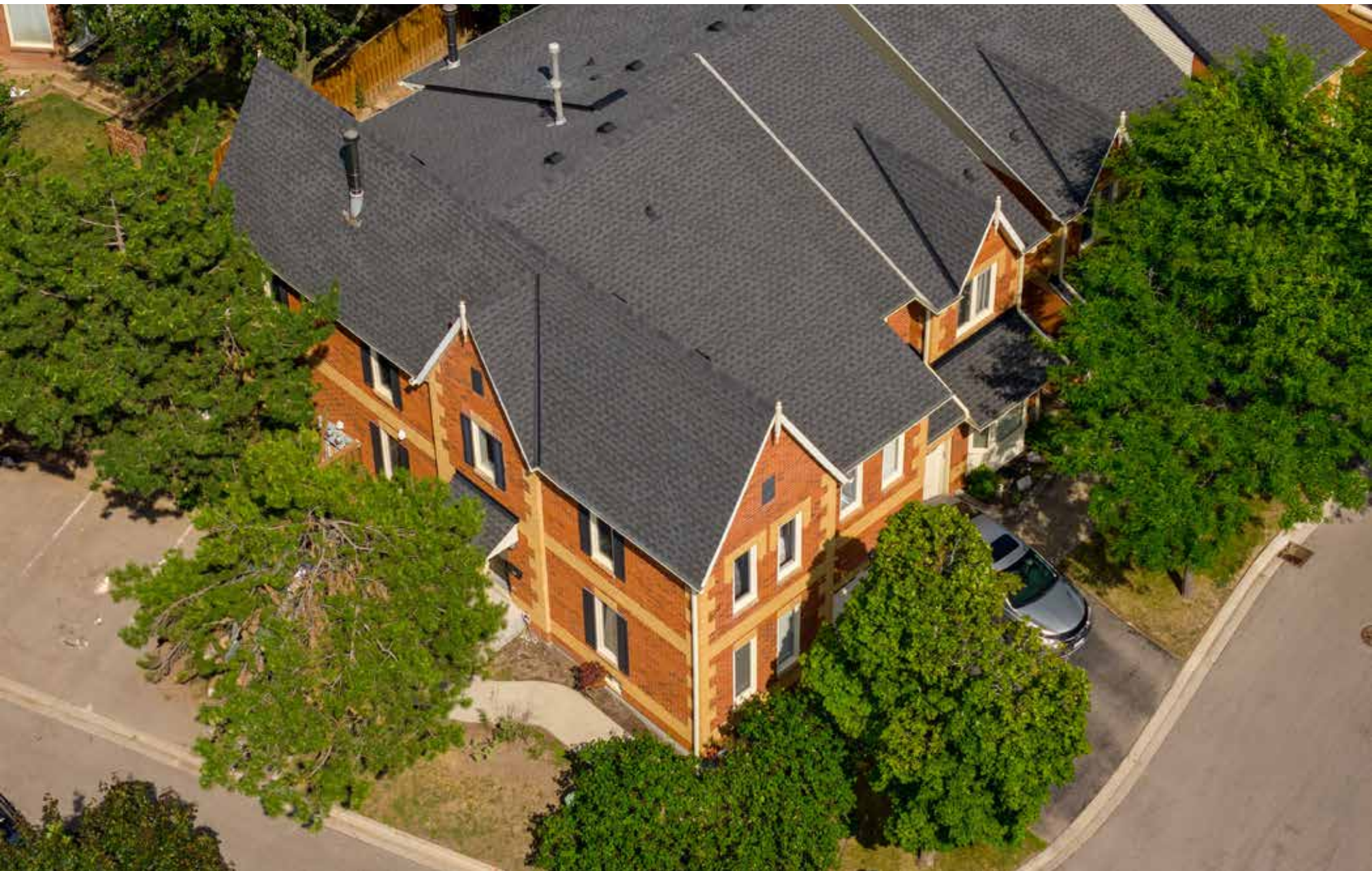


RINA DIRISIO
REAL ESTATE, BUT BETTER



2006 GLENADA CRESCENT, #7

OAKVILLE, ON



WELCOME TO THIS BEAUTIFULLY UPDATED AND SPACIOUS CONDOMINIUM TOWNHOME IN WEDGEWOOD CREEK'S AVONLEA ESTATES. A WELL-MAINTAINED UPSCALE COMPLEX WITH PROFESSIONALLY LANDSCAPED GROUNDS AND MATURE TREES.

