

AB&A

AMY BRAY & ASSOCIATES



Curated Waterdown Elegance

115 Avanti Crescent



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4+1 Beds • 3.5 Baths • 3,800+ sq.ft.

Located in one of Waterdown's vibrant newer communities, 115 Avanti Crescent offers an exceptional blend of contemporary design, thoughtful craftsmanship, and everyday livability. Built in 2022 and offering just under 4,000 square feet of total finished living space, this beautifully appointed home has been professionally curated from top to bottom with an impressive level of detail and refinement.

From the moment you step through the door, the home immediately evokes the feeling of a carefully styled editorial space. Warm neutral tones, elegant designer lighting, and rich white oak flooring create a sense of understated luxury while maintaining a welcoming and comfortable atmosphere throughout.

The main level has been thoughtfully designed to complement modern lifestyles, featuring a rare main floor office—a valuable and increasingly sought-after space for those working from home. Throughout the home, premium stone counters, refined finishes, and elevated design details contribute to an environment that feels both sophisticated and effortlessly livable.









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At the rear of the home, a walkout leads to a beautifully manicured outdoor setting, offering an inviting extension of the interior living space—perfect for hosting, relaxing, and enjoying the warmer months.

The fully finished lower level adds exceptional flexibility with a self-contained basement suite and separate entrance, currently occupied by AAA tenants, presenting an excellent opportunity for additional income or extended family living.







Nearly new and impeccably maintained, 115 Avanti Crescent is a home that effortlessly balances modern elegance with practical versatility, all within one of Waterdown's growing and sought-after neighbourhoods.

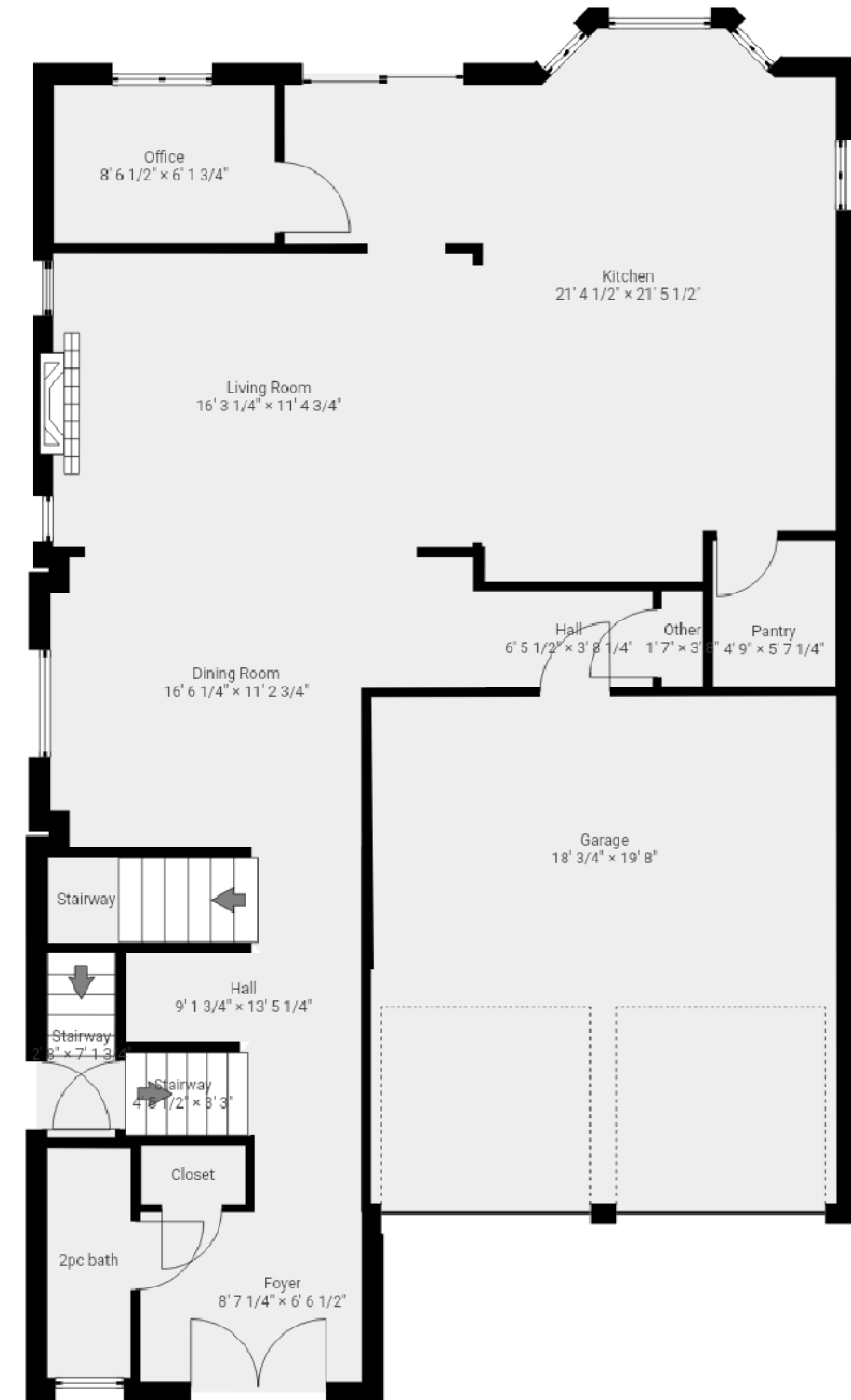
A residence that **feels as beautiful as it looks—thoughtfully designed, impeccably finished, and ready to be enjoyed.**



