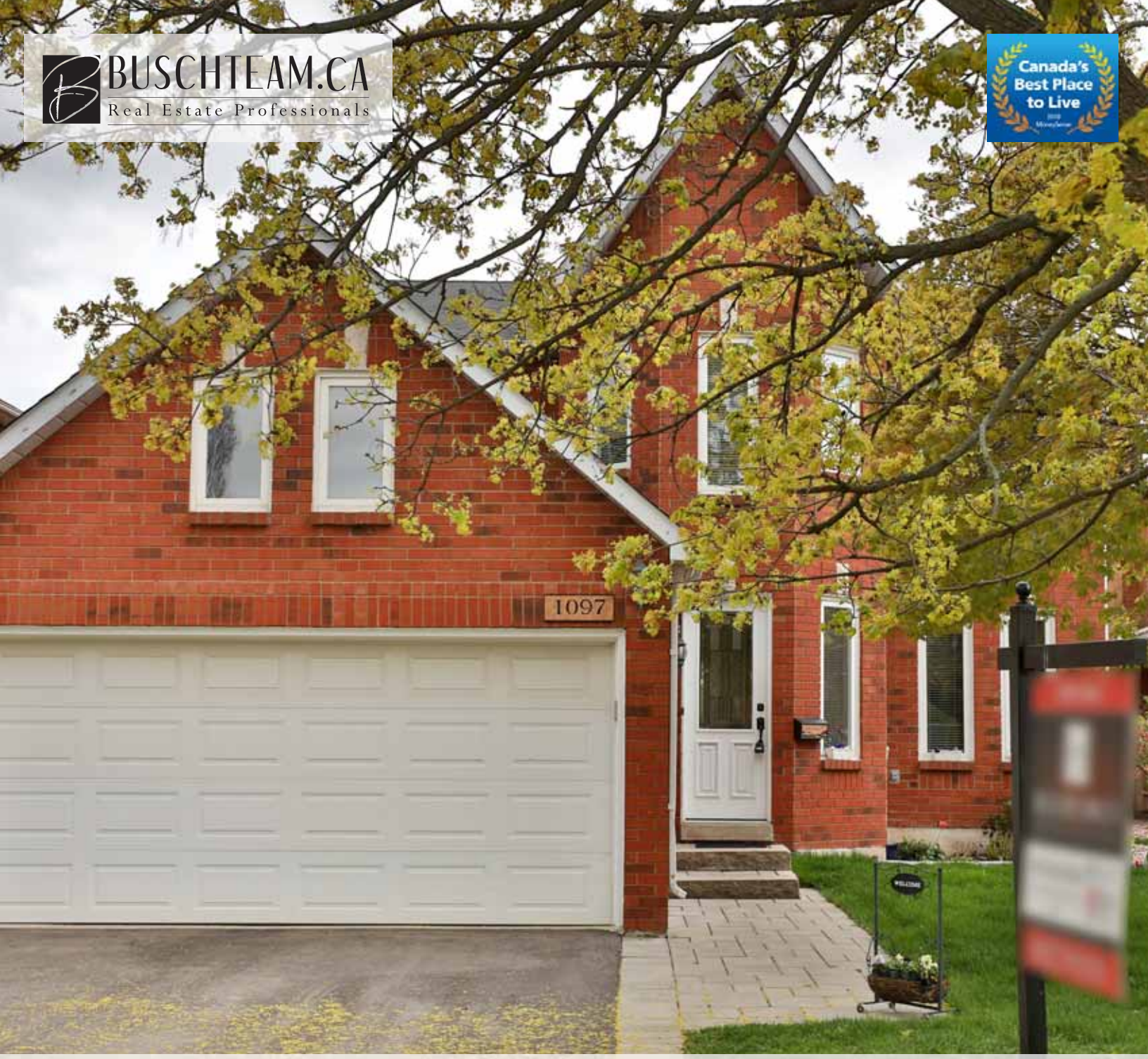


1097 GRANDEUR CRESCENT, OAKVILLE

1097 GRANDEUR CRESCENT
(Wedgewood Creek) Oakville
4 Bed + Upstairs Open Den
3 Bath

Fabulous 4 Bedroom Family Home In Sought After Wedgewood Creek. Move In Ready With All The Bells And Whistles: Hardwood Flooring Throughout, Family Room With Gas Burning Fireplace. Modern Eat-In Kitchen With Stainless Steel Appliances, Quartz Counters, Walkout To Backyard Oasis With South Facing Yard. Large Clean Unfinished Basement With Rough-In For Bath (Finish To Your Liking) Or A Great Play Space For The Kids. All Of This On A Quiet Destination Crescent! Close To Everything Including Steps To Top Rated Schools And Iroquois Ridge Rec Center. Also Great Trails And Close To Shopping (2,564 Sq Ft MPAC). Truly A Must See!

