

Features & Updates - 2355 North Ridge Trail, Oakville

Highlights:

- Spectacular 7 Bedroom & 7 Bath Home Boasting Over 4,500 Sq.Ft. Finished Living Space with Jenn-Air appliances in Main Kitchen and 2nd Kitchen in Basement.
- Built by Fernbrook in prestige Joshua Creek 4 Bedroom & 4 Bath boasting Over 3,100 Sq.Ft. Above-Ground Finished Living Space PLUS 3 Bedrooms and 3 Full washrooms in Finished Basement with 10 ft. high ceiling and a Beautiful, Private Backyard.
- 2 bedrooms & 2 full washrooms legal second dwelling unit in the basement approved by Town of Oakville built with premium materials & finishes that has 10 ft. high ceiling with separate entrance from backyard, separate laundry, separate gorgeous kitchen for either in-law-suite or additional income rental.
- Gorgeous Curb Appeal with Stone & Brick Exterior, Interlocking Driveway, Stone Steps, Elegant Porch & Lovely Garden.
- Extra wide 14 ft high custom Fibre Glass Door Entry Leads to Bright 2-Storey Foyer with Large Windows.
- Stunning Gourmet Kitchen Boasts Custom Wood Cabinetry, Centre Island, Granite Countertops, Lovely Tile Backsplash & Bright Breakfast Area with Garden Door Walk- Out to Patio & Private Backyard!
- Gorgeous Family Room with Gas Fireplace.
- Separate Formal Living Room & Dining Room.
- Modern 2pc Powder Room & Beautifully Finished Laundry Room (with Access to Garage) Complete the Main Level.
- Hardwood Staircase Leads up to Generous 2nd Level with 4 Large Bedrooms & 3 Full Baths.
- Primary Bedroom Suite Boasts Walk-in Closet & Luxurious 5pc Ensuite with Tile Flooring, Floating Double Vanity, Freestanding Soaker Tub & Glass-Enclosed Shower.
- 2nd & 3rd Bedrooms Share 5pc Semi-Ensuite AND 4th Bedroom Boasts Semi-Ensuite Access to 4pc Main Bath!
- Gorgeous, Private Backyard Boasts Extensive Patio Area, Mature Trees, & Large Garden Storage Shed.
- 2 Car Garage is Pre-Wired for EV Charger!
- Fabulous Location in Desirable Joshua Creek Community Just Minutes from Many Parks & Trails, Top-Rated Schools, Rec Centre, Restaurants, Shopping & Amenities, Plus Easy Highway Access.

Inclusions:

All Light Fixtures, All California Shutters/Window Coverings, 2 Refrigerator, 1 Gas Stove, 1 Electric Stove, 2 Built-in Dishwashers, Washer & Dryer, 2 Garage Door Openers

Rentals:

Hot Water Tank/Heater (Approx. \$40 +HST/Month), Water Softener (Reliance - Approx. \$25 +HST/Month), Home Security Sensors (Telus - Approx. \$40 +HST/Month)

Updates:

2025: Renovated Bathrooms

2024: New Roof with GAF Shingles (Extended Warranty)

2023: New Gas Stove, Fridge, Dishwasher, Washer & Dryer

2023: Finished basement with legal 2nd dwelling

2022: High-Efficiency A/C

2021: Updated Premium Carpet in Bedrooms (Seller willing to install Hardwood, if preferred)

2020: New Premium Garage Doors

2020: New Fibre Glass Main Door Entry

2019: New Interlocking Driveway (all 4 sides)