

Welcome to 1060 Lambton Drive



Gorgeous 4 Bedroom-3 Bathroom Family home in Sherwood Heights Oakville. Premium corner lot in a quiet neighborhood. Bright spacious eat-in kitchen with sliding door to side-yard. Elegant spiral staircase and double garage. You decide how to finish the open concept basement; Plenty of space for a media & games room, playroom or gym.

Numerous upgrades: New designer paint throughout entire house; Stunning dark hardwood floors throughout main level; New carpet on second floor; updated Bathrooms; Mostly New appliances and New garage doors.

Convenient location with access to QEW, the 403 and Go Transit.



Tasi, Norm* & Adrienne Farquhar

Sales Representatives, *Broker

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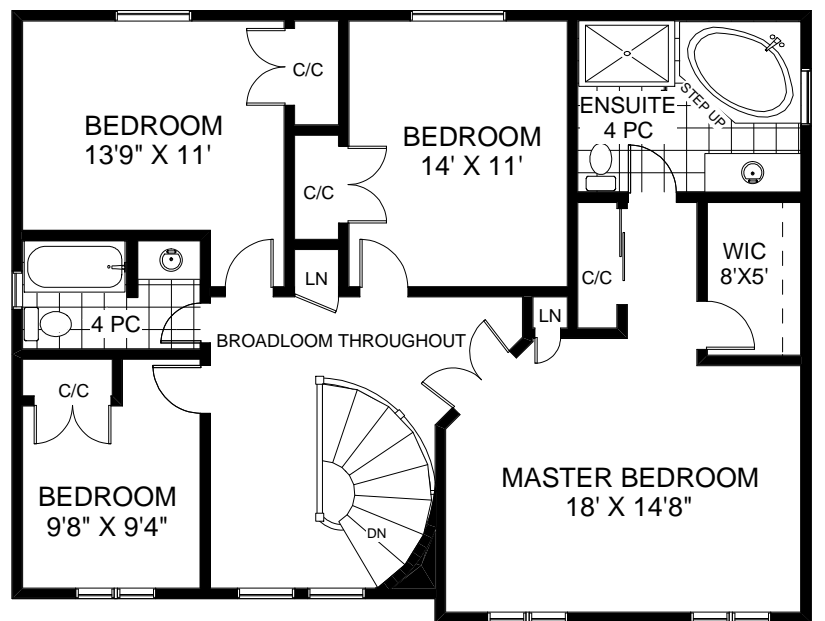
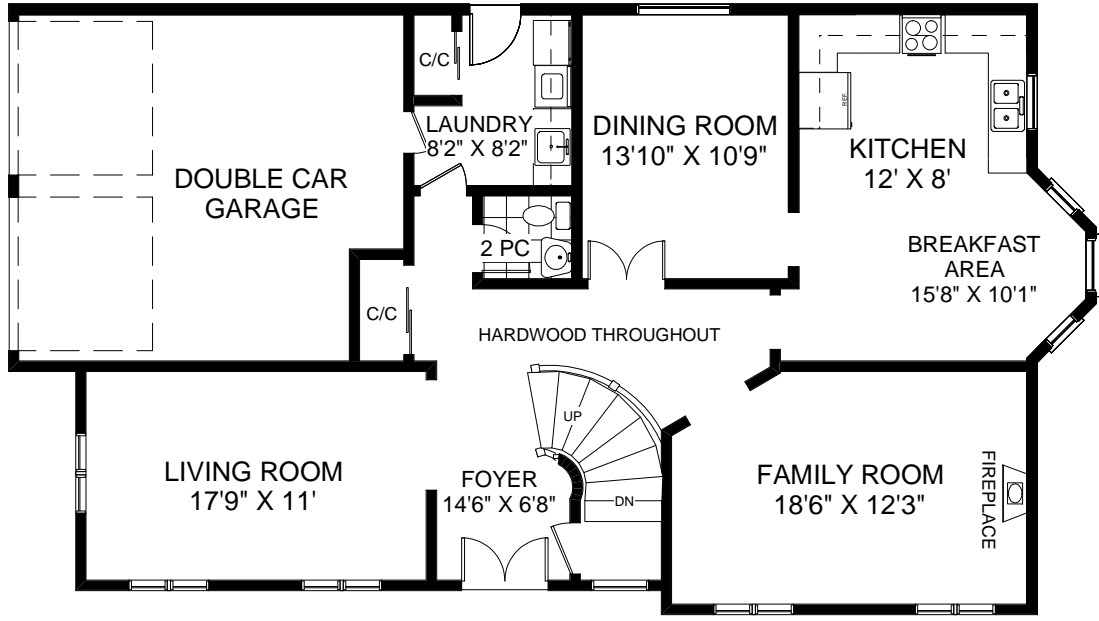
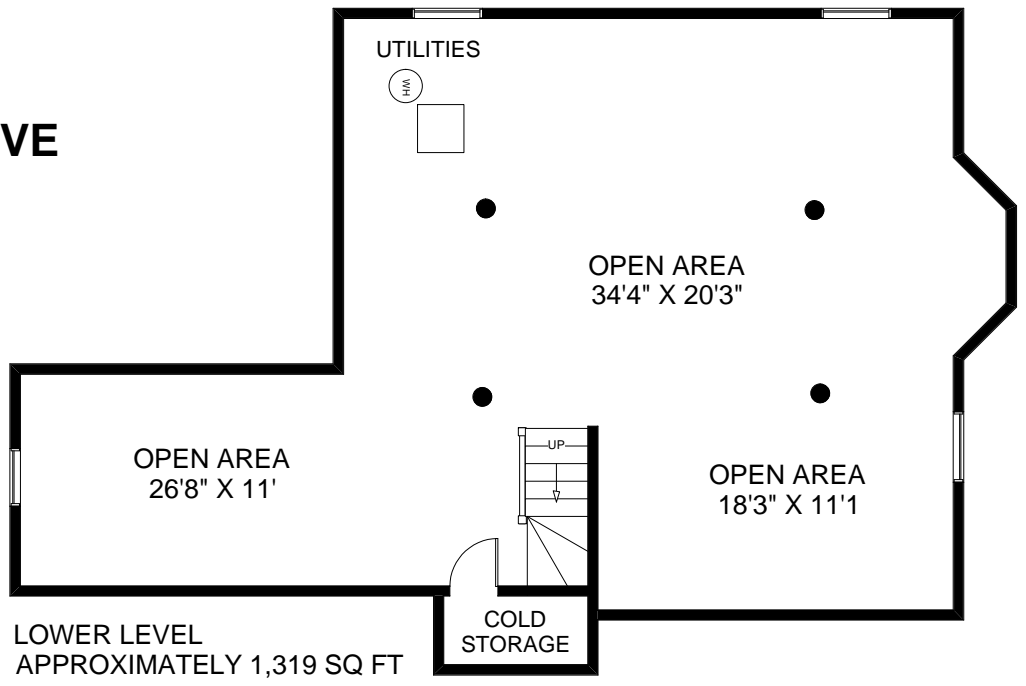
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 RE/MAX Professionals Inc.
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MAIN FLOOR
 APPROXIMATELY 1,319 SQ FT

