

JAMES NEIL
sales representative

RE/MAX[®]
Aboutowne Realty Corp., Brokerage



3147 Highbourne Crescent, Oakville



Executive End Unit Townhome in Bronte Creek

Spacious executive townhome offering just under 2,300 square feet of finished living space and rare double garage.

End unit with an abundance of natural light. Plenty of upgrades including hardwood flooring, pot lighting, crown moulding and extensive landscaping.

Modern neutral décor throughout, this well maintained home is ready to just move into and enjoy. Very comfortable, welcoming space!

Exclusive Bronte Creek location with convenient access to QEW, 403 and 407 for commuters. Just minutes from Bronte GO Station.

Steps to Palermo Public School, Valleyridge Park and the trail system winding through the neighbourhood.

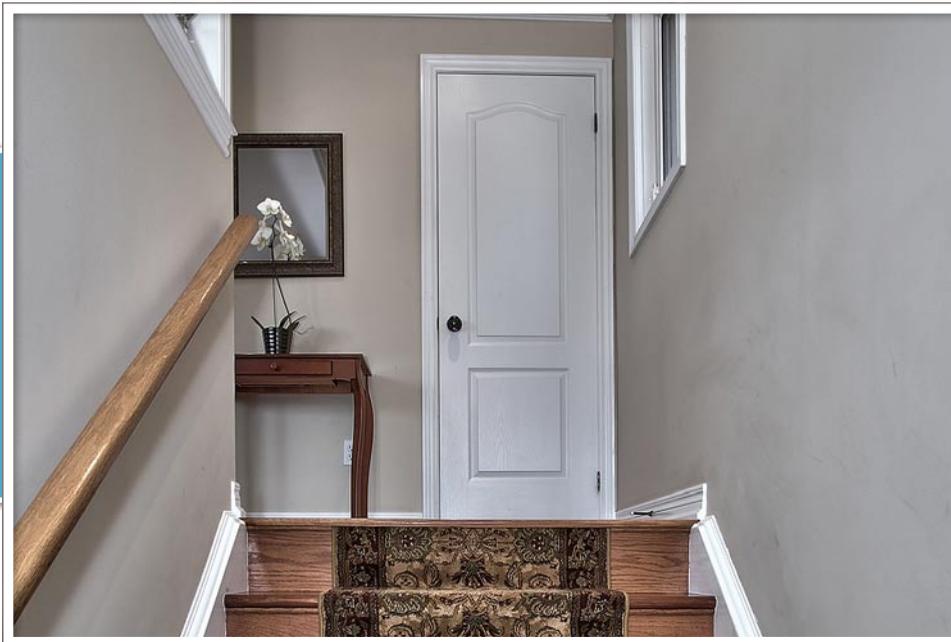
Features and Highlights

- quality upgraded finishes throughout
- hardwood, ceramic and marble flooring and quality broadloom
- designer lighting
- renovated bathrooms
- end unit
- lots of pot lighting and crown moulding throughout
- neutral décor
- high end appliances including gas stove
- thousands spent on landscaping
- two fireplaces (gas and electric)
- gas line for barbecue
- garage door opener
- double garage with inside entry
- walkout basement



First Impressions

- welcoming first impressions
- beautifully landscaped
- inviting entrance
- evident home has been loved



