

JAMES NEIL
sales representative

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



481 Willis Drive, Oakville



West Oakville Bungalow

Welcome to 481 Willis Drive. This surprisingly spacious raised bungalow features a large family room addition bringing the floor plan to 1,675 square feet plus another 1,309 in the lower level.

This home offers numerous updates and upgrades including stunning kitchen and bathroom renovations, newer windows, furnace, air conditioner, roof reshingled in 2013. Three bedrooms, three bathrooms and three wood fireplaces all add up to a wonderful investment opportunity in this sought after neighbourhood.

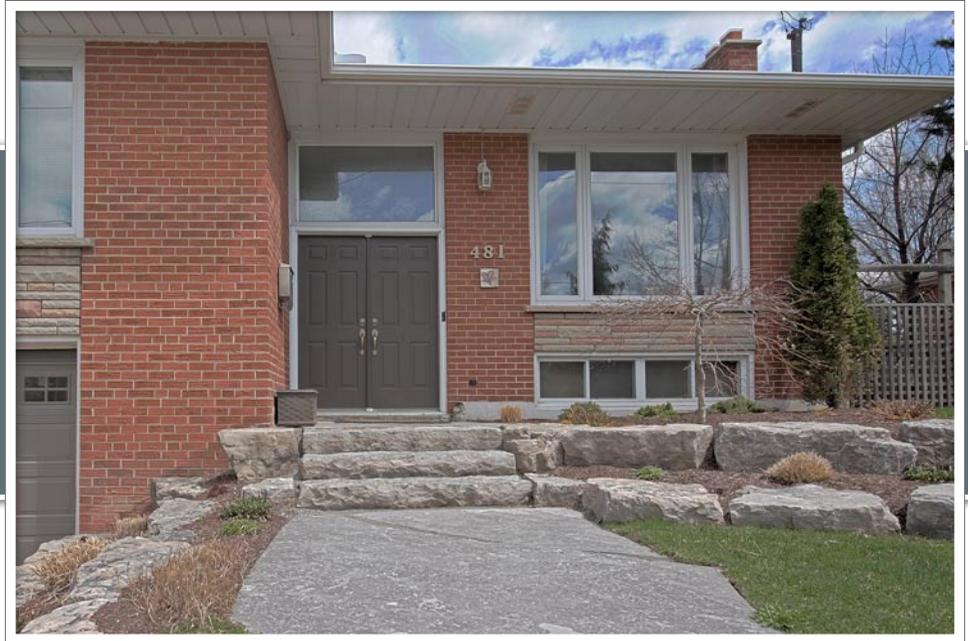
Extensive landscaping in both front and back yards including oversized patio, accent lighting, inground sprinkler and well thought out gardens.

Features and Highlights

- three bedroom, three bathroom home
- three fireplaces (wood burning)
- family room addition with skylights and vaulted ceiling
- 1675 square feet plus lower level (1,309 square feet)
- extra insulation in garage, attic
- electrical panel upgraded
- complete kitchen renovation with custom cabinetry, granite, island
- high end stainless steel appliances
- main bath renovated including heated flooring
- added powder room in addition
- newer windows
- furnace and air conditioner replaced
- roof resingled (2013)
- six foot soaker tub and skylight in main bath
- extensive landscaping front and back
- inground sprinkler system
- attached garage with garage door opener (newer garage door and man door)

First Impressions

- welcoming first impressions
- beautifully landscaped
- thousands spent improving



Foyer

- upgraded flooring
- plenty of natural light
- double door entry



Living Room (16'4" by 13'7")

- dark hardwood flooring
- crown moulding
- wood fireplace



Dining Room (11'7" by 9'4")

- dark hardwood flooring
- crown moulding
- open to living room

Kitchen (17'10" by 10'7")

- hardwood flooring
- pot and under cabinet lighting
- custom cabinetry
- custom back splash



Kitchen

- stainless steel appliances
- double undermount sink
- large island
- granite counters

Breakfast Area

- ceramic flooring
- overlooks kitchen/great room
- walk-out to deck
- butler pantry with bar fridge



Great Room (15'2" by 15'1")

- ceramic flooring
- wood burning fireplace
- vaulted ceiling and skylights
- bright, comfortable living space
- window seat overlooking garden

Master Bedroom (14'3" by 10'11")

- broadloom flooring
- crown moulding
- large window
- two double closets



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

- hardwood flooring
- california shutters

Third Bedroom (10'5" by 9'10")