Floor Plans

Main Level

1,210 sq.ft. (MPAC)

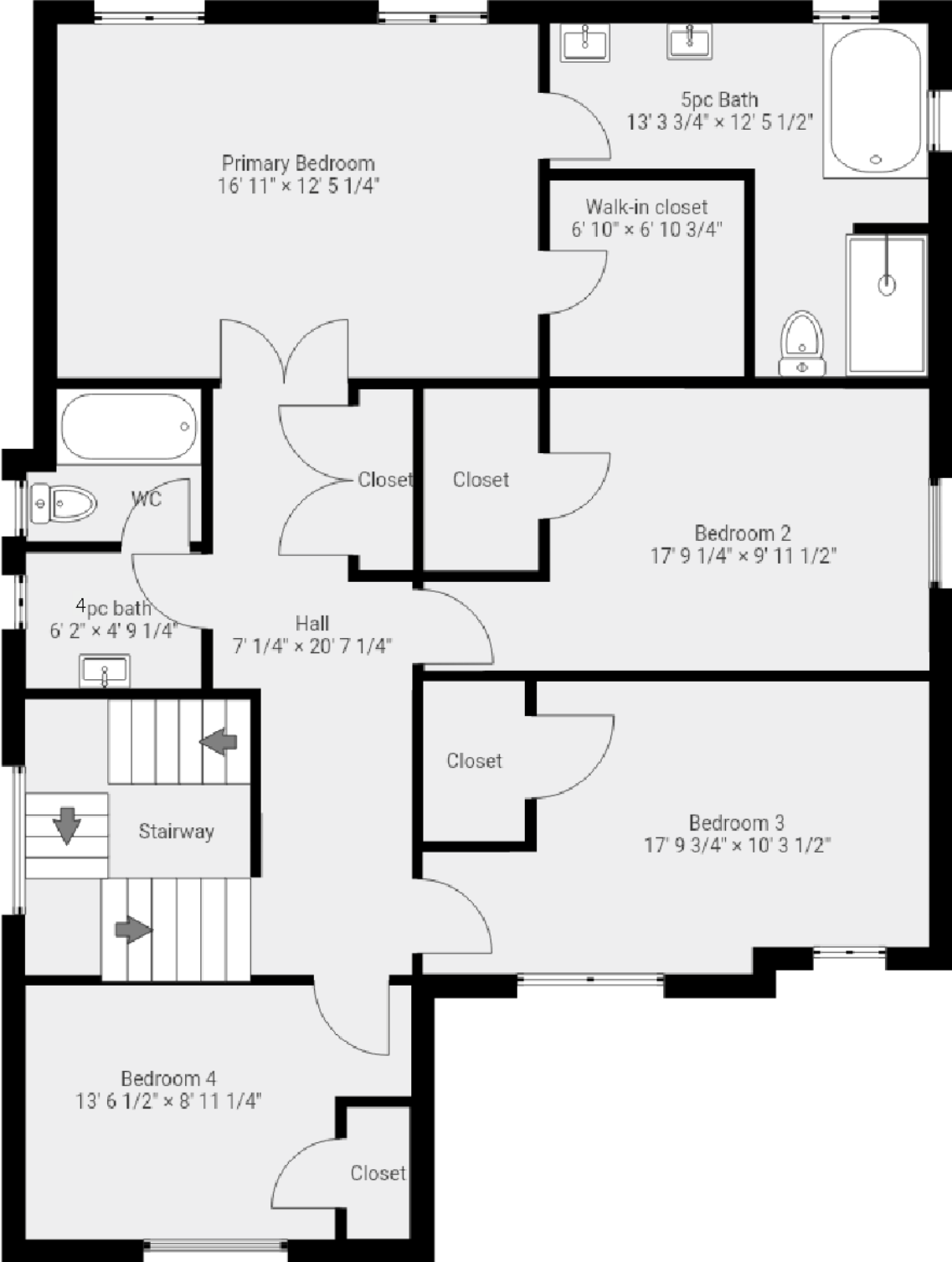


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Square footage provided is from MPAC propertyline report.