Prime location within walking distance to parks, trails, highly-rated Iroquois Ridge HS, Iroquois Ridge Recreation Centre and the Upper Middle Shopping Plaza, where you will find restaurants, Metro, LCBO, Beer Store and Shoppers Drug Mart. A 5-minute drive to the Uptown Core, and the QEW and 403 highways for commuters. Park and Ride accessing McMaster University, Wonderland and other destinations is 10 minutes away on Trafalgar Road, while the Outlet Mall is 20 minutes away.

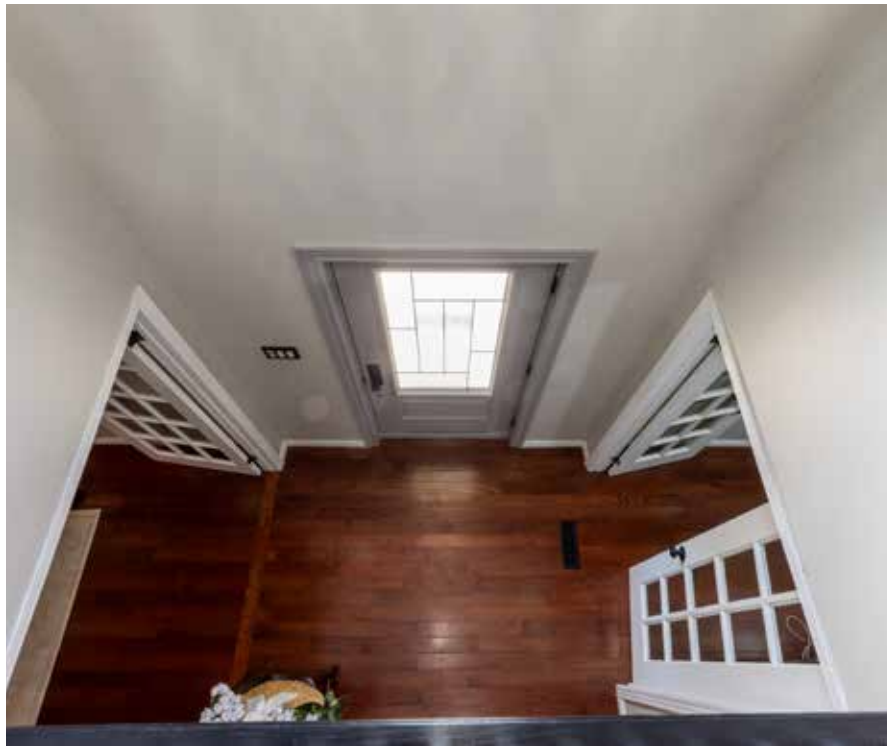
This corner unit features a huge, upgraded stone patio in the fully fenced backyard, accented by lovely gardens and towering trees for added privacy. The fencing is being replaced.

With a spacious 4-bedroom, 2.5-bathroom home and a professionally finished basement, there is plenty of room for your family. Recent improvements include a new dark-stained staircase with contrasting white pickets from the main floor to the upper level and new wide-plank engineered hardwood flooring on the second floor, (August 2022), also all blinds and floor vents replaced. As an end unit, you have the benefit of several additional windows, allowing abundant natural light. The main floor features beautiful cherry hardwood floors, upgraded light fixtures, and French doors. Excellent main floor plan with a formal living room and separate dining room, a family room (currently being used as a dining room) with a fireplace, a powder room and a white kitchen with granite counters, an island with a breakfast bar and a breakfast room with a walkout to the private patio. Inside entry to the attached garage is located off the foyer. Upstairs, you'll find a charming loft that overlooks the new staircase, two full bathrooms, and four spacious bedrooms, including the spacious primary bedroom, which features a 5-piece en-suite bath with a soaker tub and separate shower. The lower level features pot lights, wide-plank laminate flooring, a spacious recreation room, and an exercise room.