- broadloom flooring
- california shutters
- ceiling fan



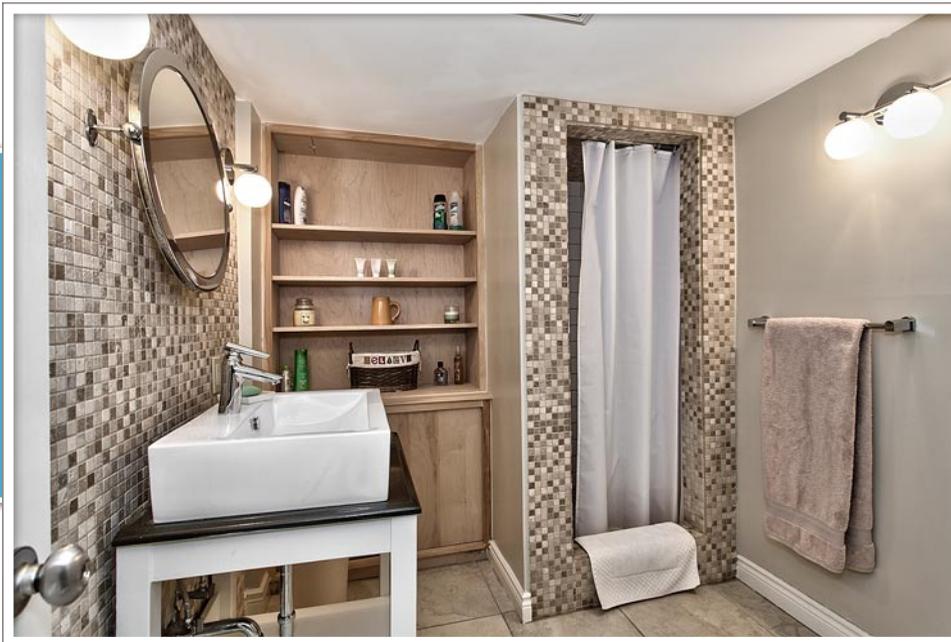
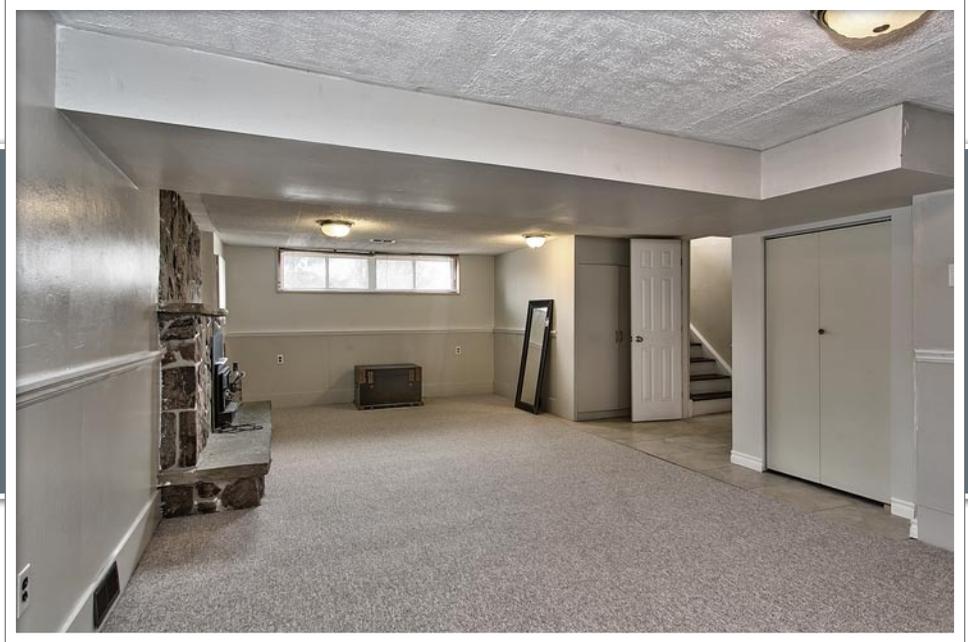
Main Bathroom

- ceramic tile
- heated flooring
- full shower/6' soaker tub
- completely renovated



Recroom (16'4" by 27'3")

- newer broadloom
- lots of natural light
- wood fireplace



Downstairs Bathroom

- large flexible space which can accommodate many uses

Laundry Area (12'7" by 17'0")

- ceramic flooring
- GE front load washer/dryer
- pot lighting



Deck

- deck overlooking private yard
- stairs to large patio area

Patio Area

- oversized patio area
- wraps around side of house
- accent lighting



Backyard

- thousands spent in landscaping
- accent lighting in garden
- very private
- in-ground sprinkler system

Inclusions: Samsung Fridge, GE Built-In Oven, JennAir Range Top, GE Microwave, Kitchenaid Dishwasher, GE Front Load Washer and Dryer, Bar Fridge, Existing Light Fixtures (except as excluded), Window Blinds and California Shutters, Garage Door Opener, Inground Sprinkler System

Exclusions: Dining Room Chandelier, Draperies, Hot Water Heater (rental)

Legal Description: LT 56, PL 692; Town of Oakville

Home Size: 1,675 square feet plus 1,309 square feet in basement

Property Size: 61 feet by 123 feet

Property Taxes: \$4,066 for 2013



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