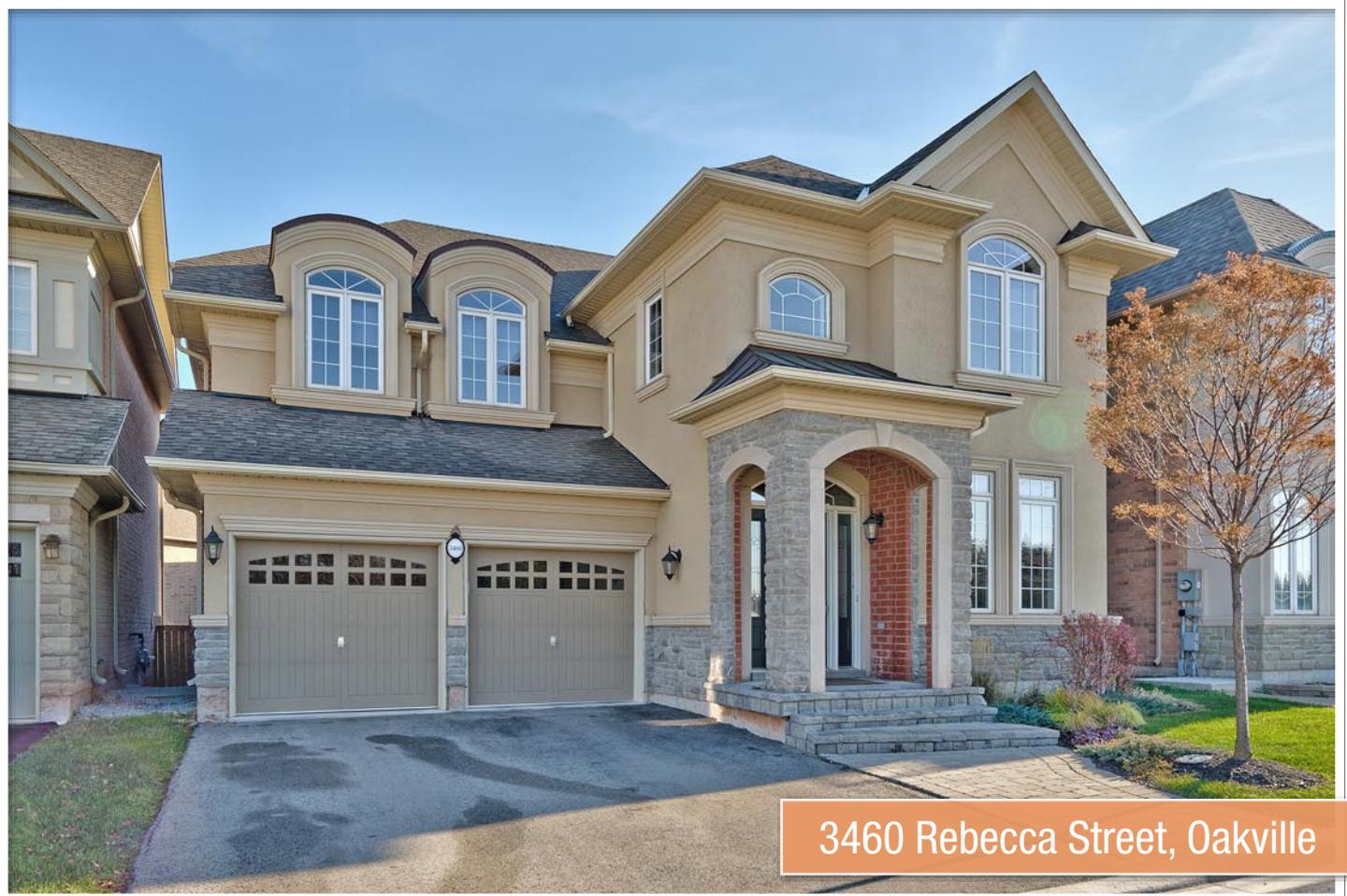


JAMES NEIL
sales representative

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



3460 Rebecca Street, Oakville



Four Bedroom Executive Home In Lakeshore Woods

Welcome to 3460 Rebecca Street. This one owner, four bedroom home was built in 2009 by Rosehaven Homes. This Randall model offers 3,040 square feet plus a bright, unfinished lower level.

The kitchen features upgraded cabinetry with granite counters, under cabinet lighting and double undermount sink. Convenient island with breakfast bar. Includes high end stainless steel appliances with a gas stove and family-sized counter-depth fridge.

Improvements such as upgraded lighting, new broadloom and designer window treatments throughout all add value to this well cared for home.

