

## **105 Osborne Crescent, Oakville Ontario**

Welcome to this beautifully updated home in the desirable community of College Park in Oakville, Ontario, boasting an open-concept light-filled main level with oversized windows, decorative wood beam and brick accent wall, designer window treatments, and elegant hardwood flooring seamlessly flowing throughout. This home features 2 keyless entries, elegant wooden shelving in front closet, is freshly painted throughout and features Hunter Douglas window blinds. The heart of this home features a bright white kitchen with upgraded hardware, sleek granite countertops with tumbled stone backsplash, stainless refrigerator and built in dishwasher and featuring a 48" double gas gourmet range/oven and heat lamp & stainless hood, fabulous for entertaining and is sure to delight the most discerning chef. Upper level with modern 4 piece bathroom and three bedrooms, including a luxurious primary bedroom with a walkout deck to the private backyard oasis featuring a large heated saltwater swimming pool perfectly surrounded by professional landscaping front to back with lush perennials and mature trees. The expansive stone patio, gas line barbecue hookup, gazebo with 2 lounge chairs, and anchored patio string lighting create the perfect ambiance for those fun filled summer evenings. This serene private setting is enhanced by having no neighbors behind, and the scenic Munn's Creek Sixteen Mile tributary at the side. The inviting lower level living area is centered around a cozy gas fireplace with brick mantel & decorative wood beam, perfect for relaxing on cool evenings. Here you will find a convenient full bathroom with large walk in glass door shower, newer washer/dryer with steam, convenient built in shelving, and ample storage. The property features two full bathrooms with modern finishes, ensuring comfort and style for all. Additional updates include a new roof, furnace/heat pump/air conditioner, providing peace of mind and energy efficiency. Located within walking distance to the Oakville Golf Club, the vibrant shops and restaurants of Oakville Place, and easy highway access, this home offers both convenience and luxury. Experience the perfect blend of modern living and tranquil retreat in this exceptional Oakville property.

### **Listing Details:**

Deposit: \$50,000.

Possession: 60-90 days

Taxes 2024: \$5,224.

### **MAIN LEVEL**

#### **Foyer:**

Spacious bright entry way

Elegant keyless entry door with decorative leaded glass inlay

Large entryway closet with stylish wood shelving

Modern tiled floor with accent design

Wooden staircase to upper level

### **Living Room:**

Bright elegant open concept living room  
Open to the dining room  
Elegant hardwood flooring  
Large windows provide natural light  
Hunter Douglas Blinds  
Classic floor length curtains  
Freshly painted  
Chic painted brick panel feature wall  
Stylish decorative wood beam  
Soft neutral décor

### **Dining Room:**

Large open concept dining room  
Large window provides natural light  
Hunter Douglas blinds  
Classic floor length curtains  
Chandelier centered over dining table  
Open to the living room  
Convenient access/open to the kitchen  
Elegant hardwood flooring  
Stylish decorative wood beam  
Soft neutral décor

### **Kitchen and Breakfast Area:**

Classic white kitchen cabinetry with upgraded hardware and backplates  
Upgraded light fixtures and pot lighting  
Granite counter tops  
Tumbled stone backsplash  
Peninsula over looks the dining area  
Stainless refrigerator with icemaker and water, built in dishwasher, stunning chef's 48"  
double "Caloric" gas range with heat lamp and stainless hood  
Large window above sink  
Elegant hardwood floors  
Convenient side entry exterior door with keyless entry

## **UPPER LEVEL**

### **Primary Bedroom:**

Bright king size bedroom  
Convenient deck access to pool and backyard (2021)  
Double closets with organizers  
Ceiling fan with light and remote  
Stylish cork flooring  
Hunter Douglas inset blinds and floor length drapery

### **Bedroom 2:**

Hunter Douglas window treatments  
Closet with shelving  
Elegant hardwood flooring  
Soft neutral décor

### **Bedroom 3:**

Hunter Douglas window treatments  
Closet  
Stylish cork flooring  
Soft neutral décor

### **Main Bathroom:**

4 piece bathroom with modern finishes  
Shower inlay with LED lighting  
Built stylish wood shelving  
Vanity mirror side lighting  
White undermount sink vanity with drawers  
Convenient pocket door

Large storage closet with wood shelving in upper level foyer

## **LOWER LEVEL**

### **Recreation Room:**

Inviting casual living space  
Cozy gas fireplace with brick mantel and decorative wood beam  
Elegant hardwood  
Pot lighting  
Freshly painted

### **Bathroom:**

Convenient 3 piece bathroom with modern finishings  
Large walk in shower with inlay and glass doors  
Large modern vanity with one piece counter/sink and large drawers

### **Laundry:**

Steam washer and dryer (2022)  
Utility sink with drawer  
built in storage with wooden shelving

### **Utility/Storage:**

Expansive storage area with vinyl flooring throughout

### **Inclusions:**

Stainless refrigerator, gas range with stainless hood, built-in dishwasher, all electrical light fixtures, all window coverings and blinds, gazebo and 2 lounge chairs, Washer and dryer, patio string lights with posts, all pool equipment, vacuum hose, brush and pole

### **Exclusions:**

Counter top microwave

The information contained within this document is intended as a guideline only, and all information should be independently verified. All room sizes are approximate. The information contained within the MLS listing will supersede this information.