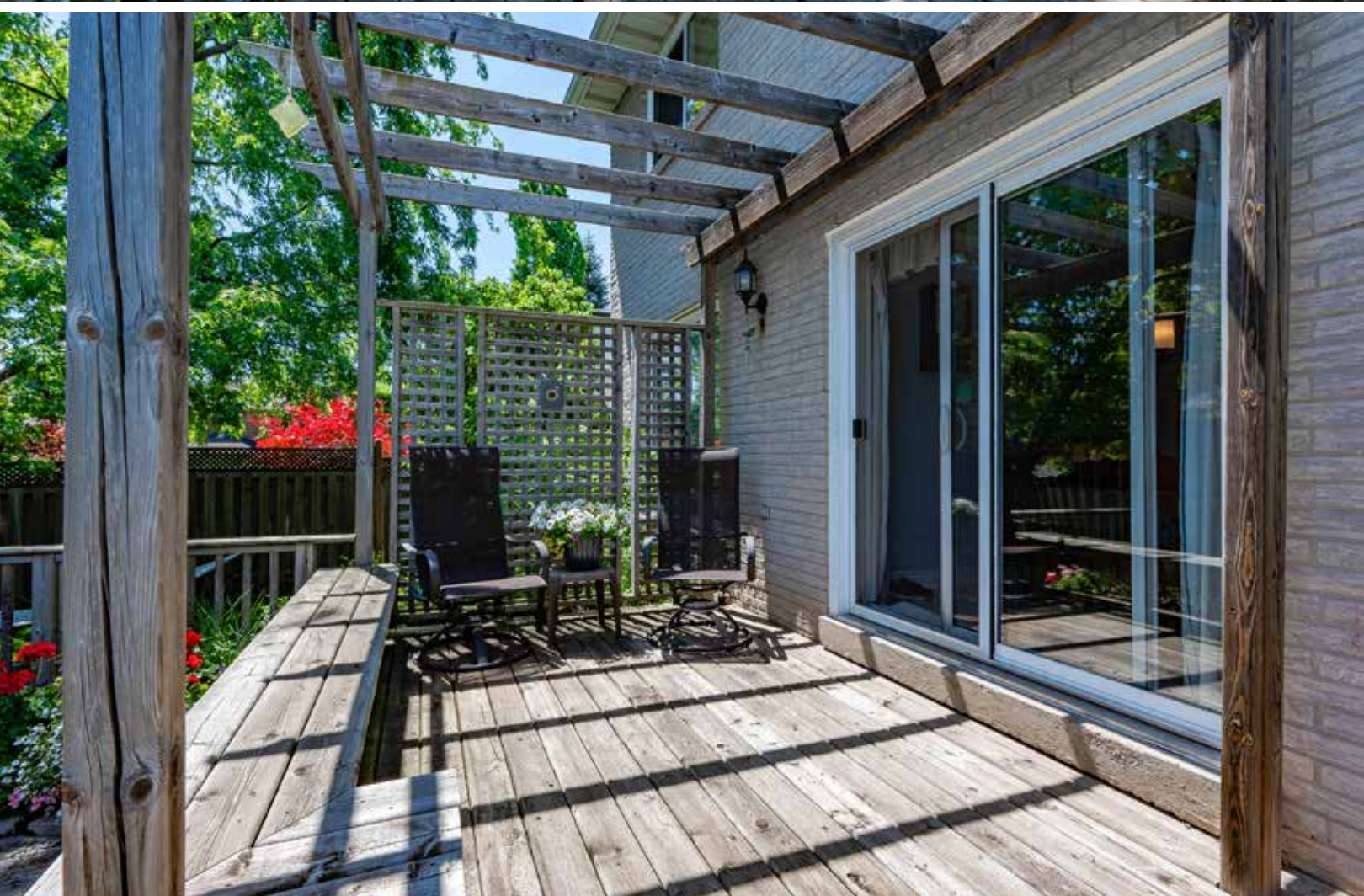




