

JAMES NEIL
sales representative

RE/MAX
Aboutowne Realty Corp., Brokerage



12 - 2341 Parkhaven Blvd, Oakville



Three Bedroom, Three Bathroom Townhome in Oak Park

Built in 2004 by Tribute Homes, this three bedroom, three bathroom home offers a bright, open floor plan and is one of the few options within this price range to feature a double car garage.

The many upgrades and updates include hardwood flooring, berber carpeting, cabinetry finishes, stainless steel appliances, lighting, door hardware and fresh paint.

Exceptional amenities woven right into the neighbourhood make the Oak Park Urban Village a great place to live and play. Schools, parks, trails, restaurants and shops of every kind within easy walking distance.

With the 403, 407 and QEW only minutes away, you'll find the entire GTA easily accessible. The River Oaks Recreation Centre is down the street and Oakville's Sheridan College is just two kilometers away.

Features and Highlights

- unique three bedroom, three bathroom floor plan
- freshly painted in neutral colours
- upgraded hardwood flooring (living room), ceramic tile and berber flooring
- open staircase
- upgraded kitchen cabinets
- upgraded interior door hardware
- stainless steel appliances (new fridge)
- double garage with inside entry and garage door opener
- large covered deck area
- Juliette balcony off kitchen/dining area
- low maintenance living (snow removal and lawn care provided)
- security system



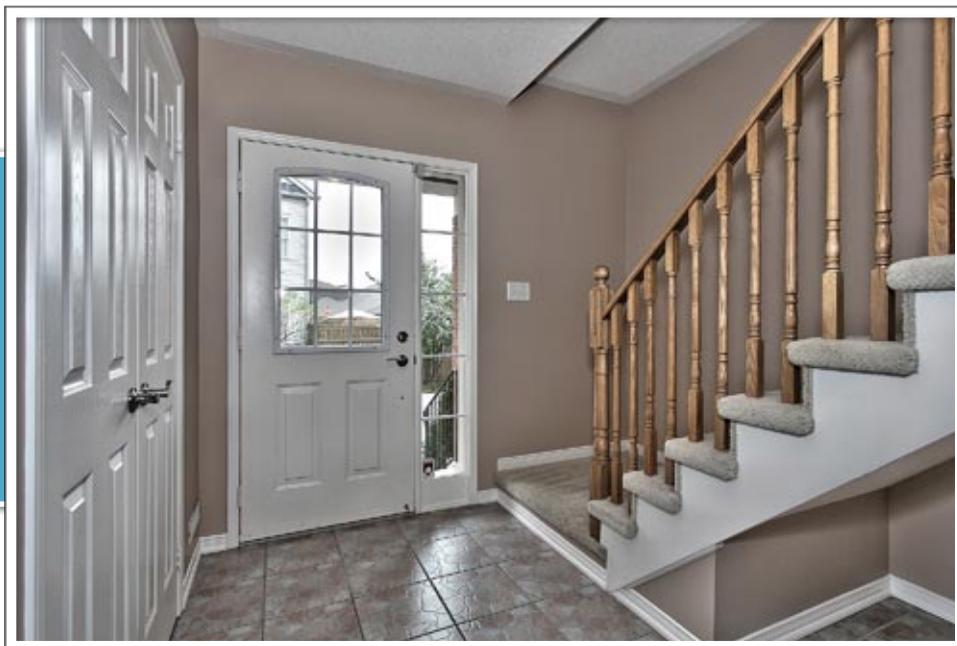
First Impressions

- welcoming first impressions
- covered front entry



Foyer

- upgraded ceramic flooring
- bright space
- double closet



Living Room (18'11" by 14'5")

- upgraded hardwood flooring
- walk-out to deck area
- lots of natural light



Living Room

- designer light fixture
- open staircase

Dining Area (11'5" by 9'8")

- upgraded ceramic flooring
- Juliette balcony
- upgraded light fixture
- open to kitchen



