

JAMES NEIL
sales representative

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



Executive Townhome in Bronte Creek

Beautiful executive townhome in Bronte Creek. Built by Monarch, the “Shipley” floor plan offers just over 2,000 square feet plus an unfinished basement.

Bright, open concept layout with large rooms and bedroom level laundry.

Upgrades include hardwood floors and maple kitchen cabinetry along with stainless steel appliances. Cozy gas fireplace warms up the family room.

Bronte Creek is one of Oakville’s most sought after neighbourhoods set against Bronte Creek Provincial Park. Residents enjoy 1690 acres of protected parkland and kilometres of biking and hiking trails that wind their way through the neighbourhood.

Convenient access for commuters to the 407, QEW and Bronte GO Station.

Features and Highlights

- 9' ceilings on main floor
- 3 large bedrooms
- 2 full bathrooms plus main floor powder room
- bright and open concept floor plan
- main floor family room with gas fireplace
- upgraded hardwood flooring and ceramic tile
- upgraded kitchen cabinets
- under cabinet accent lighting in kitchen
- high end stainless steel appliances
- double door entry to master bedroom
- separate shower and large soaker tub in en suite
- bedroom level laundry
- large unfinished basement
- attached garage with inside entry and garage door opener
- fenced backyard with gate access

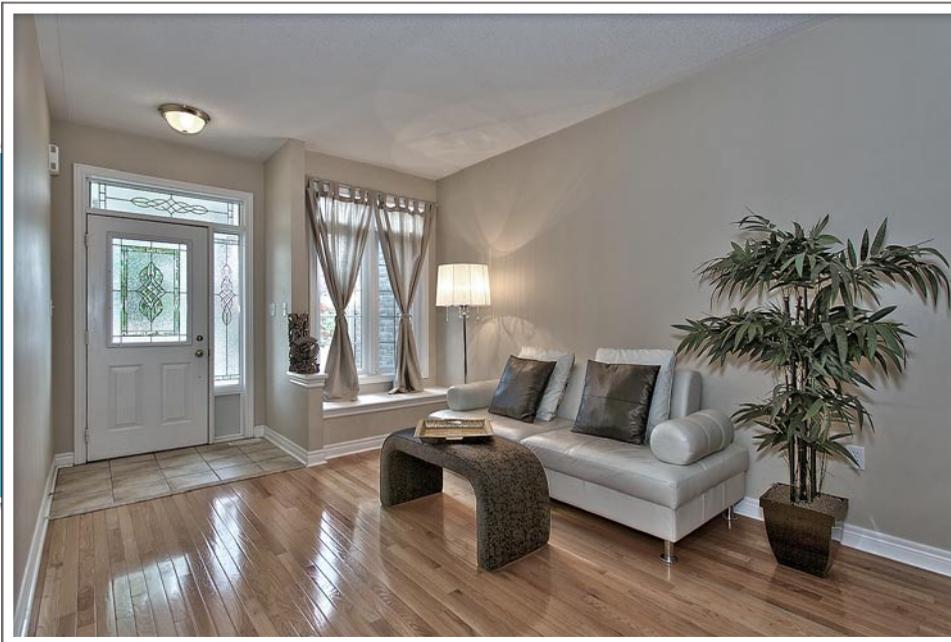
First Impressions

- welcoming first impressions
- nicely landscaped
- private driveway



Foyer

- upgraded ceramic flooring
- plenty of natural light
- open concept
- built-in window seat



Living-Dining Room (10'8" by 20'4")

- upgraded hardwood flooring
- combined flexible space



Dining Area

- upgraded hardwood
- prewired for light fixture

Family Room (12'2" by 19'8")