Second Level

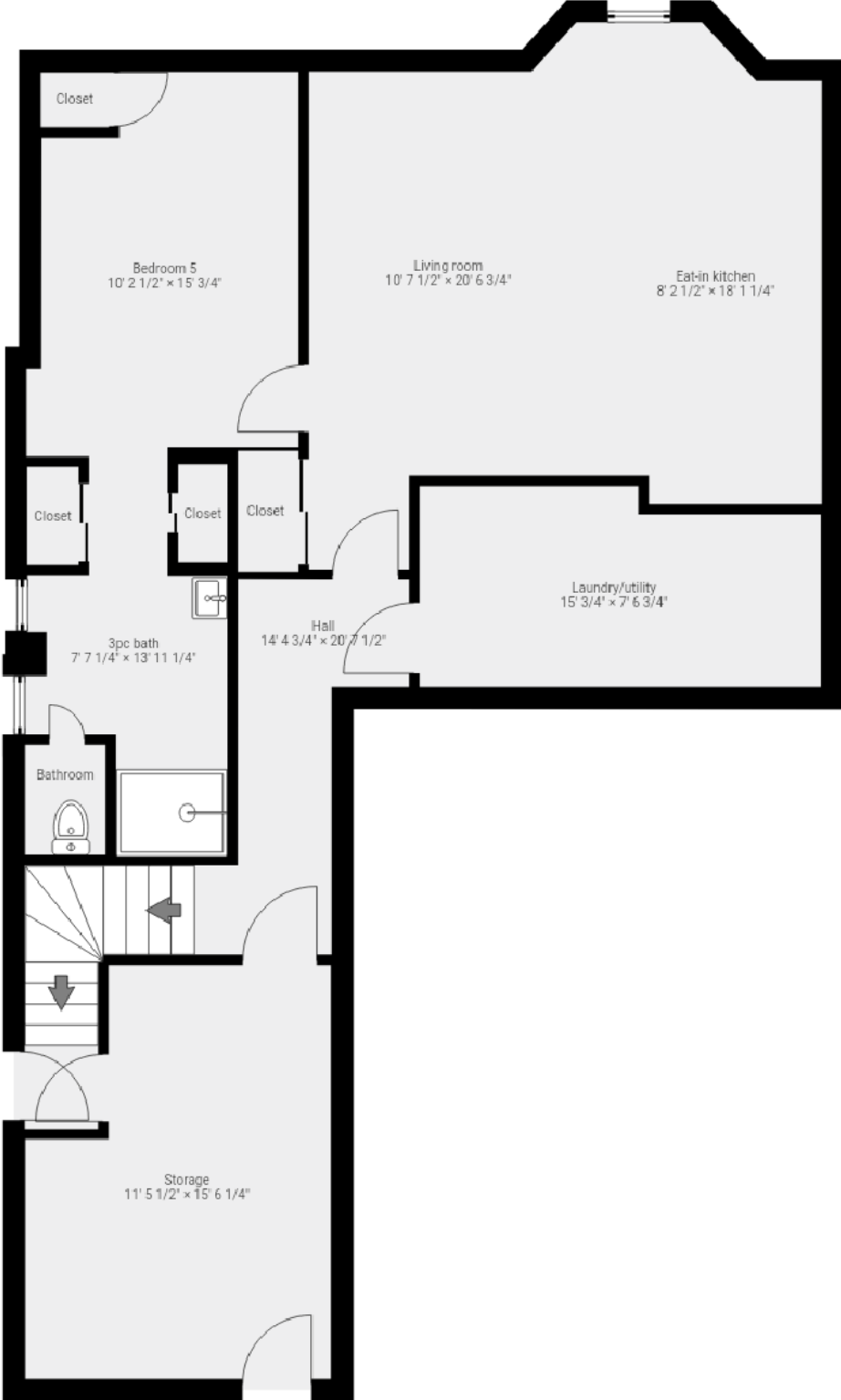
1,336 sq.ft. (MPAC)



