

2373 Salcome Drive, Oakville

Approximate Room Sizes and Specs

MAIN LEVEL

Living Room	13'2"x11'7"
Dining Room	12'8"x15'2"
Kitchen	11'7"x10'7"
Breakfast Area	13'0"x9'2"
Family Room	18'10"x12'0"
Laundry	Main Level
Powder Room	1x2pc
Den	12'0"x9'3"

UPPER LEVEL

Master Bedroom	19'8"x18'6"
Bedroom	17'11"x14'1"
Bedroom	18'4"x12'5"
Bedroom	12'2"x12'10"
Bathrooms	2x4pc, 1x5pc

LOWER LEVEL

Recreation Room	19'4"x20'5"
Other	21'6"x12'10"
Bathroom	1x4pc

Special Features & Upgrades

- Impressive double door entry (custom iron inserts in door)
- Soaring 2 storey entry
- Wrought iron staircase opens to lower level
- Security system, water purifier (lease to be assumed)
- Hardwood flooring in living room, dining room, office, kitchen, family room, upper hall, master bedroom and lower level media room
- Crown moulding in majority of main level and second level
- Very spacious living room and dining room, perfect for entertaining
- Main level office
- Gourmet kitchen with granite counters and granite backsplash features: built-in stainless steel convection/micro oven, built-in wall oven, 36 inch commercial style gas cook top. built-in warming drawer, b/l dishwasher and stainless steel fridge
- Kitchen opens to family room and walks out to deck
- 4 very spacious bedrooms all with great closet space. Master bedroom features his and her closets with built-in closet organizers
- Master ensuite bath features custom cabinetry, granite counters, double sinks, whirlpool tub and

- shower with body jets
- 3 bathrooms on upper level
- Professionally finished lower level with custom bar (granite counters, sink and wine fridge), media room with engineered hardwood flooring, rec room with fireplace and large window overlooking spectacular back property, 3 pce bathroom
- Spectacular entertainer's dream property with in ground salt water pool (3-6 ft deep), with water fall, LED coloured pool lighting, gas fire pit, hand carved Buddha, pergola, landscape lighting, Polaris pool cleaner, irrigation and patterned concrete.

Offered For Sale at:

\$1,099,000

Taxes: \$5,197- 2007

Lot Size: 42.65x115x104.06x176.02 feet

Possession: TBA