- upgraded hardwood flooring
- gas fireplace
- breakfast bar

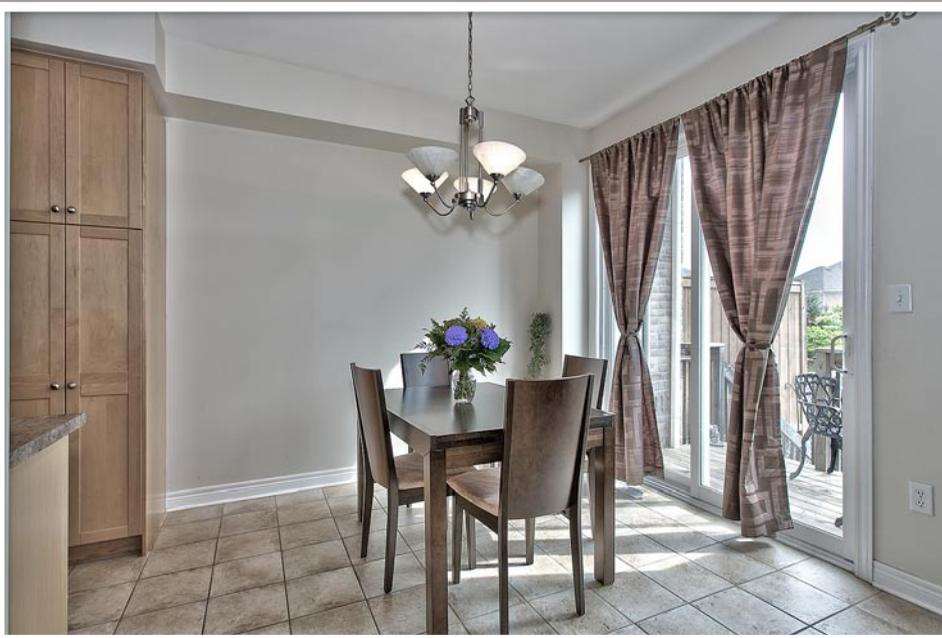


Family Room

- lots of natural light
- open concept

Family Room

- flexible space
- great for entertaining



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

- upgraded ceramic flooring
- open to kitchen
- sliding door to patio

Kitchen (8'6" by 13'0")

- upgraded ceramic flooring
- under cabinet lighting
- double sink
- upgraded cabinetry

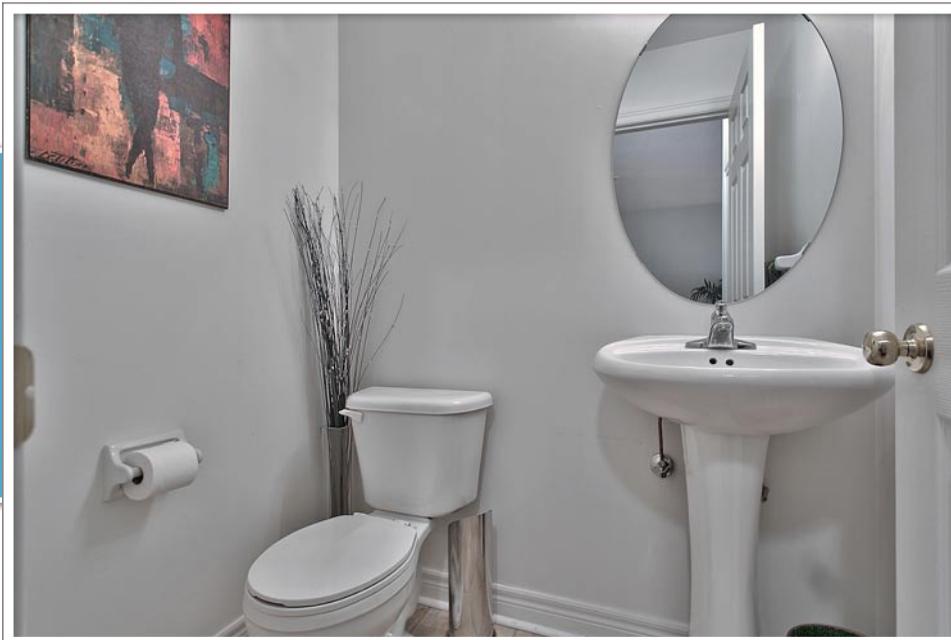


Kitchen

- quality stainless steel appliances
- open to family room
- breakfast bar

Open Concept

- bright floor plan
- open staircase



Main Floor Powder Room

- upgraded ceramic tile
- neutral

Master Bedroom (13'6" by 19'10")