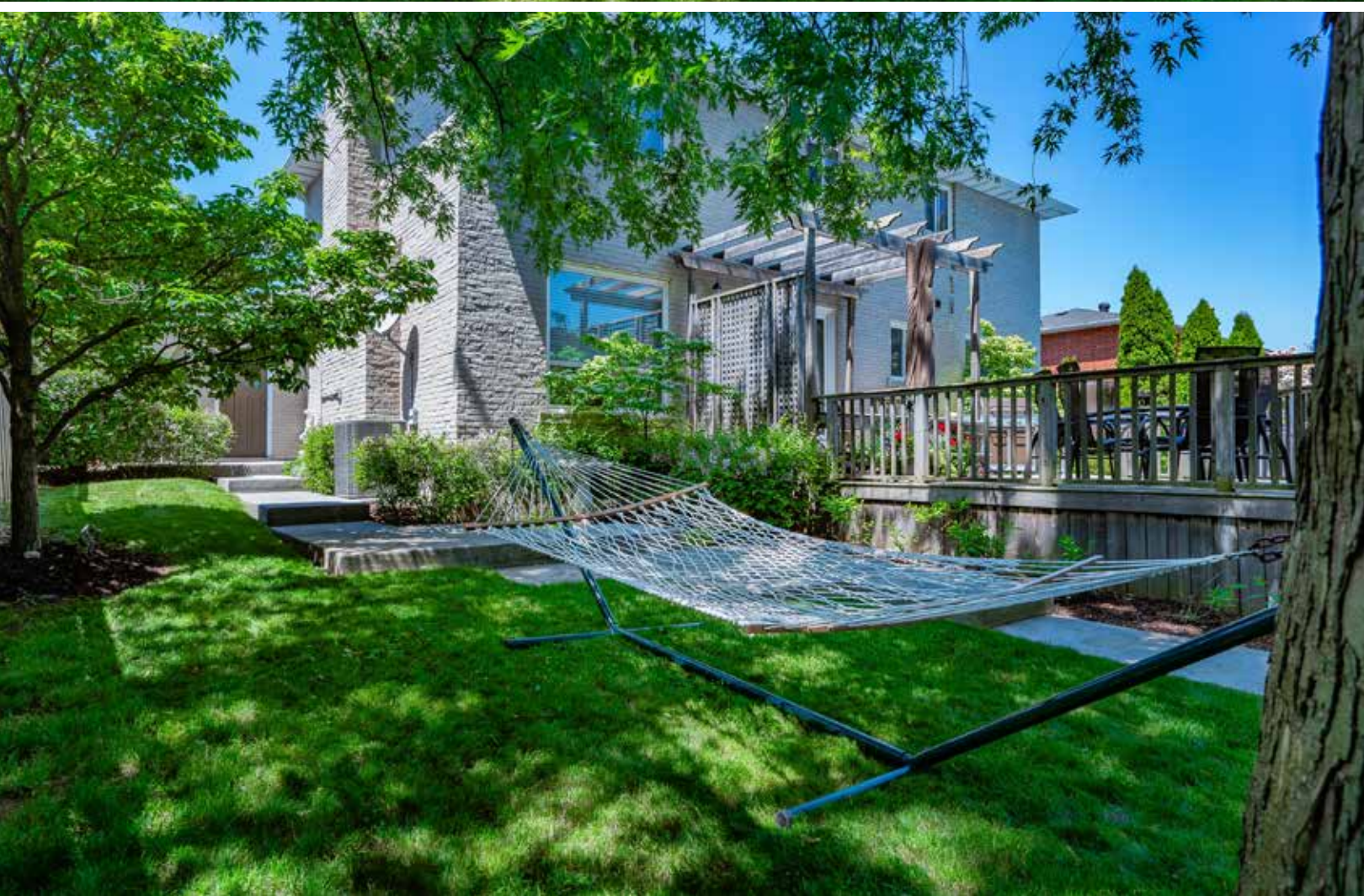


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