Sought after Lakeshore Woods neighbourhood with its many wonderful trails and parks and close proximity to the lake and Bronte Village.

Features and Highlights

- four bedroom, four bathroom, original owner home
- Rosehaven Homes built Randall model (3040 square feet)
- kitchen features granite counters, upgraded cabinetry, pantry cabinets, island double undermount sink, under-cabinet lighting, stainless steel appliances, gas stove, over-sized counter-depth fridge, glass backsplash
- many upgraded designer light fixtures
- designer window treatments
- hardwood, upgraded tile and new quality broadloom flooring
- oversized master bedroom with large walk in closet, full en suite and gas fireplace
- en suite with large separate glass shower and soaker tub
- main floor laundry room with cabinetry hi-end appliances
- main floor family room with gas fireplace and built-ins
- double garage with inside entry
- double driveway
- stone front walkway and steps
- low maintenance front entrance landscaping
- over \$55,000 in builder upgrades

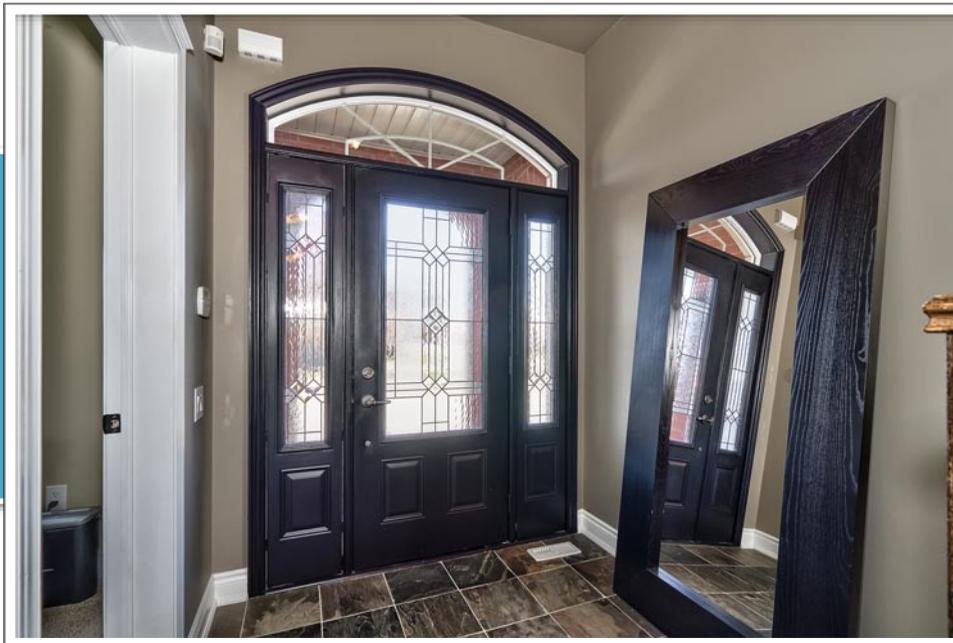
Front Entrance

- welcoming first impressions
- newer stone walkway and steps
- covered porch
- low maintenance landscaping



Foyer

- slate flooring
- lots of natural light



Den (11'0" by 10'0")

- new quality broadloom
- two large windows
- french doors to foyer and living room



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

- hardwood flooring
- large window overlooking yard
- designer window treatments
- smoothed ceilings
- open to dining area



Dining Room (12'0" by 11'6")

- hardwood flooring
- coffered ceiling
- accent pot lighting
- access to kitchen



Breakfast Area (11'0" by 16'6")

- upgraded ceramic flooring
- garden door with transom leading to deck
- morning sun

Kitchen (11'6" by 13'4")

- designer lighting
- upgraded cabinetry
- glass tile backsplash
- double corner windows
- granite counters



Kitchen

- upgraded ceramic flooring
- high-end appliances, gas stove
- oversized counter-depth fridge
- double, undermount sink

Family Room (17'0" by 12'6")