SECOND FLOOR
 APPROXIMATELY 1,309 SQ FT

Note: Calculations & Measurements are approximate. Provided as a guideline only.

Features of 1060 Lambton Drive
Many upgrades - Convenient Location - Fantastic Neighbourhood

Main Level

- Bright spacious foyer with dramatic spiral staircase and beautiful dark stained hardwood floors
- The Living room, formal Dining room and Family room are stunning with their new floors and designer paint
- The Living room has wrap around windows
- The Dining room has French Doors from the foyer
- The Family room has a wood burning fireplace
- Spacious Eat-in Kitchen with New Stainless Steel Fridge and New Stainless Steel Stove; Sliding doors to side-yard
- Main Floor Laundry with New Front Load Washer & Dryer; Walkout to garage

Upper Level

- The newly carpeted stairs lead to the upper level's centre hall.
- The large Master bedroom has a 4 pc ensuite and his & her closets (one double and one walk-in closet)
- The other three bedrooms feature double closets

Basement

- Large unspoiled basement ready to be finished as you would like
- The stairs open to a large space, approximately 34' X 31'

Exterior

- Handsome Brick home with corner detail
- Partially fenced private side-yard. Walkout to side-yard from Kitchen
- Double Car Garage

Features: New toilets, new tiles, and new paint in all three bathrooms; New hardwood floor throughout main level; New carpet on second floor; New designer paint throughout entire house; Roughed-in Central Vacuum; New Garage Doors.

Inclusions: New Whirlpool Stainless Steel Fridge (featuring easy access bottom freezer), New Stainless Steel Stove/Oven (self-cleaning), New Whirlpool Frontload Washer and Dryer, All Electric Fixtures, Window Blinds & Curtains.

Offered at: \$509,000
Taxes: \$3,948.76 (2007) Lot Size: 102.68 X 44.29 Ft.



Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. Not intended to solicit buyers or sellers currently under contract with a broker. E&OE