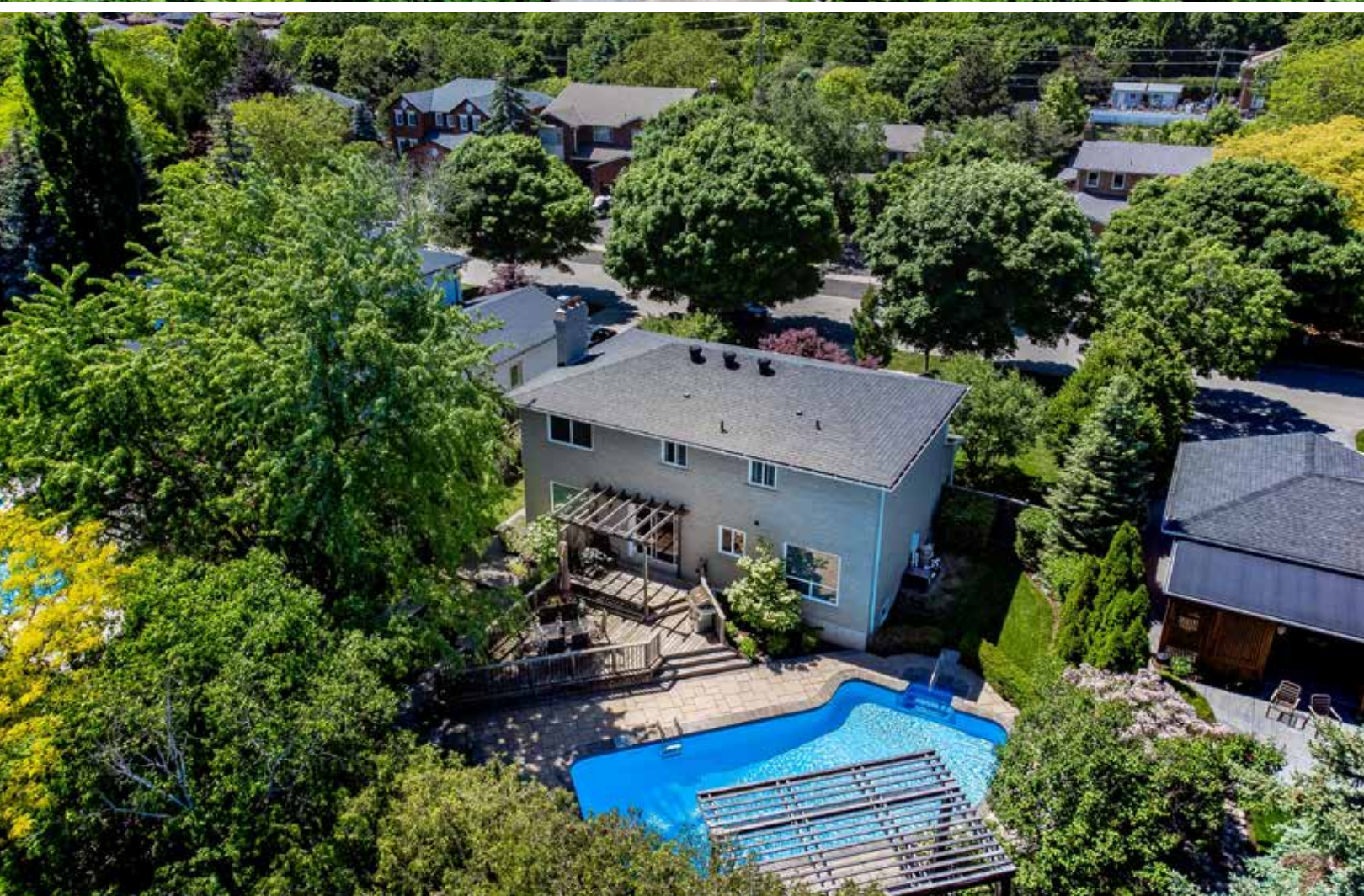


