



1259 Heathfield Crescent, Oakville

Welcome to this piece of paradise in Oakville's Glen Abbey neighbourhood. This lovely home has been thoughtfully renovated with the best of finishes including slate, maple hardwood, granite counters, heated travertine flooring, slate, marble, stainless steel... a real treat for the senses!

Unique premium pie-shaped lot with a large pool and still plenty of yard to enjoy.

Rare to find such a tastefully updated home in a quiet, mature neighbourhood.

A true opportunity for the new owners.



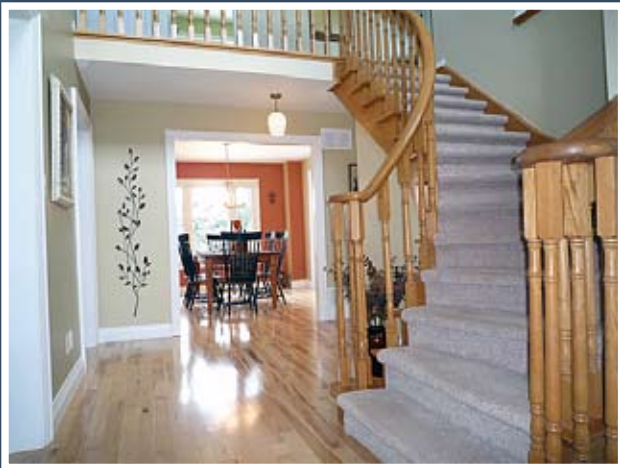
Entrance

Welcoming first impression with a landscaped interlock walk leading to the front door way with motion light.



Foyer

Bright foyer with two side lights, slate flooring and double closet. Opens up to 2 storey hall.



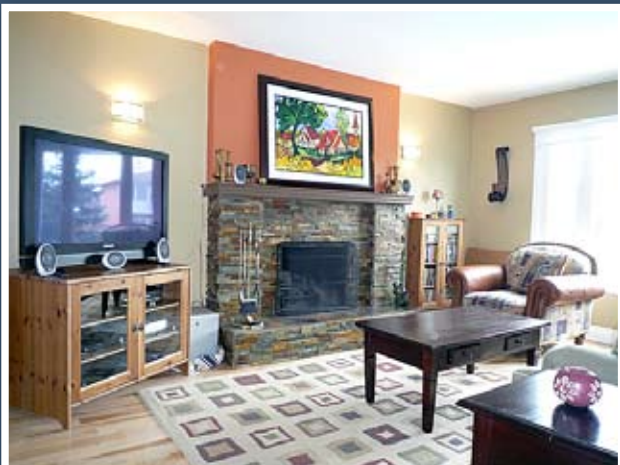
Front Hall

Dramatic 2-storey hall with large window, maple hardwood flooring and new baseboards and trim.



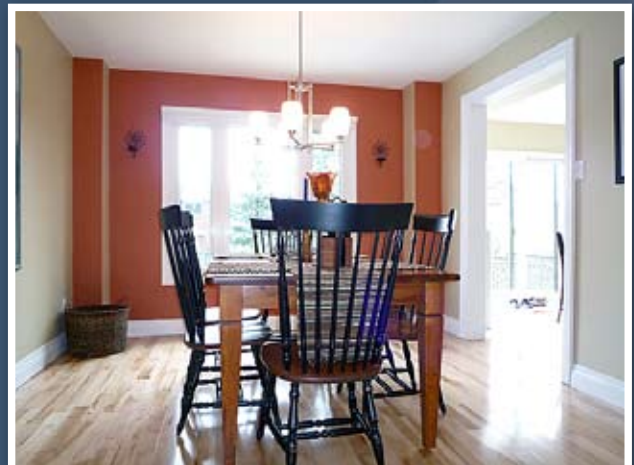
Living Room (18'7" by 11'4")

Lots of natural light through Bay window, opened up to family room, maple hardwood flooring.



Family Room (15'11" by 11'4")

Sconce lighting, trendy refaced wood fireplace, maple flooring, large window overlooking backyard.



Dining Room (11'8" by 11'0")

Spacious dining room overlooking beautiful backyard. Doorway to kitchen enlarged, maple flooring.



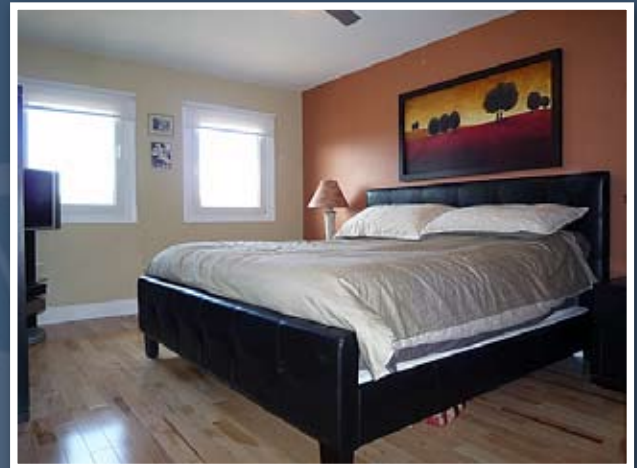
Kitchen (17'4" by 11'11")

Newly updated kitchen with heated travertine flooring, marble backsplash, granite counters, designer lighting and top of the line appliances (including gas stove). Over-sized undermount sink, cabinets and drawers with self-closers!