Kitchen (11'5" by 9'3")

- stainless steel appliances
- double sink
- upgraded cabinetry
- new fridge

Powder Room

- upgraded ceramic flooring
- neutral décor



Deck Area (8'8" by 9'1")

- covered deck area
- barbecue year round
- nice outdoor living space



Master Bedroom (12'9" by 9'11")

- upgraded berber flooring
- full en suite
- walk in closet with window



En Suite

- upgraded ceramic tile
- neutral décor

Second Bedroom (10'6" by 10'1")

- upgraded berber flooring
- double closet



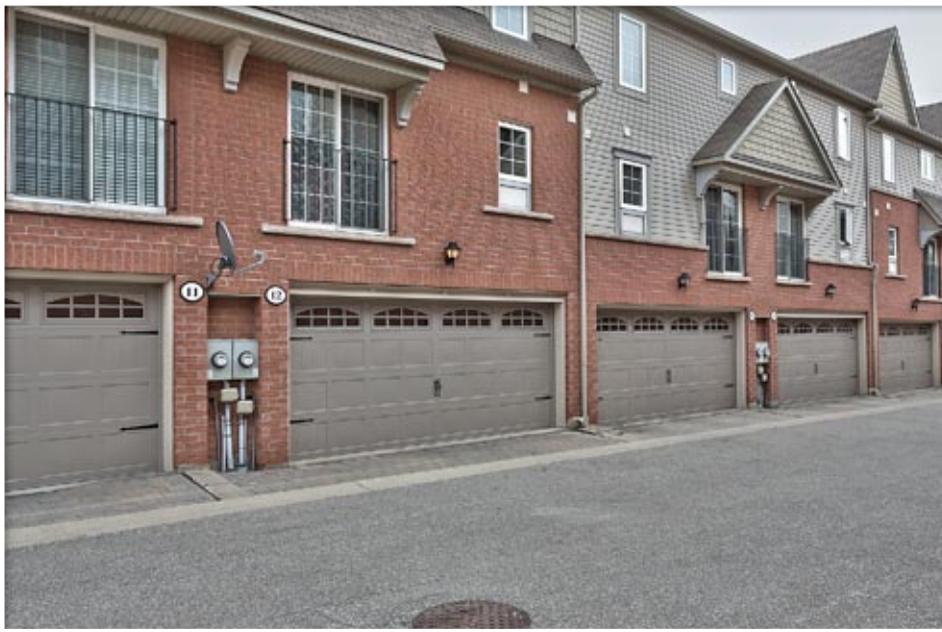
Third Bedroom (11'2" by 8'2")

- upgraded berber flooring
- upgraded light fixture



Main Bath

- upgraded ceramic
- full tub/shower



Double Garage

- automatic garage door opener
- inside entry

Oak Park Urban Village

- exceptional amenities woven right into the neighbourhood
- 403, 407 and QEW only minutes away



Memorial Park

- just steps to 27-acre Memorial Park with trees, ponds and trails

Trail System

- many kilometres of area trails to enjoy a walk, bike ride or a run



All Your Shopping Needs

- short walk to Wal-Mart, The Real Canadian Superstore, LCBO and so much more.

Restaurants

- The Keg, Kelsey's, Spoon & Fork Thai Restaurant, Greyfriars Pub, Starbucks and many more



Schools

- Posts Corners
- White Oaks Secondary
- St Andrew Catholic
- Holy Trinity Catholic Secondary

Inclusions: Fridge, Stove, Dishwasher; Washer and Dryer; Existing Light Fixtures; Window Treatments Throughout; Garage Door Opener; Security System can be assumed (\$28 per month) or excluded

Exclusions: Hot Water Heater (rental)

Condo Townhome: Unit 12, Level 1, Halton Condominium Plan No 445 (Approximately \$170 per month for common element insurance and maintenance, snow removal, lawn care, yearly window cleaning)

Property Taxes: \$2,619 for 2013



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