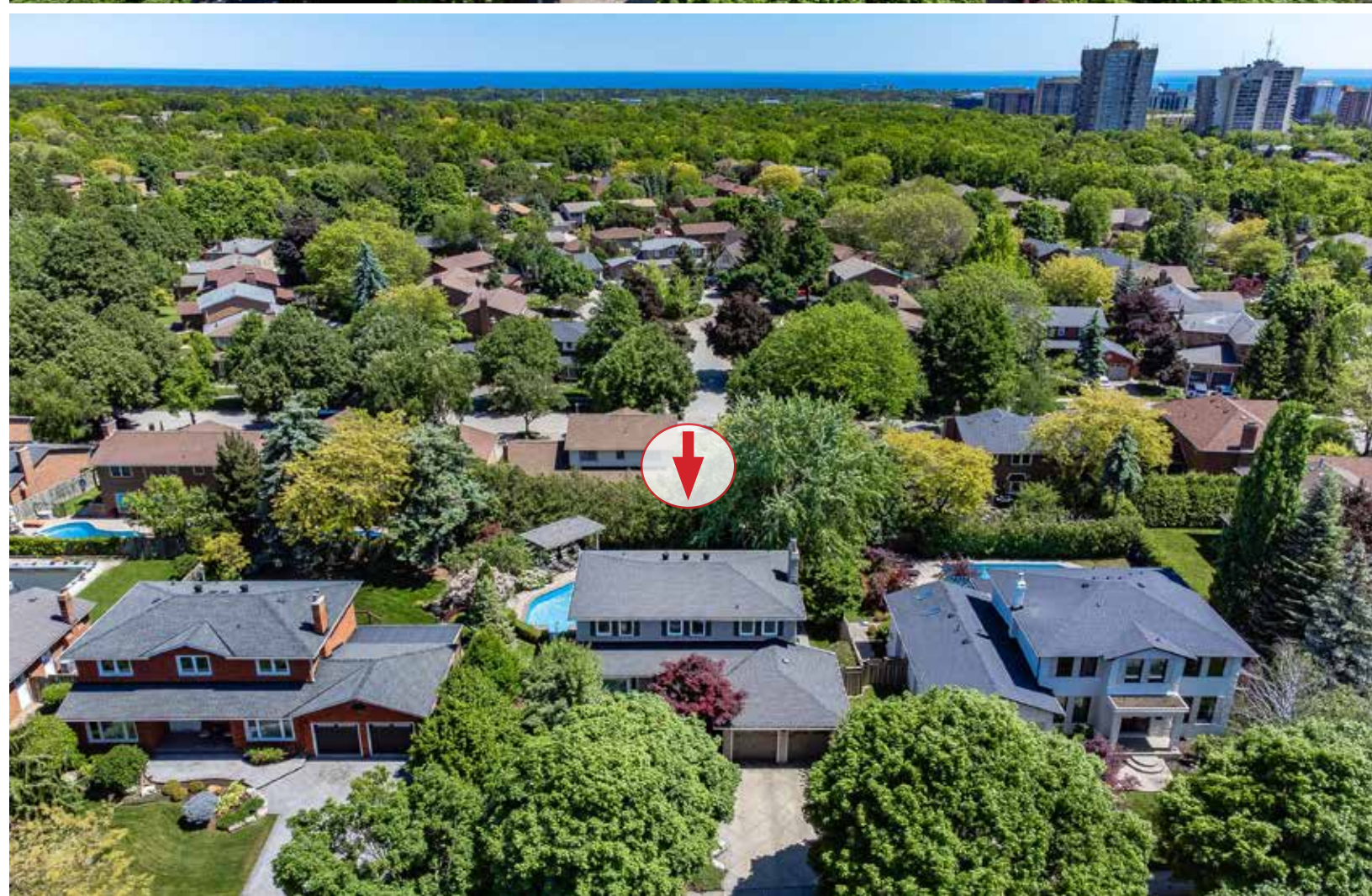












440 Golden Meadow Trail, Oakville

Approx. 2,271 Square Feet Plus Finished Basement