FOYER

- Single door entry with a glass insert
- Beautiful cherry hardwood flooring
- New dark-stained staircase with contrasting white pickets to the upper level (2022)
- Inside entry to the attached garage
- Ample closet space



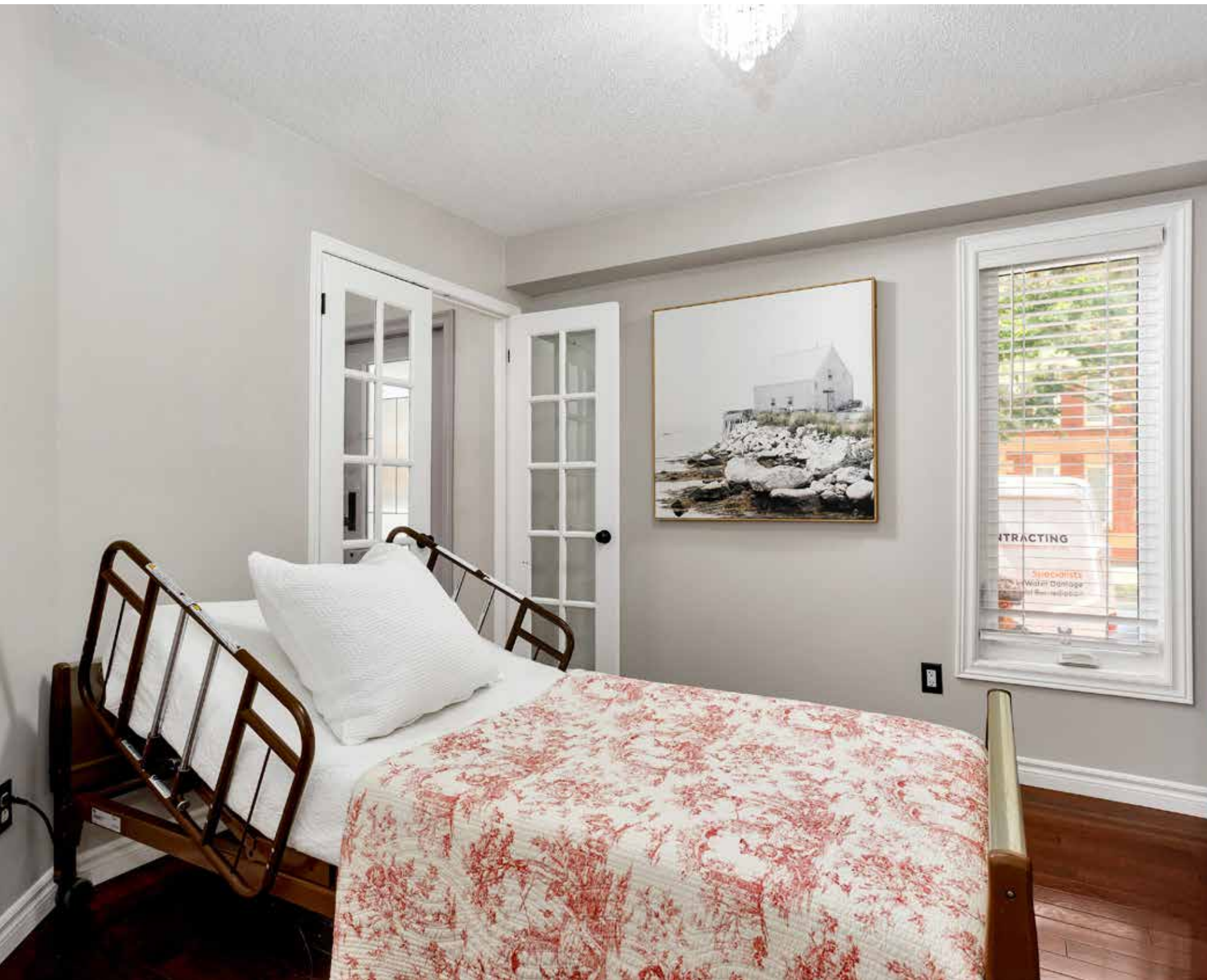
MAIN LEVEL





LIVING ROOM (16'1" X 11'0")

- French doors
- Beautiful cherry hardwood flooring
- Upgraded chandelier
- Three large windows with cordless blinds



DINING ROOM (10'1" X 10'1")

