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71 Fernlea Crescent, Oakville



Four Bedroom Home in River Oaks

This Laurier Homes-built executive home offers 2,370 square feet plus a spacious lower level with cold cellar that can be finished to suit your family's needs.

Pride of ownership is evident from the owners of almost 20 years - this home has been lovingly maintained. Furnace and air conditioning replaced in 2011 and 2013, main and second floor windows replaced in 2017 and 2018, rental hot water tank new in August, 2023.

This home showcases pie shaped lot with an inviting backyard including both a deck and patio area featuring an awning.

Located in the River Oaks neighbourhood with plenty of trails and community parks along with convenient access to shopping, restaurants and area highways.

Features and Highlights

- four bedrooms, three bathrooms
- Laurier Homes-built "Sunderland" floorplan (2,370 square feet)
- spacious lower level (unfinished) with cold cellar
- very well maintained and cared for home (same owners almost 20 years)
- en suite with separate shower and soaker tub
- double garage with door opener and inside entry
- beautiful deck with pergola, built-in bench and built-in flower pot holders
- large patio area with retractable awning
- lower-maintenance landscaping with perennial gardens
- windows on main and second floor (2017-2018)
- newer water heater (August, 2023, rental - \$21.60 per month)
- air conditioner replaced in 2013
- furnace replaced in 2011

Front Entrance

- welcoming first impressions
- aggregate concrete steps



Foyer

- ceramic flooring
- lots of natural light
- double coat closet in hallway



Central Hall

- ceramic flooring
- bright floor plan



Living Room (9'10" by 15'2")

- bay window
- lots of natural light
- hardwood flooring
- open to dining room

Dining Room (9'10" by 10'5")

- hardwood flooring
- chandelier
- open to living room



Family Room (17'11" by 19'11")

- durable laminate flooring
- gas fireplace
- cable/electric outlets above fireplace
- overlooks backyard

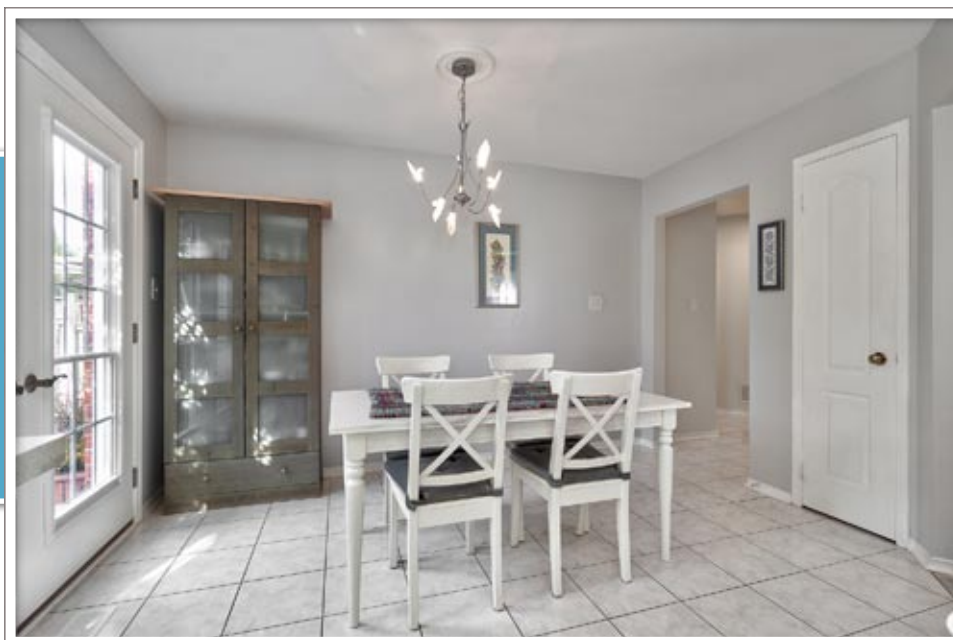
Kitchen (7'6" by 8'11")

- ceramic flooring
- under-cabinet lighting
- corian counters
- tile backsplash
- double sink



Breakfast Area (9'3" by 12'11")

- tile flooring
- pantry
- walk-out to deck and backyard



Powder Room

- ceramic flooring
- neutral decor



Laundry Room (6'10" by 8'1")

- linoleum flooring
- laundry tub
- cabinetry

Master Bedroom (17'0" by 24'1")

- broadloom flooring
- large windows
- full en suite



Master Bedroom

- walk-in closet
- chandelier

En Suite

- ceramic flooring
- separate shower
- large vanity



En Suite

- soaker tub

Second Bedroom (14'7" by 11'0")

- broadloom flooring
- double closet



Third Bedroom (10'1" by 17'4")

- broadloom flooring
- double closet

Fourth Bedroom (10'1" by 14'10")