Foyer

- ceramic flooring
- bright
- open to living dining rooms

Open Concept Living

- large, open combined living and dining rooms
- lots of natural light

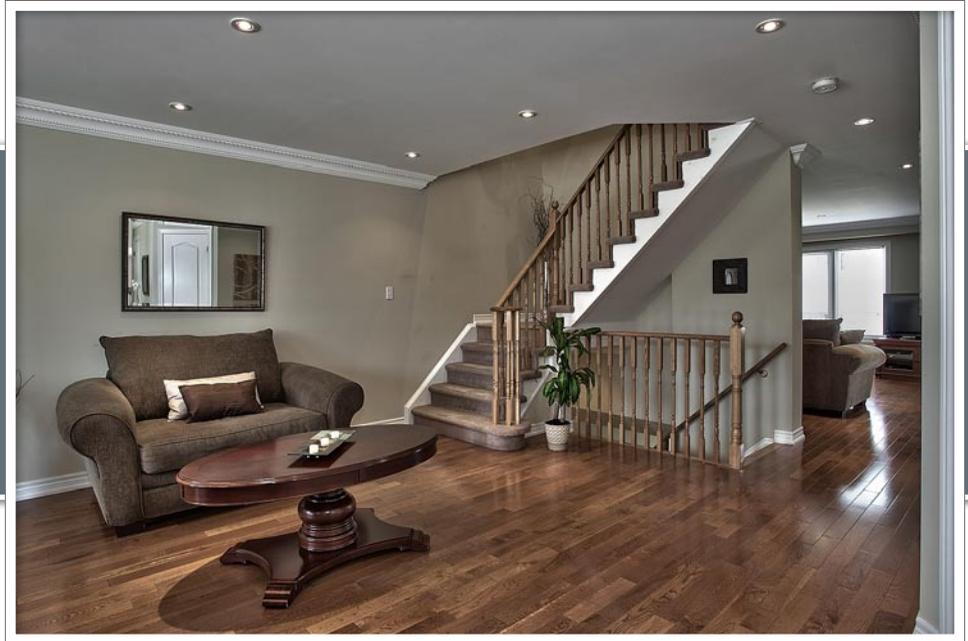


Dining Room (22'3" by 17'4")

- hardwood flooring
- large windows
- custom light fixture
- crown moulding

Living Room (22'3" by 17'4")

- hardwood flooring
- lots of pot lighting
- crown moulding
- combined with dining room



Flexible Space

- combined room for versatile use
- spacious and flexible

Kitchen (12'1" by 8'10")

- upgraded cabinetry
- ceramic tile and backsplash
- large double sink
- high end appliances (gas stove)



Breakfast Area (11'5" by 8'10")

- lots of natural light
- custom light fixture
- crown moulding

Family Room (17'4" by 13'0")

- hardwood flooring
- pot lighting
- crown moulding
- electric fireplace
- open from kitchen/breakfast area



Powder Room

- marble flooring and wall tile
- generous size
- crown moulding
- window

Master Bedroom (17'8" by 12'8")

- quality broadloom flooring
- large window
- walk-in closet
- crown moulding
- full en suite