- Currently being used as a bedroom
- French doors
- Beautiful cherry hardwood flooring
- Large window with a cordless blind
- Upgraded ceiling light

BRIGHT KITCHEN



KITCHEN (16'1" X 9'8")

- Plenty of white cabinetry
- Upper cabinets with valances
- Double door pantry
- Peninsula/island with a breakfast bar
- Granite counters and complementing tile backsplash
- Beautiful cherry hardwood flooring
- Upgraded ceiling light fixture and chandelier
- Stainless steel appliances including an electric stove and built-in microwave (2022), and a white French door fridge with a bottom-mount freezer, and a white built-in dishwasher
- Bright breakfast room with a walkout to the private patio





FAMILY ROOM (14'6" X 10'11")

- Currently being used as a dining room
- Beautiful cherry hardwood flooring
- Wood-burning corner fireplace with a white mantel
- Extra-large bay window with cordless blinds and an additional window to the side yard
- Upgraded ceiling light fixture

BATHROOM (2-PIECE)

- Designer wall coverings
- Vanity with a one-piece moulded counter with an integrated sink

SECOND LEVEL



PRIMARY BEDROOM (15'11" X 15'0")

- New wide-plank engineered hardwood flooring (2022)
- Stylish chandelier with a drum shade
- Large bay window and additional side window with cordless blinds
- Walk-in closet

ENSUITE BATHROOM (5-PIECE)

- Ample cabinetry with drawers
- Stone clad counter with two sinks
- Neutral floor tiles
- Oval soaker tub with tile surround
- Window with a cordless blind
- Separate shower with neutral tile surround and a glass door





BEDROOM 2 (13'9" X 10'10")
BEDROOM 3 (13'9" X 9'11")
BEDROOM 4 (10'0" X 9'1")

- Three additional bedrooms on the second floor feature large windows with cordless blinds, new wide-plank engineered hardwood flooring (2022), and stylish light fixtures. Note: bedroom 4 does not have a closet.



BATHROOM (4-PIECE)

- The main bathroom offers ample cabinetry with a stone clad counter, neutral floor and wall tiles, and a tub/shower combination.

LOWER LEVEL



RECREATION ROOM (27'10" X 13'4")

- Wide-plank laminate flooring
- Several pot lights
- Window





SCHOOLS

Elementary

Sheridan - English Track - JK - GR05

Falgarwood - English Track - GR06 - 08

Munn's - FI - GR02 - 08

St. Maguerite d'Youville CES - Regular Track - JK - GR08/FI - GR01 - 04
& ExF - GR05 - 08

