

JAMES NEIL
sales representative

RE/MAX
Aboutowne Realty Corp., Brokerage



2115 Pineview Drive, Oakville



Updated Executive Home in Wedgewood Creek

This four plus one bedroom executive home offers 2,530 square feet plus a spacious lower level with cold cellar that offers a flexible space to suit your family's needs.

Pride of ownership is evident in the long list of thoughtful updates and improvements including renovated kitchen flooring, many windows and more.

This home showcases an inviting backyard with a large patio area and mature trees for privacy.

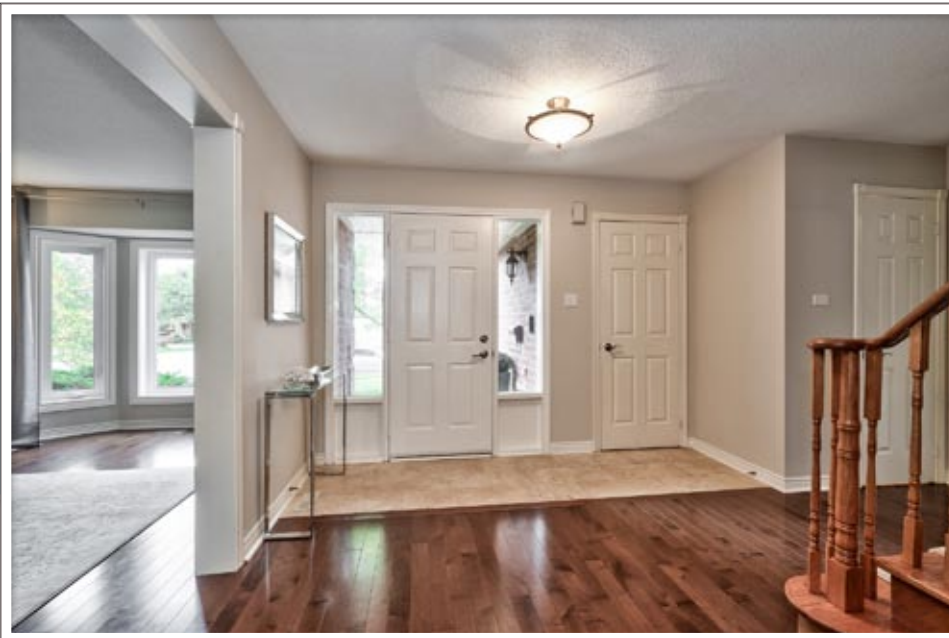
Located in the upscale Wedgewood Creek neighbourhood with plenty of trails and community parks along with convenient access to shopping, restaurants and area highways. Sought after school zone just blocks to Iroquois Ridge High School and Community Centre.

Features and Highlights

- five bedrooms (one in lower level), four bathrooms
- 2,530 square feet plus finished lower level
- renovated kitchen opened to family room
- quality stainless steel appliances including gas stove and built-in microwave
- main floor laundry
- newer broadloom and hardwood flooring
- fully finished lower level with recroom, office, bedroom and full bathroom
- cold storage
- double garage with door opener and inside entry
- large patio area
- private backyard
- low-maintenance landscaping with perennial gardens
- number of windows recently replaced including slider to patio

Front Entrance

- welcoming first impressions
- low maintenance landscaping



Foyer

- marble flooring
- coat closet

Central Hall

- hardwood flooring



Living Room (11'6" by 18'0")

- bay window
- lots of natural light
- hardwood flooring

Dining Room (11'6" by 13'0")

- hardwood flooring
- chandelier
- open to living room



Family Room (11'6" by 19'0")

- hardwood flooring
- wood fireplace
- overlooks backyard



Kitchen (12'0" by 10'0")

- limestone flooring
- under-cabinet lighting
- granite counters
- gas stove



Kitchen

- double sink
- backsplash
- pot lighting

Kitchen

- large pantry
- built-in microwave
- quality appliances



Breakfast Area (9'6" by 15'0")

- limestone flooring
- walkout to patio and pool
- bright

Powder Room

- ceramic flooring
- updated fixtures
- neutral decor



Laundry Room

- marble flooring
- laundry tub
- cabinetry
- garage and yard access doors

Master Bedroom (15'6" by 20'0")