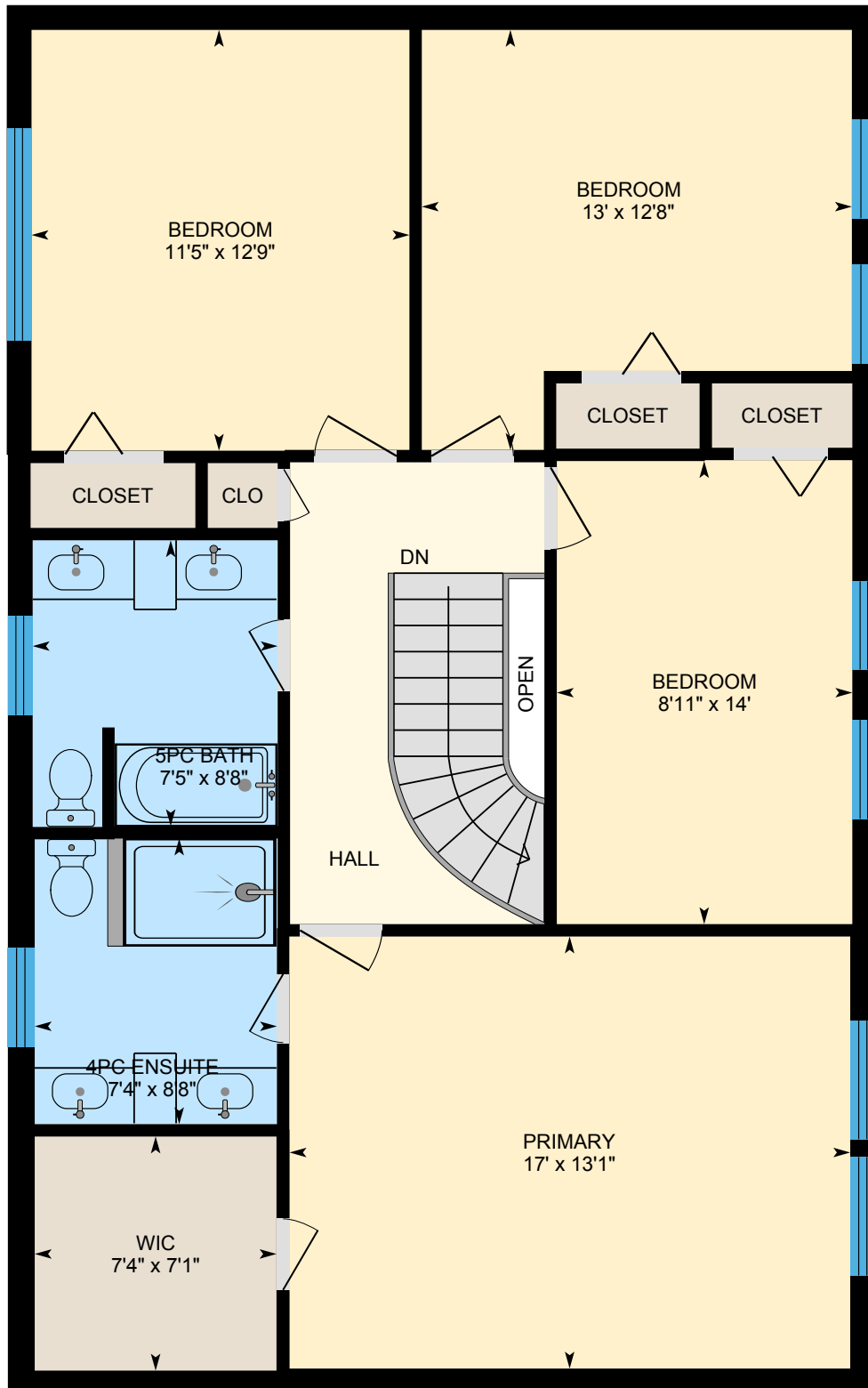
Main Level



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Approx. 2,271 Square Feet Plus Finished Basement