Fridge, Stove, Dishwasher, Washer, Dryer, All Electric Light Fixtures, All Window Coverings, Central Air Conditioning, Electric Garage Door Opener, Central Vacuum And Attachments.

A PLACE YOU WOULD LOVE TO CALL HOME!

PROPERTY FEATURES

- 4 Bed + Den
- 3 Bath
- Modern Kitchen with eat in breakfast bar
- Large Principal rooms
- 2 car garage + 4 Parking Spaces
- Ready to move in!

Property tax 2020: $5,970.85

AREA INFLUENCES:

- Shopping plaza with all of your household needs steps away
- Transit - Close to Bus/ 5 minute drive to GO station/ close to 403 + QEW
- Iroquois ridge Recreation center steps away
- Oakville voted 2018 #1 to live in in Canada - Money Sense Magazine
- Best schools in Oakville (regular track) - top in Canada
  - Catholic Elementary - St. Marguerite
  - Catholic Secondary - Holy Trintity
  - Public Elementary JK - 5 - Sheridan
  - Public Elementary 6-8 - Falgarwood
  - Public High School - Iroquois Ridge

GO STATION TRAVEL OPTIONS:

Oakville to Union	33 mins
Bronte to Union	39 mins
Clarkson (direct)	25 mins

ENTIRE HOME:

- Trane furnace and A/C installed June 2005
- Roof replaced Nov 2006 with warranty of 30 years
- All windows are fibreglass, about 1/2 are triple glazed. Windows were done in 3 phases all windows were replaced except basement windows
  - First install Nov 2003
  - Last install Oct 2009
- Built 1986
- 2564 sq ft + unfinished Basement
- HWT - owned
- Central Vacuum and attachments
- Brand new Hardwood throughout

- Builder: Grandoak Homes

INTERIOR: (BRAND NEW UPGRADES)

- Upgraded hardwood floors on all levels
- Brand new Hardwood staircase
- Upgraded 2nd floor bath
- New Single panel shaker doors throughout
- Freshly painted throughout - Collingwood Benjamin Moore

EXTERIOR:

- Large 50.53 x 118.86 foot lot
- South facing sun-drenched backyard
- Extensive landscaping - includes perennials for easy maintenance
- New interlocking patios and walkways
- Large mature trees
- Large garden shed

INTERIOR:

MAIN FLOOR

Large Foyer/Entry
- Entry to garage

Kitchen
- 3.1m x 6.04m
- Gourmet kitchen
- Stainless steel appliances
- Porcelain floor
- Quartz counters with backsplash
- Large Eat-in open concept kitchen with breakfast island
- Walkout to backyard patio
- Large picture window overlooks backyard
- In-ceiling speakers

Family Room
- 3.43 x 4.85m
- Open concept kitchen room
- Gas fireplace w/ mantle
- Hardwood

Dining Room
- 2.97m x 4.19m
- Open concept to living room
- Access to kitchen
- Hardwood
- Overlooks backyard
- In-ceiling speakers

Living Room
- 3.28m x 4.57m
- Open concept to dining room
- Hardwood
- Large windows overlooking front yard

Laundry Room
- H/E Washer and dryer
- Cupboards
- Side door entrance

2 pc Powder Room

2ND FLOOR

Master Bedroom
- 3.35 X 4.88
- Double door entry
- Hardwood
- Room darkening roller shades
- Overlooks backyard
- Walk-in closet with organizers
- Spa style 5pc Ensuite
  - Double sinks
  - Deep soaker bath
  - Separate shower
  - Porcelain tiles