- hardwood flooring
- gas fireplace
- built-ins
- smooth ceiling

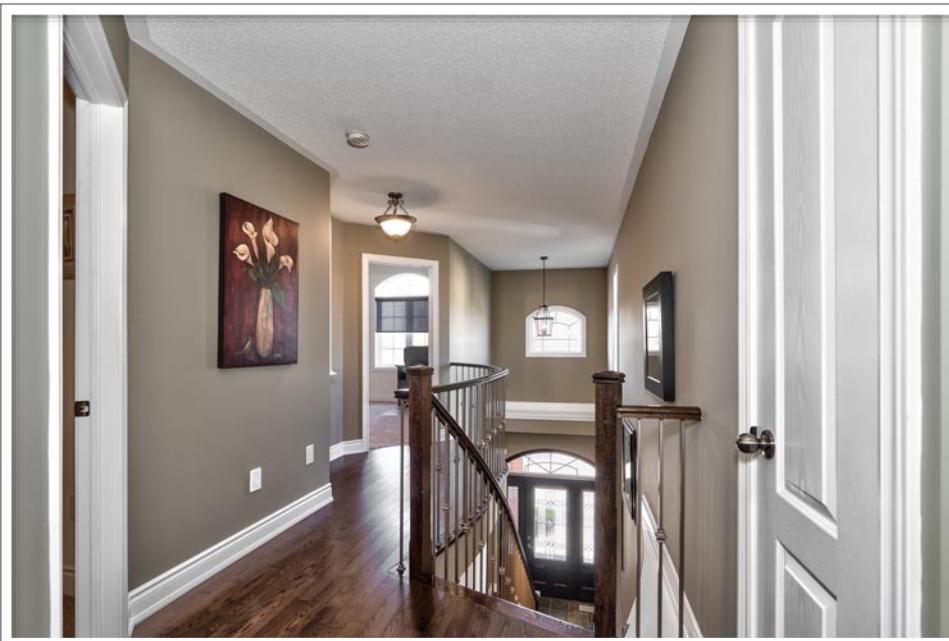


Powder Room

- designer decor
- upgraded ceramic flooring

Laundry Room

- upgraded ceramic flooring
- laundry tub
- hi-end front load washer/dryer
- garage access

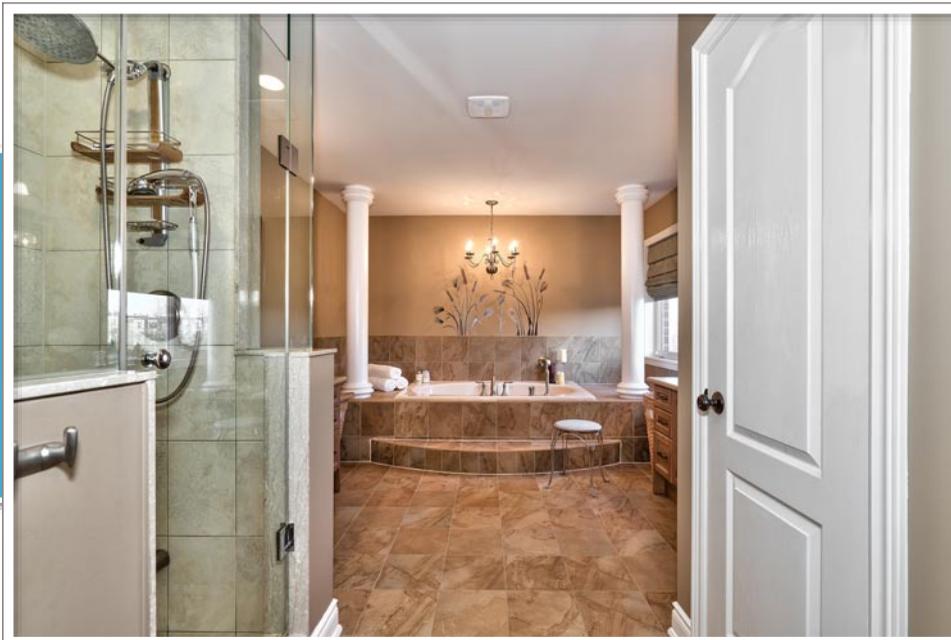


Upstairs Hall

- hardwood flooring
- wrought iron spindles
- bright

Master Bedroom (20'6" by 17'6")

- coffered ceiling
- new quality broadloom flooring
- gas fireplace
- walk-in closet



En Suite

- upgraded flooring
- separate glass shower
- two vanities (upgraded cabinetry)
- oversized soaker tub
- pocket door

Second Bedroom (16'0" by 13'8")