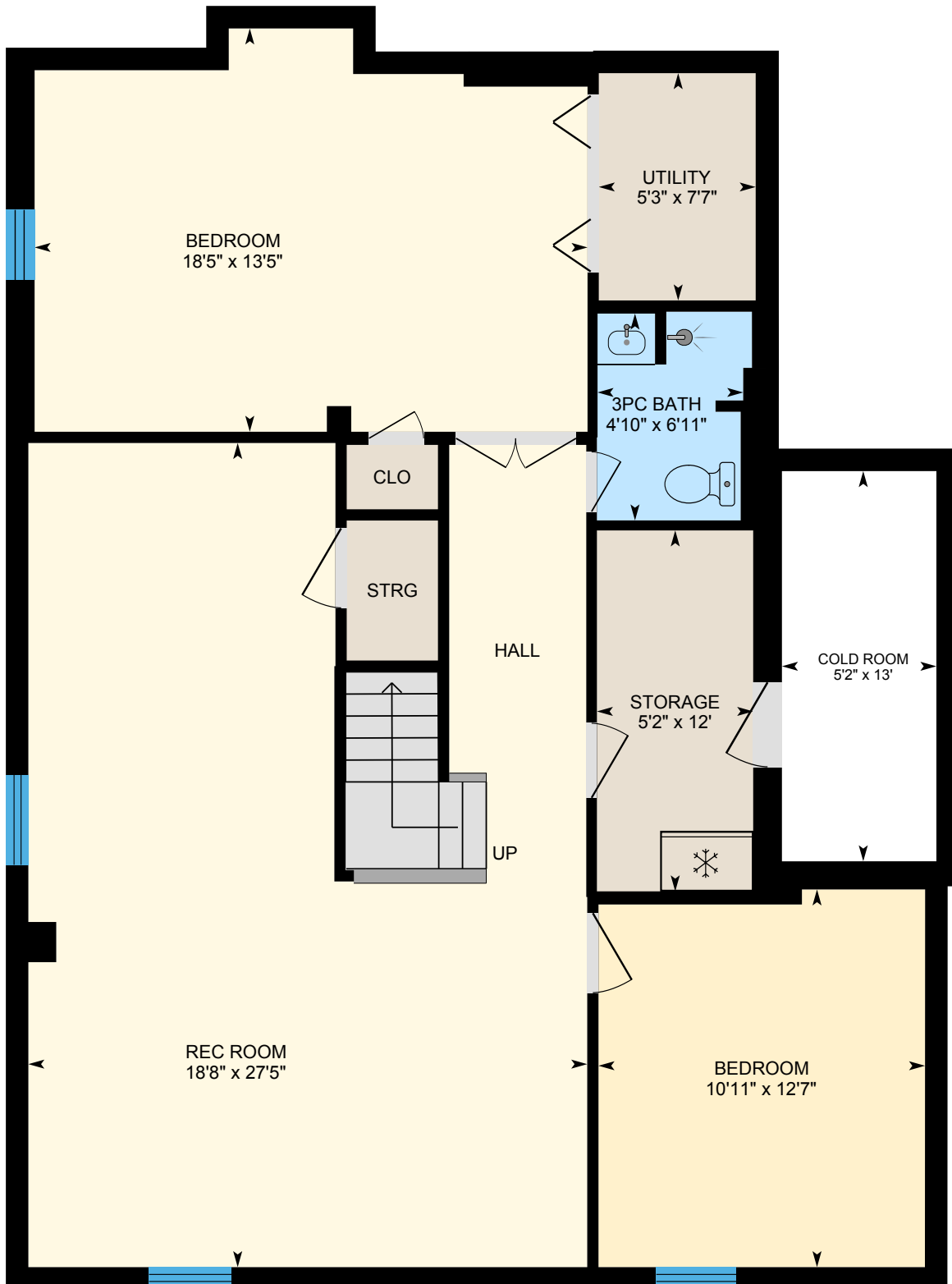
Upper Level



440 Golden Meadow Trail, Oakville

Approx. 2,271 Square Feet Plus Finished Basement

Lower Level





Property Details

Inclusions: Fridge, stove, built-in dishwasher, built-in microwave, washer & dryer, all electric light fixtures, all window coverings, bathroom mirrors, central vac, basement freezer, cold storage shelving, all pool equipment, aqua vac robot & winter safety cover, outdoor 4 chaise lounge chairs, dining table and 6 chairs and 2 rockers

Exclusions: Pool table

Legal Description: PCL 29-1, SEC M240 ; LT 29, PL M240 TOWN OF OAKVILLE

Taxes: \$6,995.25 for 2024

Possession: Flexible

Deposit: 5%

Square Footage: Approximately 2,271 plus finished basement

Lot Size: Approximately 75.74 feet x 120.00 feet

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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Royal LePage Real Estate Services Ltd., Brokerage



Anita Sullivan

Broker/Realtor

cell 905-466-4900
office 905-338-3737
anita@sullivanrealestate.ca
sullivanrealestate.ca



Matt Sullivan

Realtor

cell 905-580-9196
office 905-338-3737
matt@sullivanrealestate.ca
sullivanrealestate.ca

