

**JAMES NEIL**  
sales representative

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2256 Oakridge Crescent





## **Well Maintained Home in Headon Forest**

Welcome to 2256 Oakridge Crescent. This bright and spacious four bedroom, four bathroom home has been thoughtfully upgraded throughout!

Bright, updated kitchen with upgraded cabinetry, countertop, double undermount sink, neutral backsplash and stainless steel appliances.

Lots of thought went into the well laid out lower level featuring a gas fireplace, wet bar, modern three-piece bathroom and fifth bedroom. Very usable space!

This home provides great outdoor living space with a large deck area and hot tub overlooking the generous backyard.

Set in Burlington's lovely Headon Forest neighbourhood - wonderful place to live.

## Features and Highlights

- four bedroom, four bathroom home
- Bucci built in 1991
- upgraded and updated throughout
- newer broadloom through main floor and second level
- neutral decor
- kitchen features upgraded counters and cabinetry, pantry cabinets, backsplash, double undermount sink, stainless steel appliances
- family room with wood burning fireplace, oversized windows overlooking backyard
- many upgraded light fixtures
- thoughtfully finished basement with gas fireplace, wet bar, three piece bathroom and fifth bedroom
- true double garage with automatic door openers and inside entry
- recently replaced garage door
- large deck area
- furnace and air conditioner recently replaced
- newer hot tub

## First Impressions

- welcoming first impressions
- beautifully landscaped
- contemporary brick



## Foyer

- upgraded ceramic flooring
- plenty of natural light
- large closet

### **Living Room (11'0" by 14'0")**

- new broadloom flooring
- large window
- open to dining room



### **Dining Room (11'0" by 11'0")**

- new broadloom flooring
- large window
- wainscoting
- open to living room

### **Kitchen (20'0" by 11'0")**

- hardwood flooring
- updated cabinetry
- double undermount sink
- quality stainless steel appliances



### **Kitchen**

- pantry cabinets
- large eat-in area
- walk out to deck

## Family Room (11'0" by 18'0")

- newer broadloom flooring
- wood fireplace
- wainscoting
- california shutters



## Main Floor Bathroom

- ceramic flooring
- two piece
- neutral

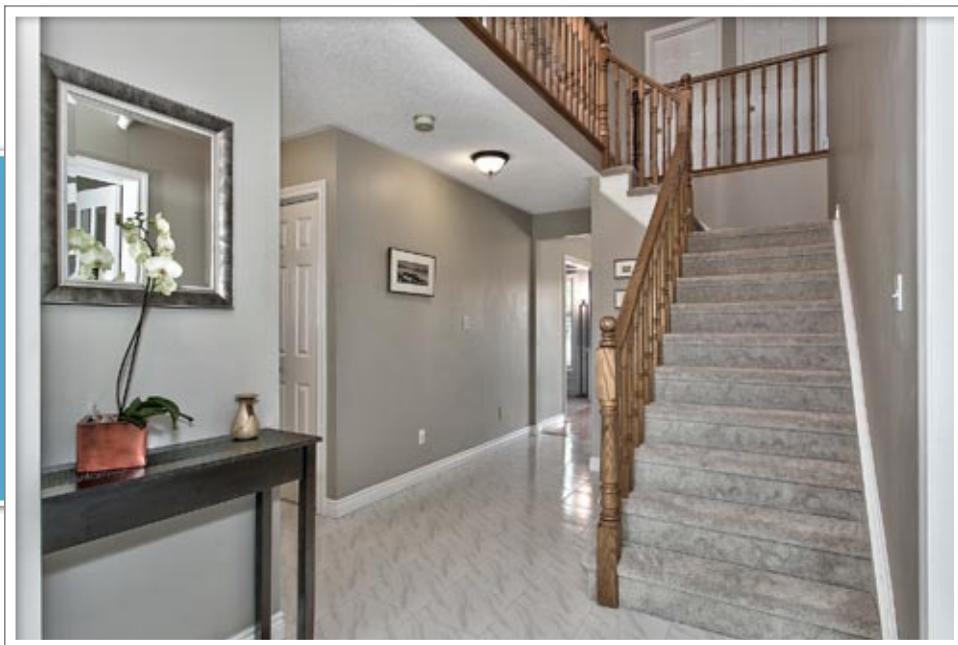
## Laundry Room

- ceramic flooring
- newer front load washer/dryer
- access to garage
- california shutters



## Open Flow Floor Plan

- lots of natural light throughout
- separate rooms but still offer open flowing plan



## Master Bedroom (15'0" by 17'0")

- quality broadloom
- large window overlooking yard
- walk-in closet with organizers
- three-piece en suite



## En Suite

- ceramic flooring
- large shower with glass door
- neutral

## Second Bedroom (13'0" by 11'0")

- quality new broadloom
- neutral
- good-sized closet



## Third Bedroom (11'0" by 13'0")

- quality broadloom
- double closet
- bright

### Fourth Bedroom (11'0" by 11'0")

- new quality broadloom
- window overlooking backyard



### Main Bathroom

- ceramic flooring
- neutral decor

## Recroom (20'0" by 26'0")

- professionally finished
- gas fireplace
- newer broadloom
- pot lighting
- built-in shelving



## Wet Bar Area

- recently added wet bar area
- backsplash and in/under cabinet lighting

### **Bedroom (11'0" by 11'0")**

- convenient fifth bedroom
- semi-en suite privileges



### **Basement Bathroom**

- recently added
- ceramic flooring
- modern finishes
- large shower

## Deck

- large deck
- great outdoor living space
- newer hot tub



## Backyard

- good sized property
- storage shed

**Inclusions:** Fridge, Stove, Microwave, Dishwasher, Washer and Dryer, Existing Light Fixtures, Window Coverings Throughout, Garage Door Openers, Hot Tub

**Exclusions:** Security System, Hot Water Heater (rental)

**Legal Description:** LT 17 , PL 20M534, S/T H481947A. CITY OF BURLINGTON

**Property Size:** 44.29 feet by 102.53 feet

**Property Taxes:** \$4,205 for 2015



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