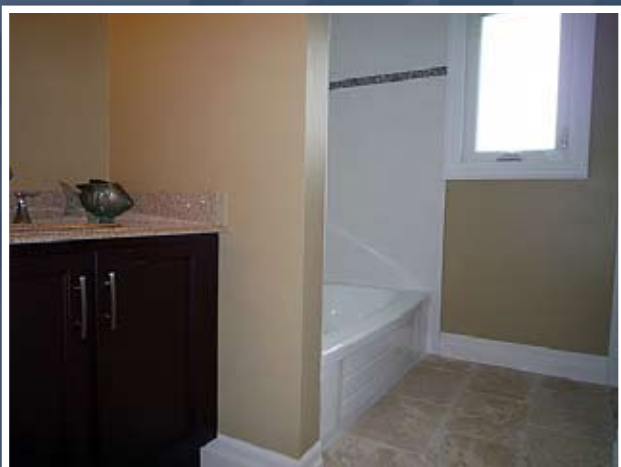
Main Floor Powder Room

Updated powder room with heated travertine flooring, trendy vanity and fixtures.



Master Bedroom (15'11" by 11'6")

Maple hardwood flooring, two large windows, custom window treatments, walk-in closet, ceiling fan (remote).



En Suite

Updated en suite with travertine tile, tub and separate shower, granite countertop with undermount sink.



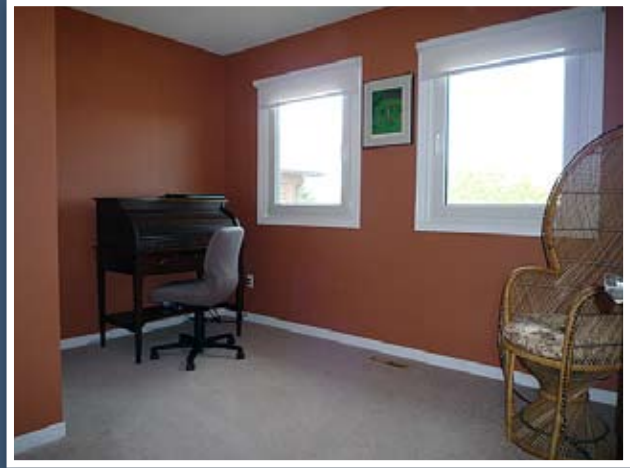
Bedroom 2

Newer broadloom flooring overlooking backyard oasis, bright and cheery room.



Bedroom 3 (13'0" by 12'1")

Bright, spacious room with newer broadloom, overlooks backyard. Two windows for natural light.



Bedroom 4 (12'0" by 8'10")

Two large windows, newer broadloom, custom window treatments. Faces front of house.



Main Bathroom

Slate flooring, new shower tiling, granite counter with undermount sink, new fixtures.



Backyard

Amazing premium pie-shaped lot - 40 by 130 by 88 by 150 feet! Multilevel deck with gas line for BBQ!



Backyard

Extra large pool with newer solar heating system and still lots of grass and gardens left - a real unique find!