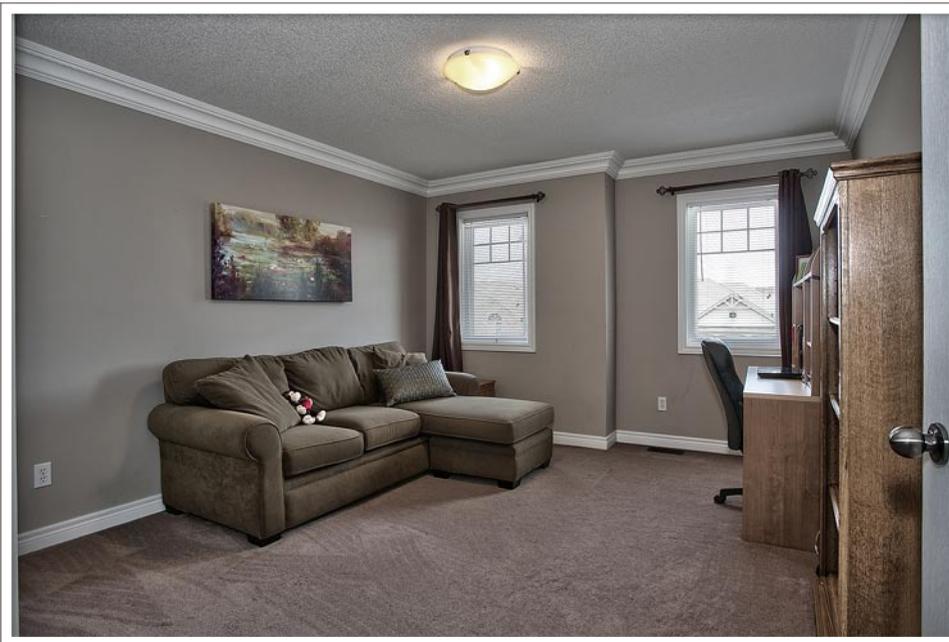


En Suite Bathroom

- marble flooring
- newer vanity, double sinks
- separate shower
- crown moulding

Second Bedroom (14'8" by 10'3")

- quality broadloom flooring
- crown moulding
- double closet
- two windows for natural light



Third Bedroom (15'11" by 11'9")

- quality broadloom flooring
- crown moulding
- double closet

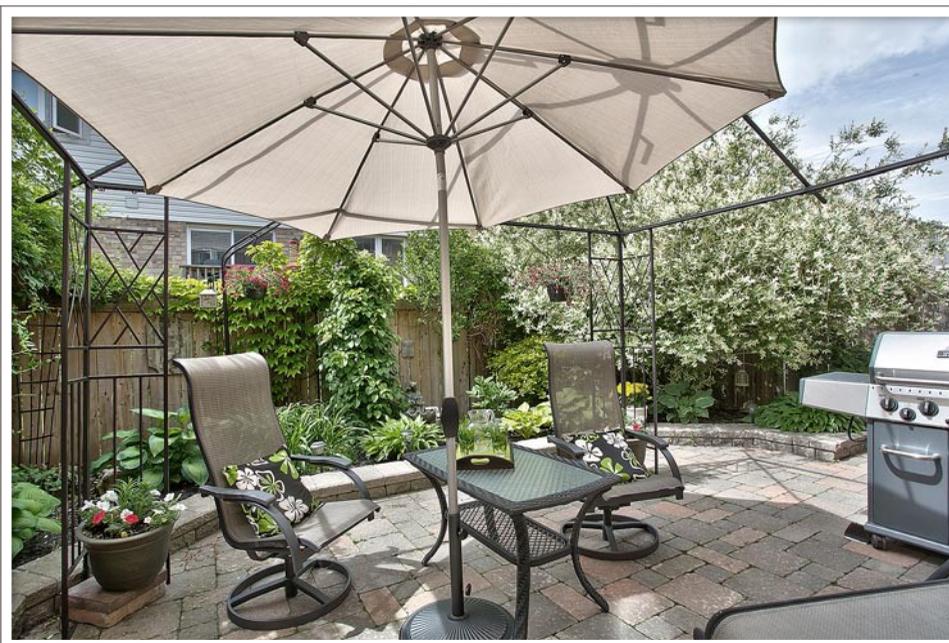
Recroom (17'5" by 12'11")

- quality broadloom
- pot lighting, crown moulding
- gas fireplace
- walkout to beautiful yard
- inside entry from garage



Patio Area

- large patio area for entertaining
- gate access
- beautiful landscaping
- low maintenance
- gas line for BBQ



Bronte Creek

- exclusive neighbourhood
- borders Bronte Provincial Park
- desirable schools



Extensive Trail System

- many kilometres of trails
- Valleyridge Pond
- walk, bike or run

Outdoor Play

- excellent neighbourhood parks
- Valleyridge Park with water features just steps away



Schools

- Palermo Public School
- St. Mary Catholic School
- Garth Webb High School
- St. Ignatius of Loyola Catholic High School

Inclusions: Stainless Steel Fridge, Gas Stove, Dishwasher; Washer; Dryer; Existing Light Fixtures; Window Treatments Throughout, Garage Door Opener; Natural Gas Barbecue, Portable Gazebo

Exclusions: Hot Water Heater (rental)

Property: 28.97 feet by 82.02 feet
Property Taxes: \$3,829 for 2013



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