Bedroom 2
- 3.28m X 3.35m
- Hardwood
- Overlooks backyard

Bedroom 3
- 3.35m X 3.35m
- Hardwood
- Overlooks backyard

Bedroom 4
- 3m x 3.35m
- Hardwood

Den/Reading Nook
- Hardwood
- Open to below

Upper Bath
- 3 pc
- Porcelain tiles
- Recently renovated

BASEMENT
- 3pc bath rough in
- Unspoiled basement left for your own imagination

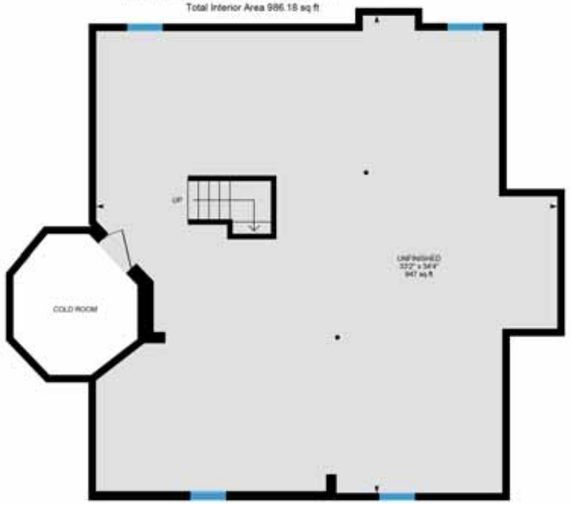
The information supplied in this fact sheet has been supplied to Royal LePage Realty Plus by the owner of the property. Royal LePage has relied on the accuracy of the information provided to produce this feature sheet. ALL measurements are approximate.

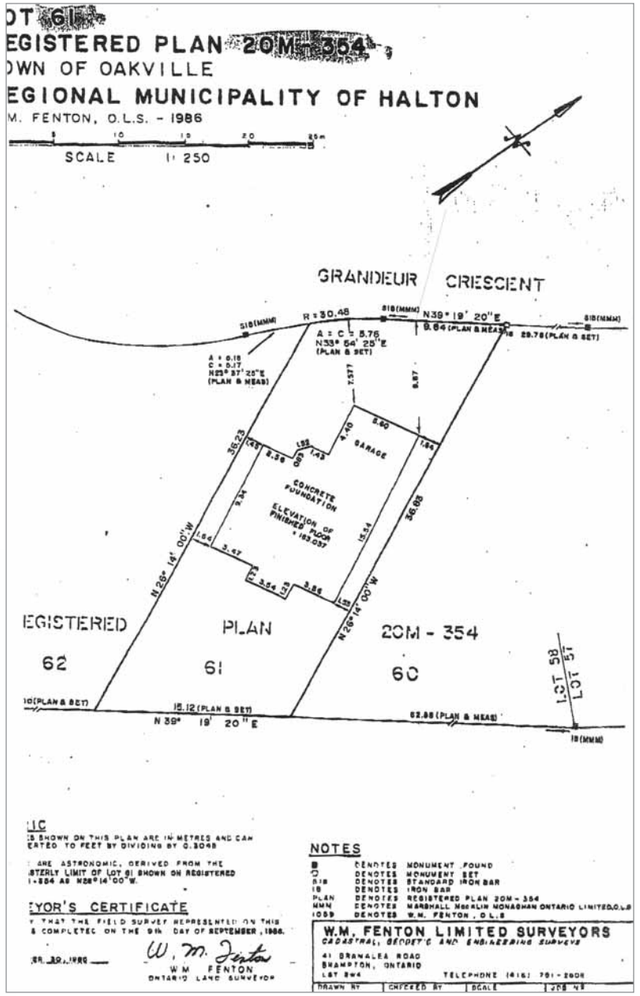
FLOOR PLANS & SURVEY

Main Floor Total Exterior Area 1088.10 sq ft
Total Interior Area 1062.28 sq ft

2nd Floor Total Exterior Area 1114.33 sq ft
Total Interior Area 1036.61 sq ft

Basement Total Exterior Area 1065.29 sq ft
Total Interior Area 986.18 sq ft





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Joshuacreekproperties.com says:

Established
Mid to late 90's with newer phases to follow around 2004 and beyond.

Noted For
Easy access to the 403, 407 and QEW (short commute to downtown Toronto). Newer, luxury homes. Close to large shopping plazas and big box stores. Great schools, with access to both private and public schools.

You'll Fall in Love With
The mere 30 km commute to downtown Toronto by car, or 25 minute train ride to Union Station from nearby Clarkson GO Station. Located next to White Oaks Golf Course.

Prevailing Trends
Many homes in the later phases of Joshua Creek boast luxury finishes, including custom kitchens. Several homes from the earlier phases are being renovated to more contemporary styles and with more upgraded finishes. The larger homes on premium and ravine lots are fetching prices well above the million dollar mark.

Perfect For
Those who commute to Toronto and are seeking a turn-key home by a quality builder.

The Market
Detached homes range from $1.2m - $3.5m. Freehold townhomes range from $1m - 1.6m

Prevailing House Style
Predominantly 2 storey detached homes plus a selection of bungalows. This area is also known for its luxury townhomes.