- quality broadloom flooring
- overlooks backyard
- full en suite



Master Bedroom Sitting Area

- large, flexible space
- lots of natural light

Master Bedroom

- walk-in closet
- dressing/make-up counter



En Suite

- full en suite
- separate shower

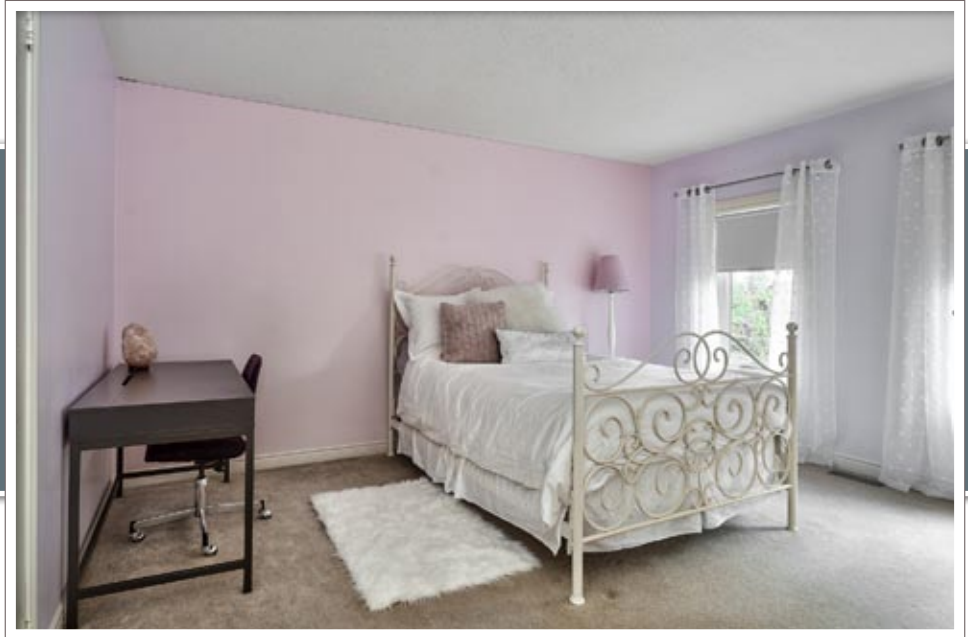
Second Bedroom (11'6" by 17'4")
- quality broadloom flooring



Third Bedroom (15'6" by 11'6")
- quality broadloom flooring
- double closet

Fourth Bedroom (15'6" by 11'6")

- quality broadloom flooring
- two large windows



Main Bathroom

- neutral decor
- full bath



Recroom

- broadloom flooring
- pot lighting
- storage



Lower Level Office

- vinyl flooring
- pot lighting

Lower Level Bedroom

- pot lighting
- vinyl flooring



Lower Level Bathroom

- tile flooring
- step in shower



Backyard

- interlock patio
- low maintenance landscaping



Backyard

- mature trees for privacy

Wedgwood Creek

Sought after neighbourhood with area shopping and services. Easy access to highways and GO train.



Schools

Just around the corner from highly rated Iroquois Ridge High School. Sheridan and Falgarwood Public Schools also service the area up to grade eight.

Parks and Trails

Many neighbourhood parks, trails and sports fields.



Iroquois Ridge Rec Centre

Steps to the community centre with fitness centre, pool, library, tennis courts and skateboard park.



Main Floor
Exterior Area 1263 sq ft



2nd Floor
Exterior Area 1257 sq ft



Basement (Below Grade)
Exterior Area 1244 sq ft



PREPARED: Oct 2020

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification



2,530 square feet (plus 1,244 square feet finished lower level)

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, Built-in Microwave, Garage Door Opener with Remote, Existing Light Fixtures, Existing Window Treatments

Legal Description: PCL 143-1, SEC 20M390 ; LT 143, PL 20M390, Oakville

Square Footage: 2,530 square feet (plus lower level)

Property Size: 45.18 feet by 114.83 feet

Property Taxes: \$5,808 for 2020



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