Property Details

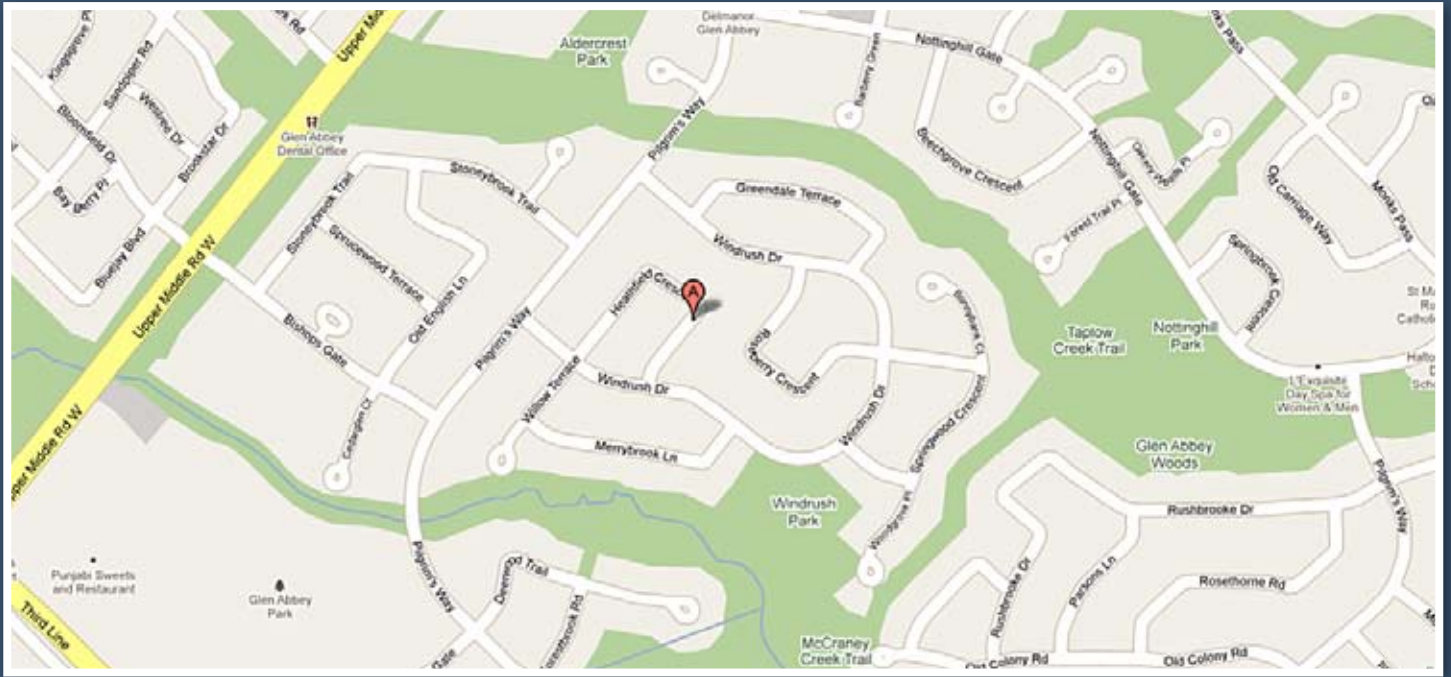
Bedrooms: 4

Bathrooms: 3

Lot: 40 by 130 by 88 by 150 feet (irregular)

Taxes: \$4,259

Possession: mid-June or to be arranged



Features and Highlights

- 4 Bedrooms
- 3 Bathrooms
- Main Floor Laundry
- Main Floor Family Room
- Maple Hardwood Flooring ('09)
- New Trim and Baseboard ('09)
- Slate Fireplace (wood burning)
- Ceilings Scraped Smooth
- Solar Blinds, Shutters ('09)
- Inside Entry from Garage ('09)
- Wall Opened (living - family)
- Dining- Kitchen Door Widened
- All Bathroom Updated
- Amazing Kitchen Reno
- Heated Travertine in Kitchen
- Granite Counters
- Marble Backsplash
- Self-Closing Drawers/Cabinets
- Almost All Windows Replaced
- York High Eff. Furnace ('09)
- New Door Hardware
- Designer Lighting
- Premium Pie-Shaped Lot
- Pool Solar Heating System ('09)

Inclusions: Frigidaire Professional Series Stainless Steel Fridge, Stove, (Gas) Dishwasher and Microwave; All Light Fixtures; All Window Coverings; Garage Door Opener; Security System (monitored or not)

Exclusions: Mirror in Power Room, Fridges and Wine Fridge in Basement, Pool Table, Washer and Dryer



James Neil

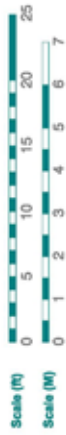
sales representative

RE/MAX Aboutowne Realty Corp., Brokerage
418-2 North Service Road East
Oakville, ON L6H 5R2

905.842.7000 (office)
905.399.7253 (direct)
james@jamesneil.com
www.jamesneil.com



1259 Heathfield Cr.



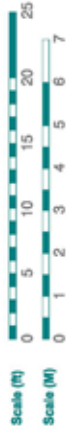
April 2010



MEASURES is a registered trademark of MEASURES, Inc. All rights reserved. MEASURES, Inc. is not responsible for the accuracy of the information provided. MEASURES, Inc. is not responsible for the accuracy of the information provided.

Main Floor Plan

1259 Heathfield Cr.



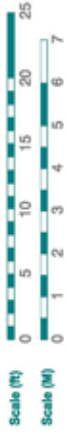
April 2010



MEASURES is a registered trademark of MEASURES, Inc. All rights reserved. MEASURES, Inc. is not responsible for the accuracy of the information provided. MEASURES, Inc. is not responsible for the accuracy of the information provided.

2nd Floor Plan

1259 Heathfield Cr.



April 2010



MEASURES is a registered trademark of MEASURES, Inc. All rights reserved. MEASURES, Inc. is not responsible for the accuracy of the information provided. MEASURES, Inc. is not responsible for the accuracy of the information provided.

Basement Plan

Floor Plan for 1259 Heathfield Crescent