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sales representative

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4064 Medland Drive, Oakville

Gorgeous Executive Townhome by Dicarlo Custom Homes

Absolutely stunning executive home backing onto lush ravines in Burlington's beautiful Millcroft neighbourhood.

Lovingly maintained by original owners, this loft-style townhome offers a unique floor plan with main floor master bedroom and laundry. Open concept living with flexible spaces.

Bright lower level features walkout to professionally landscaped yard providing extended outdoor living space to enjoy year round (hot tub included).

Wonderful neighbourhood features trails, parks and the Millcroft Golf and Country Club.

Convenient access for commuting and plenty of area amenities for all your shopping requirements.



First Impressions

Quaint front porch and covered entry provide for a welcoming first impression.



Foyer

Bright, open foyer with ceramic flooring and transom window.



Breakfast Area (7'10" by 9'0")

Eat-in kitchen area with lots of natural light through bay window. Ceramic flooring and custom fixture.



Kitchen (10'4" by 9'0")

Roomy, open-concept kitchen with quality stainless steel appliances, Moen faucet, and over-sink lighting.



Living / Dining Room (11'8" by 24'0")

Flexible combined living and dining room with corner gas fireplace, quality broadloom and walkout to large deck overlooking ravine. Dining area is open to second level loft.



Deck

Wonderful private deck overlooking patio, gardens and lush ravine. Gas hook-up for BBQ.



Powder Room

Main level powder room with ceramic flooring and upgraded fixtures.



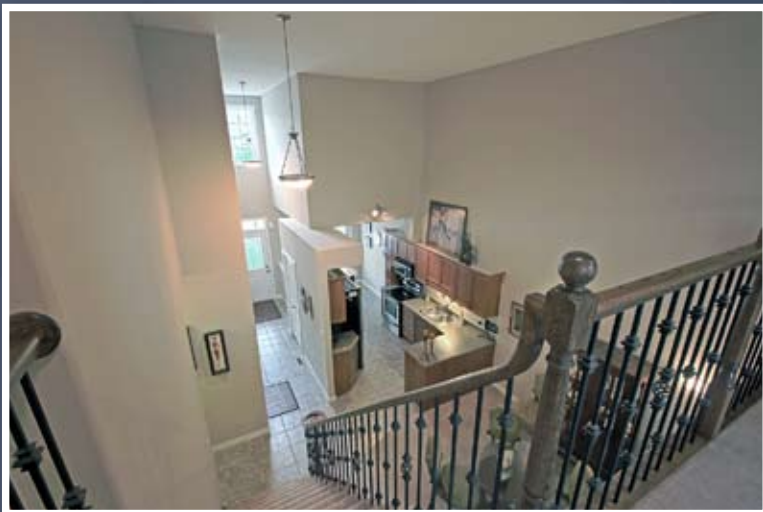
Master Bedroom (11'2" by 13'0")

Main floor master with coffered ceiling, quality broadloom, 2 closets and en suite. Overlooks ravine.



Master En Suite

Full en suite with ceramic flooring, designer vanity and large shower.



Loft-Style Second Level

Second level overlooks the main floor and provides an open den, second bedroom, full bath and storage room.



Loft Space (11'6" by 12'10")

Large, open loft space that offers a flexible area. Large window looks out over ravine. Quality broadloom.



Second Bedroom (11'6" by 11'10")

Second bedroom with quality broadloom flooring and large closet. Looks out to ravine.



Main Bathroom

Full 4-piece main bathroom on the second level with ceramic flooring and walk-in storage room.



Recreation Room (24'2" by 11'1" and 11'8" by 13'9")

Professionally finished recroom provides a comfortable sitting area with gas fireplace as well as a long open room that would suit a number of uses. Quality berber flooring and walk-out to gorgeous patio with professional landscaping and hot tub.





Bathroom (Lower Level)

Full bathroom in lower level with ceramic flooring and neutral colours.



Lower Level Bedroom (11'9" by 10'3")

Good-sized lower level bedroom (no window) with closet and quality berber flooring.



Backyard Oasis

Professionally landscaped backyard overlooking the beautifully treed ravine. Lovely gardens with hard-wired accent lighting. Hot tub and water feature. Outdoor living space that can be enjoyed year round.



Features and Highlights

- 2 + 1 Bedrooms and 4 Bathrooms
- Single Garage (inside entry)
- Parking for 2 Cars in Driveway
- 2 Gas Fireplaces
- Central Vacuum
- Ravine Lot
- Quality Broadloom Flooring
- Ceramic Tile in Bathrooms and Kitchen
- Cold Room
- Garage Door Opener
- Thousands Spent on Landscaping
- 2 Closets in Master
- Central Air Conditioning
- Slat Blinds
- Professionally Finished Basement
- BBQ Hook-Up on Deck

Inclusions: Fridge, Stove, Microwave and Dishwasher; Washer and Dryer; Light Fixtures; Window Coverings; Garage Door Opener; Central Vacuum

Exclusions: Water Heater (Rental);

Property Details

Bedrooms: 2+1

Bathrooms: 4

Built: 2004

Approximate Size: 2280 square feet (as per builder floor plans)

Lot: 24.02 by 103.58 feet

Taxes: \$2,889/2011

Possession: To Be Arranged



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