

JAMES NEIL
sales representative

RE/MAX
Aboutowne Realty Corp., Brokerage



18 - 3353 Liptay Avenue, Oakville


THE MANORS™
A BRONTE CREEK ENCLAVE



Executive Bung-a-loft Townhome in Bronte Creek

Welcome to The Manors, an intimate enclave of 32 homes set into the lush greenery of Bronte Creek Provincial Park. Savour the stunning views and absolute level of luxury provided by this exclusive home.

Built by Monarch, Canada's oldest and most experienced builder (founded in 1917). The Hearth floor plan offers 2,533 square feet of well thought out space plus a large unfinished lower level.

Approximately \$60,000 in upgrades have been carefully selected and added by the current original owners of this home.

Bronte Creek is one of Oakville's most sought after neighbourhoods. Residents enjoy 1690 acres of protected parkland and kilometres of biking and walking trails that wind their way through the neighbourhood.

Features and Highlights

- 9' ceilings on main floor
- upgraded hardwood flooring and ceramic tile
- open/finished staircase to basement
- 200 amp electrical service upgrade
- upgraded kitchen cabinets
- upgraded marble and granite countertops
- upgraded interior doors and hardware
- comfort height vanity in en suite
- full height glass shower enclosure with door in en suite
- custom sized soaker tub in en suite
- extensive landscaping
- Rainsoft water treatment system plus reverse osmosis filtration for drinking water (and fridge supply line)
- custom window treatments in great room
- high end stainless steel appliances
- double garage with inside entry and garage door openers
- security system
- central vacuum and attachments

First Impressions

- welcoming first impressions
- beautifully landscaped
- spacious covered front porch
- attractive stone accents



Foyer

- upgraded ceramic flooring
- plenty of natural light
- crown moulding

Dining Room (13'0" by 13'0")

- upgraded hardwood flooring
- coffered ceiling
- crown moulding



Dining Room

- designer light fixture
- open concept

Kitchen (17'2" by 10'2")

- upgraded ceramic flooring
- pot and under cabinet lighting
- upgraded extended cabinetry
- upgraded back splash
- granite counters



Kitchen

- stainless steel appliances
- double undermount sink
- reverse osmosis drinking water
- breakfast bar

Great Room (21'0" by 13'6")

- upgraded hardwood flooring
- pot lighting
- dramatic vaulted ceiling
- custom window treatments
- two-sided gas fireplace



Great Room

- open to kitchen and loft area
- sliding door to patio
- extra large windows provide stunning unobstructed views

Master Bedroom (12'0" by 17'0")

- upgraded hardwood flooring
- lots of natural light
- overlooks Bronte Provincial Park
- en suite and walk-in closet
- two-sided gas fireplace



En Suite

- upgraded ceramic tile
- separate shower (glass enclosure)
- custom 6' soaker tub
- large comfort height vanity
- marble counter top, two sinks

Second Bedroom (10'0" by 11'0")

- upgraded hardwood
- lots of natural light
- semi en suite privileges



Main Floor Bathroom

- upgraded ceramic tile
- upgraded marble countertop
- full shower/bathtub

Tech Centre (17'2" by 22'2")

- quality broadloom
- lots of natural light
- ceiling fan and pot lighting
- overlooks great room



Tech Centre

- large flexible space which can accommodate many uses

Third Bedroom (12'0" by 20'0")

- quality broadloom
- lots of natural light
- ceiling fan
- semi en suite and walk-in closet



Second Floor Bathroom

- upgraded ceramic tile
- full shower and tub
- upgraded granite counter top
- large vanity

View From Loft

- loft overlooks great room



Backyard

- thousands spent in landscaping
- low maintenance patio area
- well planned out gardens
- stunning views

Back Patio

- perfect place to start your day or unwind as you take in the gorgeous sunset
- visit with the many birds and even occasional deer that stop by



Back Patio

- garden features a long list of perennials, grasses and lilacs providing a variety of colour all season long

View

- one of the best locations at The Manors for unobstructed views of beautiful Bronte Creek Provincial Park



View

- inspirational sunsets year round

View

- no two sunsets are exactly the same - sensational!



View

- magnificent storms unfolding

Rain Soft Water Treatment

- top of the line water treatment system from Rain Soft



Water Filtration System

- premium reverse osmosis water filtration system for drinking water and feed line to fridge

Stairway

- upgraded open staircase and finished hardwood stairs
- really transforms the space and creates much more open feel



En Suite Shower

- optional en suite layout with oversized shower and upgraded glass enclosure and door

Bronte Creek

- exclusive neighbourhood
- borders Bronte Creek Provincial Park



Extensive Trail System

- many kilometres of trails
- Valleyridge Pond
- walk, bike or run

Outdoor Play

- excellent neighbourhood parks
- Valleyridge Park with water features for the kids/grand kids



Schools

- Palermo Public School
- St. Mary Catholic School
- Garth Webb High School
- St. Ignatius of Loyola Catholic High School

Inclusions: Fridge, Stove, Dishwasher; Washer; Dryer; Existing Light Fixtures and Ceiling Fans; Window Treatments Throughout, Garage Door Openers; Rainsoft Water Treatment System, Security System, Central Vacuum with Attachments, Shelving in Basement

Exclusions: Hot Water Heater (rental)

Common Element: Freehold with interest in Halton Common Elements Condominium Corporation No 589 (Approximately \$85 per month for roadway)

Property Size: 34.51 feet by 103.54 feet

Property Taxes: \$6,027 for 2013



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