WEDGEWOOD CREEK

LIST OF AREA AMENITIES

1) Schools: Many elementary schools (public and private, plus French Immersion at Munn's).
   The top high school in Halton is Iroquois Ridge High School (also offers French Immersion) and it is a short walk or bike ride away. The Catholic school, St. Marguerite offers bussing service. Some of the most prestigious of the private schools in Oakville, Fernhill, Glenburnie and Trafalgar Ridge Montessori are all a 5-minute or less drive (some may offer pick up).
2) The Community Centre: Iroquois Ridge is one of Oakville's newer community centres. It has excellent library programs, community activities (crafts, karate, yoga, swimming, table tennis), and summertime tennis, skateboarding and soccer.
3) Nature Trails: Area ravine stretches on for miles and gives easy access to the many biking and hiking trails. There are a number of ravines with trails, as such.
4) Shops Nearby: Easy walking and bike ride distance to the Upper Oakville Shopping Centre (has Performing Arts studio for child/adult music, art and dance lessons, a Metro for groceries, banking, Starbucks, and much more). A short drive to Oakville Place Mall, retail shops, Longos and the Real Canadian Supercentre for other grocery options off Trafalgar Rd. and many stores on Dundas St. E.
5) Transportation: Easy highway access. Within minutes one can access Highways - QEW, 403, the 407, as well as Trafalgar Rd. heading north to the 401. Local transit stops close by. Also, it's a short drive or local bus ride to the Oakville GO Train Station and Via Rail.
6) Local Activities: Within about a 5 km perimeter, one can participate in a number of activities, such as:
   Karate: OMAC
   Swimming: Oakville swim team, Iroquois Ridge lessons
   Hockey/Skating: Canlan
   Soccer: Dash sports, Oakville Soccer Club
   Tennis: The Tennis School
   Piano: MYC (three teachers in the area)
   Vocal: Oakville Choir
   Academics: The Academy for Mathematics and English, Kumon, Oxford learning, Spirit of Math
   Art: 4Cats
   Gymnastics: Futures Gymnastics, The Little Gym
   L.A. Fitness, Goodlife, One Health fitness club, gyms for rock climbing, soccer, basketball, swimming and yoga at The Clarity Centre, Kula Yoga Studio, Sun Yoga Oakville

DID YOU KNOW: Lakeview and Grand Oak homes were the primary builders in Wedgewood creek. If it has the elevated bricks at the garage corners it is a Lakeview Home

OAKVILLE

Oakville is a wonderful place to call home. Named by Moneysense magazine in 2018 as Canada's #1 city for good reason. A vibrant and impressive community within the Greater Toronto Area (GTA), the Town of Oakville is a beautiful lakeside town with a strong heritage, preserved and celebrated by residents and visitors alike. Oakville is now home to approx 185,000 residents. Oakville provides all the services of a well-serviced urban center while maintaining it's small town charm. Founded in 1857, this striking town has become one of the most coveted residential and business centres in Ontario, and for good reason:

- Great neighbourhoods
- Great places to do business
- Quality schools
- A full-service acute care community hospital
- Proximity to Lake Ontario and recreational areas
- Easy access via QEW, 403, 407 and GO Transit
- Charming shopping districts in the downtown core

Residents and visitors of Oakville enjoy many of the local attractions such as the Oakville Center for the performing arts, which is host to dance, theatre, music and comedy performances all year round, galleries, historical sites and local architecture. For the avid or amateur golfers, Oakville has 7 different golf courses including Glenn Abbey, host to 25+ Canadian open championships.

Oakville is growing and growth is a good thing. It generates new business, new jobs and the revenue need to support all the programs we equate with a high quality of life. Oakville's strong and diversified economic base offers an excellent location for new and expanding businesses. Currently, over 260, there are 260+ national and international headquarters in Oakville. While growth is important so is community and way of living, as in Oakville it seems to be a top priority. The town of Oakville has established many programs and approaches that enhance these issues.

IT'S ABOUT QUALITY OF LIFE

Oakville is a great place for your entire family. Family time is important. Residents enjoy over 2,400 acres of park space with many groomed hiking trails. The community centers are world class. For boaters, Oakville offers two picturesque harbours for both sail and power boats. For added entertainment, Oakville has many annual community festivals including the Waterfront festival, the festival of classics, Jazz festival and A Taste of Oakville, and several other parades and regular fun outings throughout the year.

People who live here are proud of the quality of life this great community has to offer. In a recent survey of residents, 86 per cent said Oakville is a better place to live than anywhere else in the GTA. Ideally located in a beautiful natural setting, Oakville offers first-rate facilities and amenities. The outstanding range of lifestyle choices will continue to make this growing community one in which residents and businesses feel a sense of pride and connection.

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We're committed to our core values. Our four key pillars - integrity, innovation, collaboration and excellence, they define us, inspire us and drive us to make a difference for our Clientele in achieving their financial and home ownership dreams. Helping you is what we do.

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