

## HOME DETAILS

### **1406 SUMMERHILL CRESCENT OAKVILLE, ON, L6H 6E4**

*Taxes:* \$8,555 (2025)

*Lot Size:* 49.46 ft x 165.07 ft (rectangle)

*Square Footage:*

1,763 square feet on main level

975 square feet in lower level + 828 square feet unfinished (above ground)

Floor plans available

#### **Property Overview**

Two (2) bedrooms on main level + one bedroom in lower level

Two (2) full bathrooms (2017) + one (1) full bathroom in lower level

Laundry room on main level with sink and built-in cabinetry

Double car garage, with inside entry and multiple storage hooks

Hardwood flooring throughout, with tile in kitchen and bathrooms

Gas fireplace in main level family room

Electric fireplace (decorative) in lower level

Central vacuum

200 amp electrical service

#### **NOTES**

Alarm system updated, 2025

Air Conditioner, 2022

Stair railing updated, 2022

Whirlpool Dryer, 2021

Kitchen refreshed with quartz countertops, new backsplash, cabinets repainted, 2018

KitchenAid dishwasher (2018)

Whirlpool microwave/fan (2026)

KitchenAid range with electric cooktop (2007)

KitchenAid Fridge (2017)

Gazebo, 2017

Furnace, 2012

*Buyer & Buyer's Agent to confirm all details and measurements.*

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Driveway repaved, 2012

Roof, 2011

Irrigation system installed, 2010

Front door, 2010

Windows replace, 2008

Patio door at walk-out level, 2008

Whirlpool Washer, 2007

Balcony in 'as is' condition

### **Inclusions**

All existing kitchen appliances, washer, dryer, all existing window coverings, all existing light fixtures, workbench/steel storage shelving/installed cabinetry/2 hobby tables/bar fridge (in lower level unfinished area); irrigation system; alarm system; central vacuum and accessories; wall mounted television

### **Rental**

Hot water tank (rented); Freezer in lower level