- hardwood flooring
- double closet



Main Bathroom

- neutral
- tile flooring

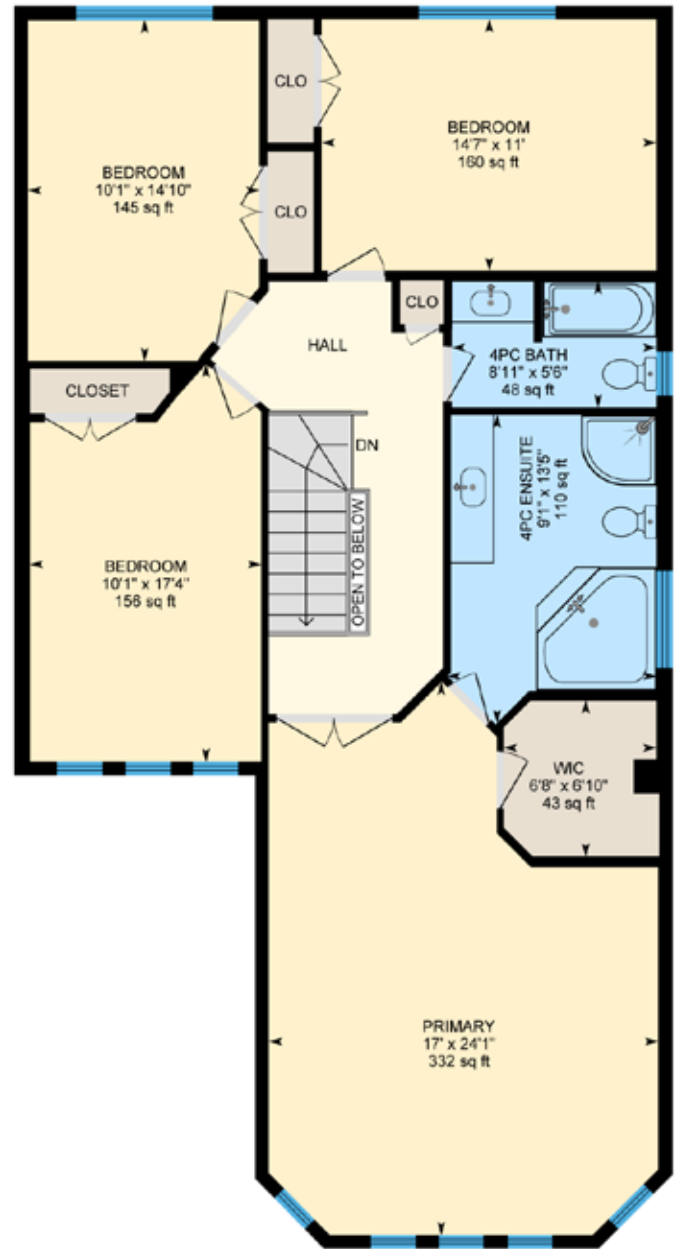
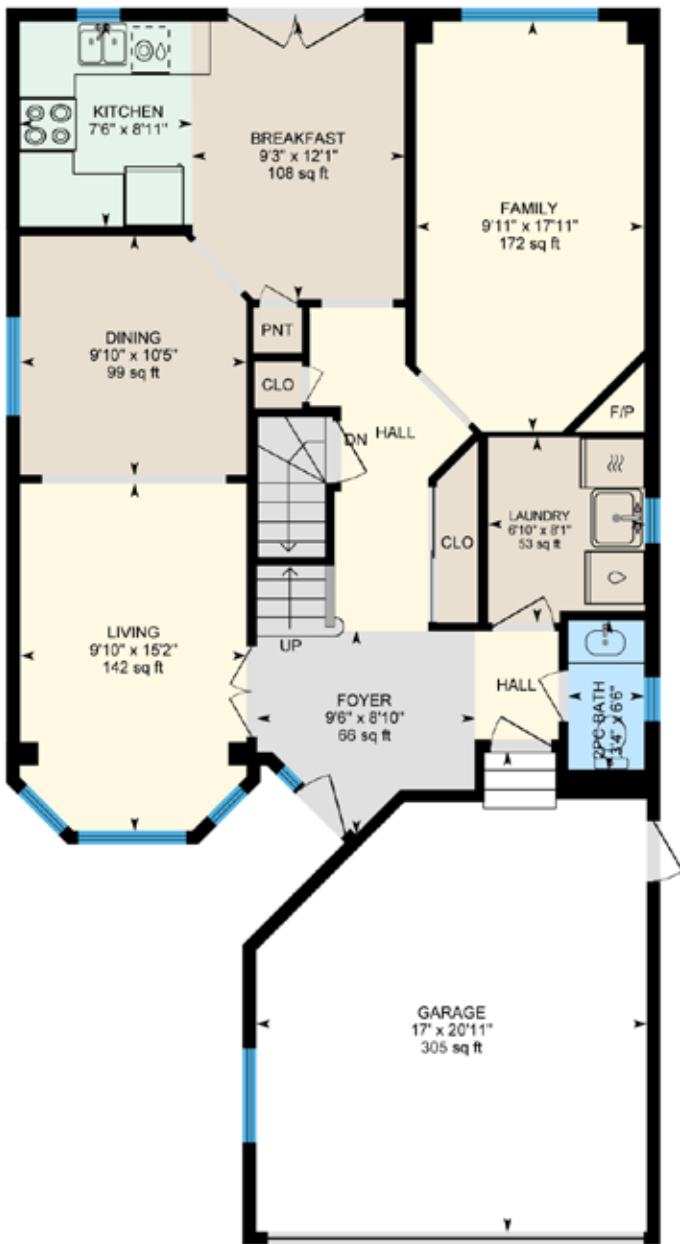
Backyard

- pie shape lot
- low maintenance landscaping



Deck

- large deck with pergola
- built-in bench
- built-in flower pot holders



Sunderland (Laurier Homes) - 2,370 square feet

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, Garage Door Opener with Remote, Light Fixtures, Existing Window Treatments, Retractable Awning
Exclusions: Hot Water Tank (rental - \$21.66 per month)

Legal Description: LT 54, PL 20M564; OAKVILLE
Square Footage: 2,370 square feet (plus lower level)
Property Size: 32.96 feet by 111.8 feet (49.31 feet across back - pie shaped)
Property Taxes: \$5,853 for 2023



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