St. Mary CES - FI - GR05 - GR08

Secondary

Iroquois Ridge - English Track/FI - GR09 - 12

Holy Trinity CSS - Regular Track/ExF & AP - GR09 - 12

St. Ignatius of Loyola CSS - FI & IB - GR09 - 12

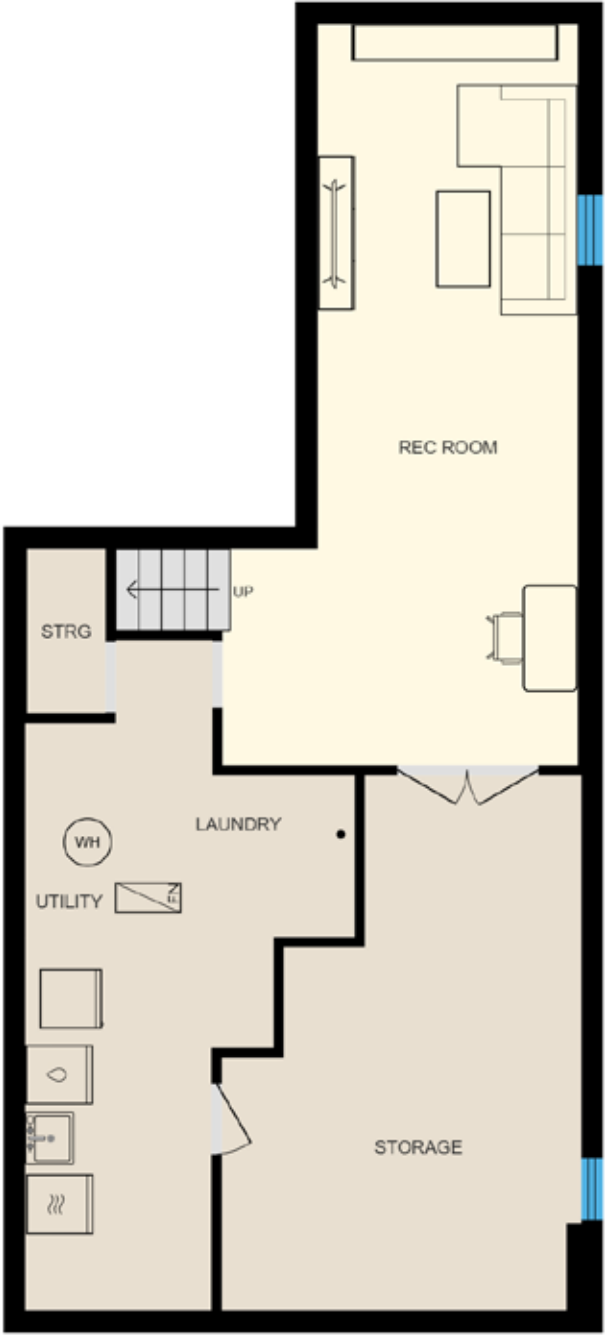
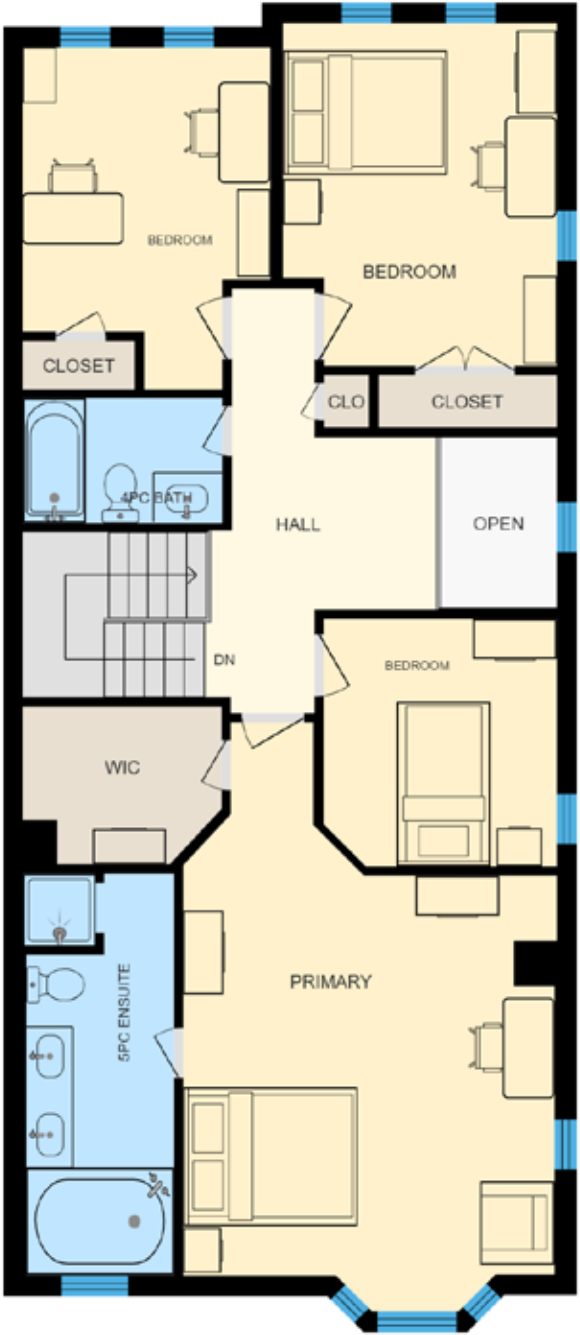


Taxes: \$3965.00 (2025)

Maintenance Fee: \$488.13 per month

Inclusions: Built-in dishwasher, built-in microwave, fridge, stove, washer, dryer, all electric light fixtures, all window coverings (primary blinds as is), gdo

FLOOR PLANS



All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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Information in this brochure is deemed accurate but not guaranteed.
School boundaries may change for upcoming school year.