

## PROPERTY HIGHLIGHTS

### **130 BLYTH CRESCENT OAKVILLE, ON, L6J 5H6**

*Taxes:* \$15,026.53 (2025)

*Lot Size:* 95 ft x 150 ft (rectangle)

*Square Footage:* 3,208 sqft + 1,701 sqft

Main level - 1,531 sqft + 486 sqft (Garage)

Second level - 1,677 sqft

Lower level - 1,071 sqft

#### **Property Overview**

4 + 2 Bedrooms

4.5 Bathrooms

2-piece Powder Room on the main level

Two 3-piece Bathrooms on the second level

5-piece Primary Ensuite on the second level

3-piece Bathroom in the lower level

Double car garage with inside entry (1 manual door + 1 automatic door)

Two air conditioning units and two furnaces

Hardwood floors throughout

New LEDs and lighting across all levels

#### **INTERIOR**

##### **MAIN LEVEL**

- Foyer - two storey entry with large double closets and tiled floor
- Formal Living Room - bright and light-filled, custom built-in cabinetry (2023) and gas fireplace
- Dining Room - connected to living room and kitchen, beautiful wainscotted walls
- *Eat-In Chef's Kitchen*
  - New quartz countertops, lighting and cabinet hardware (2025)
  - Oversized island with seating for 6+
  - Appliances:
    - KitchenAid combination wall oven and microwave with air fry mode (2025)
    - KitchenAid stovetop and hood fan
    - KitchenAid fridge
    - Bosch dishwasher (2024)
  - Walk-out to back deck and yard

- Wraparound windows for full view of backyard
- Custom cabinetry with built-in wine rack and pantry style storage
- Family Room - view out to pool and back garden, built-in cabinetry for storage and display
- Laundry - Maytag washer and dryer, built-in cabinetry and sink, walk-out to back yard and inside entry to garage
- 2-piece Powder Room

## SECOND LEVEL

- *Primary Suite*
  - Extra large bedroom with space for sitting area (19'3" x 16'8")
  - Custom built-in cabinetry and window bench with storage (2023)
  - 5-piece Ensuite Bathroom with soaker tub, double vanity, standalone shower, private water closet
  - Extensive walk-in closet plus secondary closet
  - Second furnace in crawl space
- Second Bedroom - light-filled with private 3-piece ensuite bathroom
- Third Bedroom & Fourth Bedroom - spacious closets, share 3-piece family bathroom
- Double linen closets in hallway and open to foyer down below

## LOWER LEVEL

- Recreation Room - built-in cabinetry and gas fireplace
- Two Bedrooms - one currently set as office, could also be studio or gym space
- 3-piece bathroom
- Additional storage and utility space

## EXTERIOR

- Beautifully landscaped gardens front and back
- Large pool with new liner (2024) surrounded by stone patio
- Wood deck off of the kitchen, perfect for entertaining (2020)
- Garden/pool shed on side of house with pool equipment
- Bonus pool cabana with changing room and bar seating
- Irrigation system
- Windows re-sealed and new glass added (2025)
- Replaced eavestroughs (2025)

**Inclusions**

All Kitchen appliances; washer; dryer; all window coverings; gas fireplaces (2); all electric light fixtures; furnace(s) ; AC(s); automatic garage door opener; pool accessories

**Exclusions**

All TVs (not including wall mounts)

**Rental Items**

Hot water heater (Reliance)

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