- new quality broadloom flooring
- double closet
- 4-piece en suite

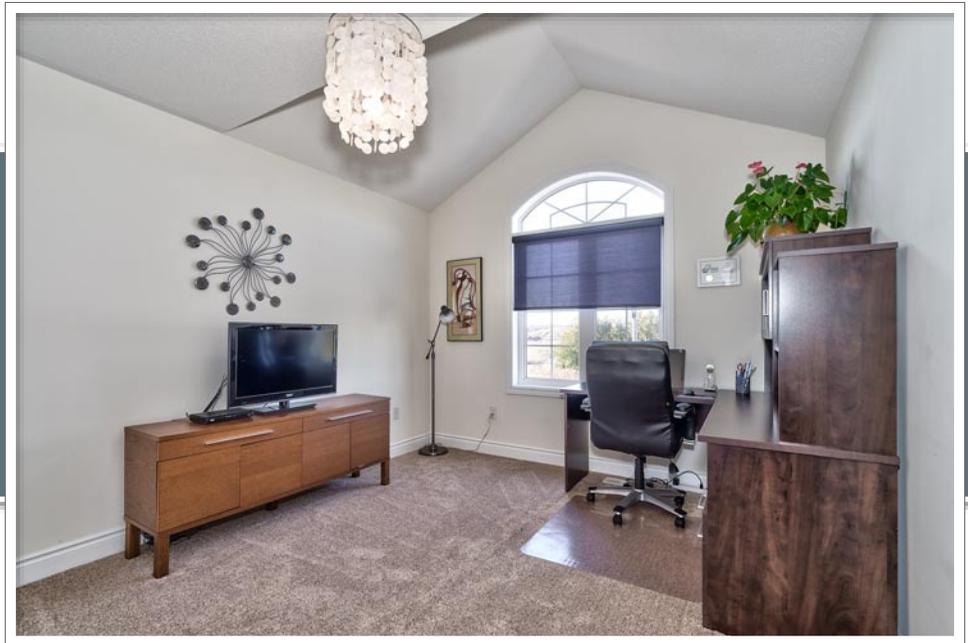


Second Bedroom En Suite

- ceramic flooring
- full tub with shower
- neutral decor

Third Bedroom (13'0" by 11'0")

- new quality broadloom flooring
- jack and jill bathroom access
- vaulted ceilings

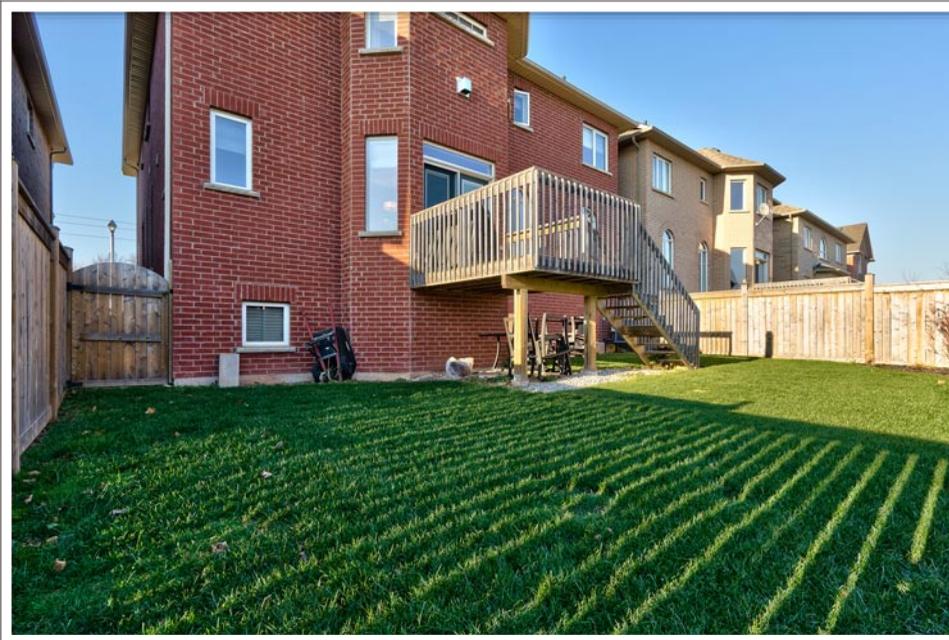


Fourth Bedroom (12'0" by 12'0")

- new quality broadloom flooring
- jack and jill bathroom access
- double closet

Jack and Jill Bathroom

- ceramic flooring
- upgraded cabinetry
- access from 3rd and 4th bedroom



Backyard

- raised deck
- gas line for barbecue

Inclusions: Stainless Steel Fridge, Gas Stove and Dishwasher; Front Load Washer and Dryer; Existing Light Fixtures; Window Coverings Throughout; Central Vacuum and Attachments; Garage Door Opener

Exclusions: Hot Water Heater (rental)

Legal Description: PT BLK 85, PL 20M964, PT 1, 20R18027; OAKVILLE

Square Footage: 3,040 (as registered with MPAC)

Property Size: 44.95 feet by 89.57 feet

Property Taxes: \$6,299 for 2015



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