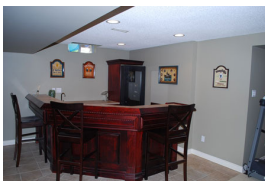




FEATURE HOME

Welcome To

1063 Old Oak Drive - Oakville



Realty Executives Plus Ltd., Brokerage
1580 Derry Rd E., Suite 203, Milton, ON, L9T 6R2
Phone: 905-693-9575 Toll Free 1-877- 487-5833
Email: bpridham2@cogeco.ca Website: www.bobpridham.ca



Bob Pridham - Broker

With Bob Pridham, it's all about you!

I bring a fresh perspective to the real estate industry by helping you make the Right decision whether buying or selling a home. I truly believe that experience, knowledge and passion to do what is Right for you is what really sets me apart.

I provide all my clients with:

Expert Advice: As leading and experienced real estate professionals, I provide my buyers and sellers with the expert advice in order to help them make the right decision. My experience, knowledge and dedication to YOU is what makes me the Right choice.

RIGHT Home Advantage: Anyone can buy a home, but buying the Right home is where expertise and knowledge is required. My comprehensive Right home advantage ensures you are buying a home that meets your needs not only today, but in the future as well.

Step by Step Program: I have developed leading edge tools and information to help buyers walk through the process one step at a time. My step by step advantage program has helped many of our clients save time, money and most importantly, find the Right house. By helping clients with each step of the process ensures you face no unexpected surprises.

Concierge Service: I am committed to providing clients with professional, courteous, and most importantly GREAT service. My concierge service provides you with the right tools and plans to save you time and money. I work with leading industry professionals who agree to meet our concierge service guidelines and requirements.

I look forward to having the opportunity to work with you,

Bob Pridham

Bob Pridham - Broker

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Key Features

Situated in an established neighborhood on a quiet street in Oakville in the desirable West Oak Trails neighborhood. Very few homes have sold on this quiet street.



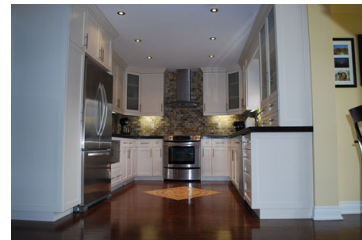
Very Private backyard that backs onto 16 Hollow Park and close to playground and schools.



Extensively landscaped front and back yard. New interlocking walkway, driveway and rear yard patio. Flagstone front steps



Custom Barzotti kitchen with numerous high end finishes and features



Numerous amenities for children including park and water splash pad, baseball diamond, and schools without having to cross a street.



This home has amenities that makes it a once in a lifetime opportunity!



Main Floor Living Area

Kitchen



Custom Barzotti kitchen that includes:

- ☑ High end finishes and custom crown moulding
- ☑ Custom aggregate backsplash and tiling to ceiling
- ☑ Glass and stainless steel range hood
- ☑ Built in spice racks, pot drawers, lazy susan, baking sheet organizers, garbage and recycling center
- ☑ Under counter lighting
- ☑ Custom awning window to spectacular view

Eat in Kitchen



- ☑ Custom vintage mocha hardwood
- ☑ French doors for easy access to the patio
- ☑ Custom casement windows overlooking backyard
- ☑ Three sided fireplace and mantle

Family Room



- ☑ Exposed feature rock wall
- ☑ Three sided fireplace and mantle
- ☑ Custom vintage mocha hardwood
- ☑ Pot lights with flat ceiling finish



Second Floor Living Area

Master Bedroom



- ☑ Double door entry to master retreat
- ☑ Custom vintage mocha hardwood
- ☑ Very large room with sitting area facing the rear yard
- ☑ Many windows throughout the room
- ☑ Generous walk in closet with closet organizers and lots of storage
- ☑ TV hook up and wall mount

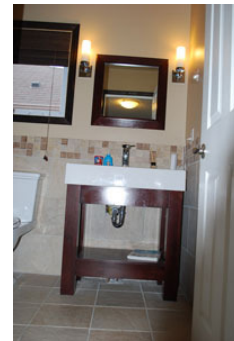
Master En-suite



- ☑ High end travertine tile from Ciot
- ☑ Heated bathroom floor with fully programmable thermostat
- ☑ Free standing bath tub on a wooden base
- ☑ floor mounted chrome bathtub faucet and spray
- ☑ Marble counter top and custom furniture vanity with built in sinks
- ☑ Large glassed in custom shower with marble seat
- ☑ Heated towel bar
- ☑ Frosted casement windows with dual openings



- ☑ Large Playroom or 4th bedroom with vaulted ceiling

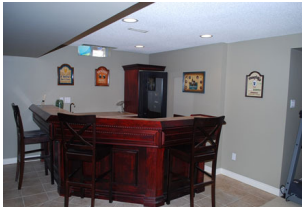


- ☑ Updated 2nd bath with tile and glass shower. Kohler modern vanity & lighting



Basement & Outdoor Areas

Basement



- ☑ Fully finished basement with high end finishes and tastefully decorated
- ☑ Gas Fireplace
- ☑ Built in TV shelving and storage – Large screen TV included
- ☑ Custom wet bar and more than \$ 30k spent on the bar
- ☑ Large space to fit a pool table
- ☑ Entertainers dream basement
- ☑ 2 piece washroom
- ☑ Multiple storage rooms
- ☑ Upgraded oak circular stairwell
- ☑ Pot lights

Outdoor Area





Neighborhood and Community Features

Location:

Quiet Street situated in prime West Oak Trails backing onto Sixteen Hollow Park



Schools:

Public:

- West Oak Public School
- Abbey Park High School

Catholic:

- Mother Teresa (Elementary)
- St. Ignatius of Loyola (High School)

Private:

- Appleby College
- Chisholm Academy High School
- Dearcroft Montessori School
- Fernhill School
- Glenburnie School
- Kings Collegiate
- MacLachlan College
- Oakville Christian School
- Rotherglen School
- St. Mildred's-Lightbourn School
- Westwind Montessori



Recreation:

- 16 Mile Creek Paths and Trail System
- 16 Hollow Park and Playground
- Glen Abbey Recreation Center & Library
- River Oaks Community Center