- quality broadloom
- lots of natural light
- large walk-in closet
- full en suite



En Suite

- upgraded cabinetry
- large soaker tub
- separate shower



Second Bedroom (10'10" by 13'0")

- quality broadloom
- lots of natural light
- double closet



Third Bedroom (10'0" by 15'0")

- quality broadloom
- two windows
- double closet

Main Bathroom

- roomy and neutral



Bedroom Level Laundry

- laundry tub
- cupboards for storage

Backyard

- fenced yard with gate access

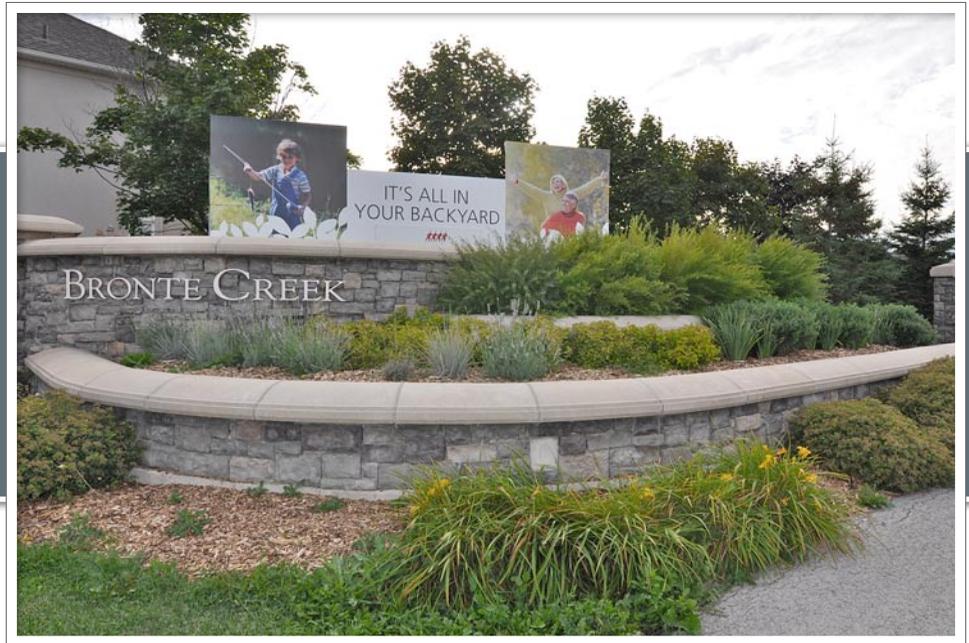


Backyard

- deck for barbecue

Bronte Creek

- exclusive neighbourhood
- borders Bronte Creek Provincial Park



Extensive Trail System

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

Outdoor Play

- excellent neighbourhood parks
- Valleyridge Park with water features for the kids/grand kids



Schools

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

Inclusions: Fridge, Stove, Dishwasher; Washer; Dryer; Existing Light Fixtures; Window Treatments Throughout, Garage Door Opener

Exclusions: Hot Water Heater (rental)

Common Element: Freehold with interest in Halton Common Elements Condominium Corporation No 467 (Approximately \$67 per month for roadway)

Property Size: 22.01 feet by 98.52 feet

Property Taxes: \$3,626 for 2013



JAMES NEIL

sales representative

RE/MAX[®]

Aboutowne Realty Corp., Brokerage
418-2 North Service Road E
Oakville, ON L6H 5R2
905.842.7000 (office)
905.399.7253 (direct)
james@jamesneil.com
www.jamesneil.com