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Lower Level

1,280 sq.ft. (MPAC)



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Special Features & Finishes

INTERIOR

- Built in 2022
- Modern Double Front Entry Door
- Engineered Hardwood Flooring, Ceramic Tile & Luxury Vinyl Plank Throughout
- Steps To Agro Park & Bruce Trail
- Modern Upgrades & Designer Finishes Throughout
- Designer Light Fixtures & Roller Zebra Blinds Throughout
- Upgraded Trim & Door Cases
- Interior Garage Access

MECHANICAL

- Roof, Windows, Furnace, A/C - 2022
- Hot Water Heater - 2022 (Rental)

EXTERIOR

- Four Car Driveway With Two Car Garage
- Front Yard Cement Walkway & Backyard Patio
- Low Maintenance Designed Exterior Gardens Featuring David Austin Roses
- Steps to St. Thomas the Apostle Catholic Elementary School & The Future Mountainview Heights Elementary School

KITCHEN

- Upgraded Open Concept Kitchen
- Quartz Countertops & Subway Tile Backsplash
- Centre Island With 3 inch Thick Waterfall Island
- Stainless Steel Samsung 5-Burner Gas Stove With Pot Filler
- Stainless Steel Samsung Refrigerator
- Stainless Steel Samsung Dishwasher
- Stainless Steel Samsung Rangehood
- Engineered Hardwood Flooring
- Custom Pantry
- Eat-In Kitchen Overlooking Backyard
- Open Concept To Dining Room & Family Room
- Walkout To Rear Patio



OFFICE

- Main Floor Office Located At Rear Of Home
- Recessed Lighting
- Double Windows Overlooking Backyard
- Engineered Hardwood Flooring

LIVING ROOM

- Gas Fireplace With Stone Surround & Elegant Mantle
- Double Windows With Zebra Roller Blinds
- Recessed Lighting & Designer Ceiling Light Fixture
- Open Concept To Kitchen & Dining Room
- Surround Sound Speakers Roughed-In In Ceiling
- Engineered Hardwood Flooring

DINING ROOM

- Designer Centre Light
- Open Concept To Living Room
- Large Window With Zebra Roller Blinds
- Engineered Hardwood Flooring

SECOND LEVEL

PRIMARY BEDROOM

- Overlooking Backyard
- Luxury Vinyl Plank Flooring
- Double Windows Overlooking Backyard With Zebra Roller Blinds
- Walk-In Closet With Custom Built-In's
- 5-Piece Ensuite Bathroom

PRIMARY ENSUITE BATHROOM

- 5-Piece Private Ensuite
- Freestanding Soaker Tub
- His-And-Her Dual Sinks
- Step-In Glass Enclosed Shower
- Window Overlooking Backyard & Sideyard With Zebra Roller Blinds
- Timeless Tile Flooring

ADDITIONAL BEDROOMS

- Second Bedroom Overlooking Sideyard With Zebra Roller Blinds
- Third & Fourth Bedrooms Overlooking Front Yard With Grand Windows & Zebra Roller Blinds
- Spacious Closets
- Luxury Vinyl Plank Flooring

GUEST BATHROOM

- 4-Piece Bathroom
- Tub/Shower Combo
- Water Closet With Shower For Additional Private Use
- Double Windows Overlooking Side Yard With Zebra Roller Blinds
- Designer Light Fixture
- Timeless Tile Flooring

LOWER LEVEL

BASEMENT SUITE

- Separate Private Side Entrance
- Recessed Lighting & Designer Light Fixtures
- Luxury Vinyl Plank Flooring
- Custom Kitchen Complete With Whirlpool Appliances, Quartz Countertops & Subway Tile Backsplash
- Eat-In Kitchen With Additional Seating At Centre Island
- Spacious Private Bedroom With Dual Closets
- Open Concept 4-Piece Bathroom With His & Her Dual Sinks, Step-In Glass Enclosed Shower With Rain Shower Head & Private Water Closet
- Additional Storage Room With Cold Room
- Shared Laundry / Utility Room



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Amy Bray

Sales Representative & Senior Vice President, Sales

c. 416.802.5017 • o. 905.845.0024

amy.bray@sothebysrealty.ca

Alexandria Wood

Sales Representative

c. 416.788.5126 • o. 905.845.0024

alex.wood@sothebysrealty.ca

309 Lakeshore Road East,
Oakville, Ontario L6J 1H3



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AMY BRAY & ASSOCIATES

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