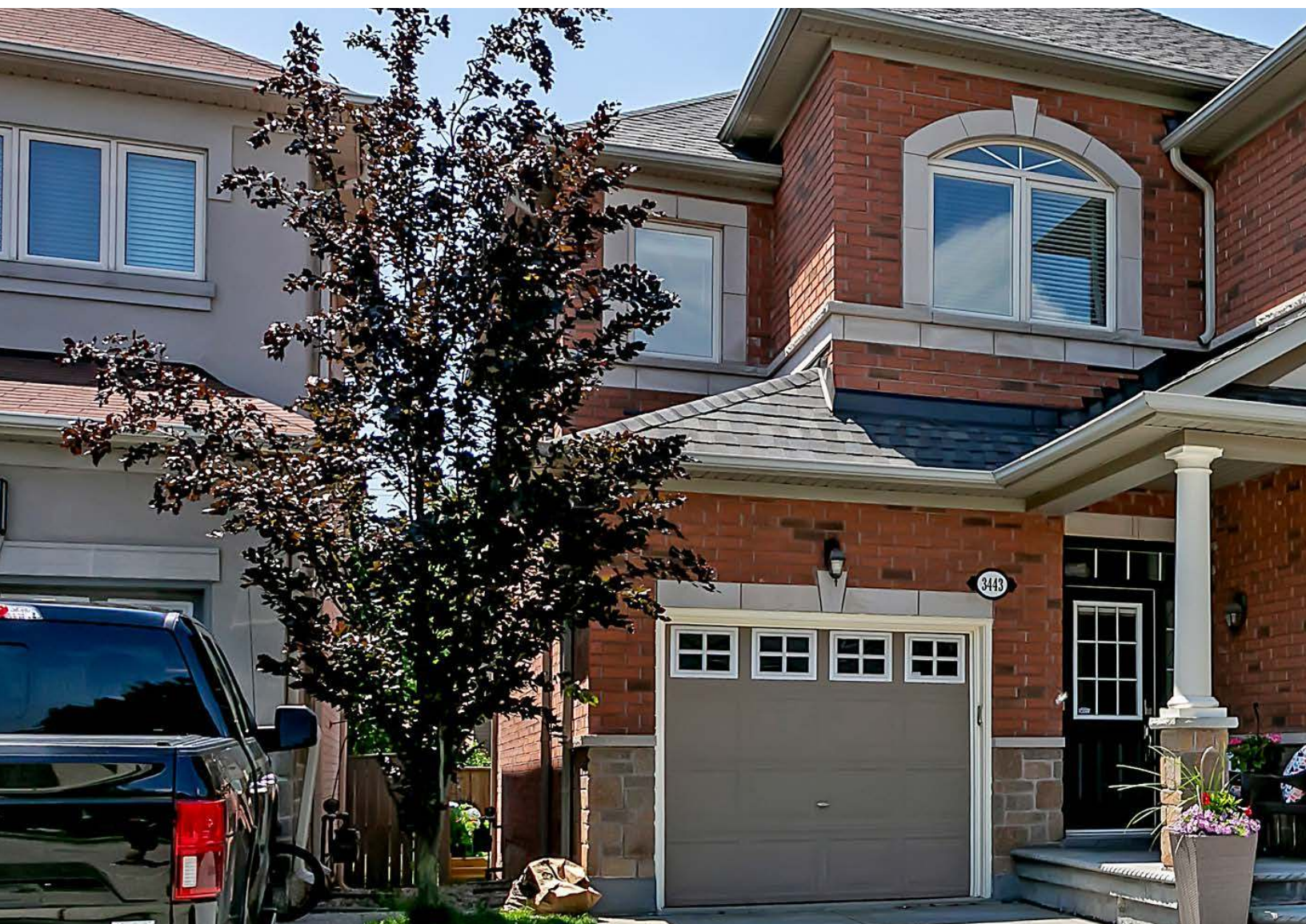




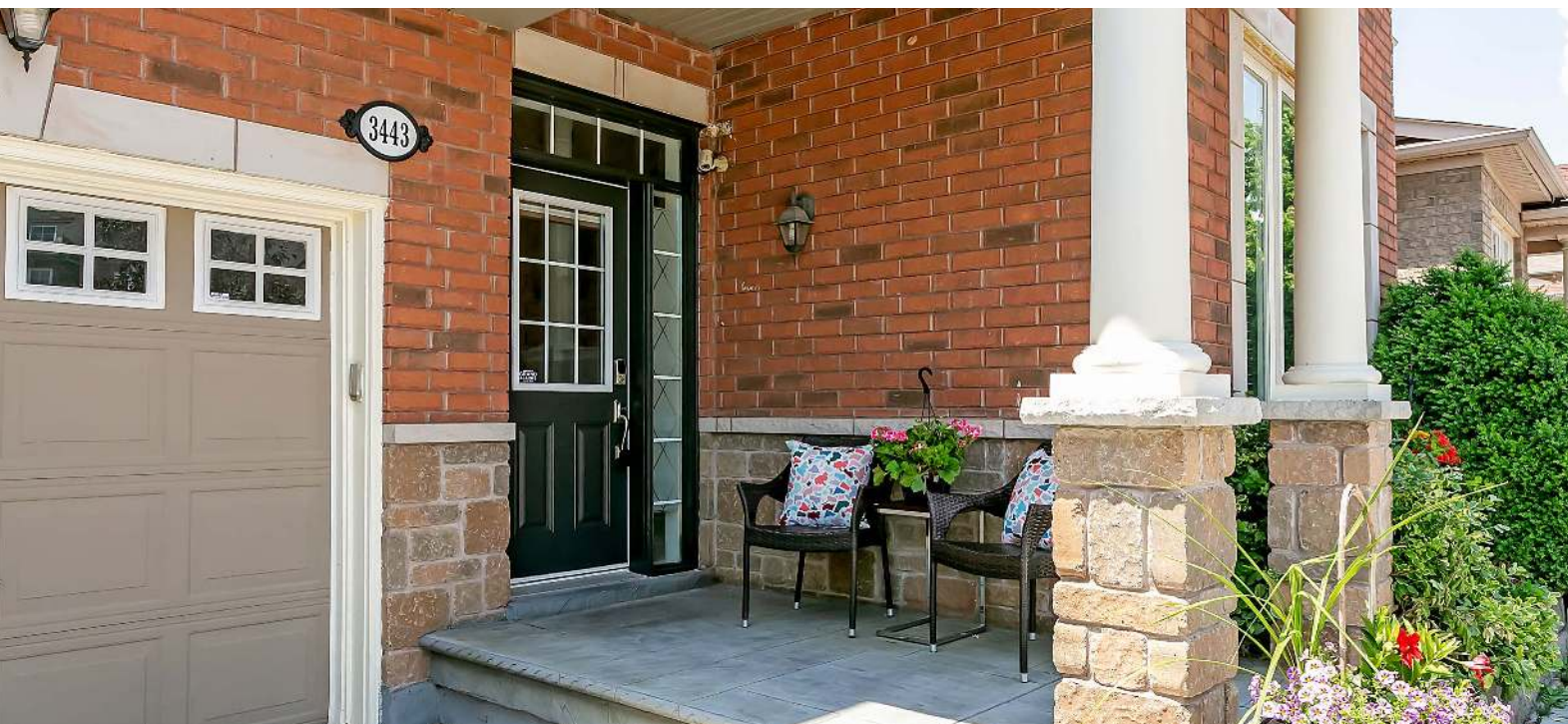
3443 WHILABOUT TERRACE
OAKVILLE



WELCOME TO...

3443 WHILABOUT TERRACE

Look no further, an absolutely STUNNING, turn-key home on a quiet, family-friendly crescent in sought-after LAKESHORE WOODS! Handsome curb appeal with a sleek stamped concrete driveway that was widened for an extra 3rd parking space! Step in to this beautifully functional main floor layout, complete with a living room/dining room, full eat-in kitchen and family room. Wider plank, gleaming hardwood floors and smooth ceilings throughout, with a rustic touch of reclaimed wood in the kitchen. Granite countertops, concrete kitchen sink and all NEW kitchen appliances. The master bedroom offers tons of space for relaxation, with a full 5-piece ensuite and huge walk-in closet. Three more spacious bedrooms offer lots of space for a growing family, or even use one as a home office! The full finished lower level boasts a state-of-the-art home fitness room (fitness equipment is negotiable) as well as a large recreational area for extra living space. The fully renovated laundry room tops it all off, as well as the NEW furnace, a/c, HWT (rental). Spend your summers soaking in the outdoors on your extra-private patios, or walk down the street to the 40 acres of nature trails, parks and the LAKE! Quick access to the QEW, schools, and Bronte Village restaurants and shops!

























SCHOOLS

PUBLIC SCHOOLS

GLADYS SPEERS

2150 Samway Rd, Oakville

905-827-4841

English, JK – 6

EASTVIEW

2266 Hixon St, Oakville

905-827-1541

English, 7-8

PINE GROVE

529 Fourth Line, Oakville

905-844-6371

French Immersion, 2-8

T.A BLAKELOCK HS

1160 Rebecca St, Oakville

905-827-1158

English & French Immersion,
9-12

CATHOLIC SCHOOLS

ST. DOMINIC CES

2405 Rebecca St, Oakville

905-827-4401

Regular Track, JK – Grade 8

ST. MARY CES

2175 Colonel William

Parkway, Oakville

905-827-4231

Early French Immersion, 1-8

ST.NICHOLAS CES

477 Warminster Dr, Oakville

905-827-4231

Extended French Immersion
Grade 5 - 8

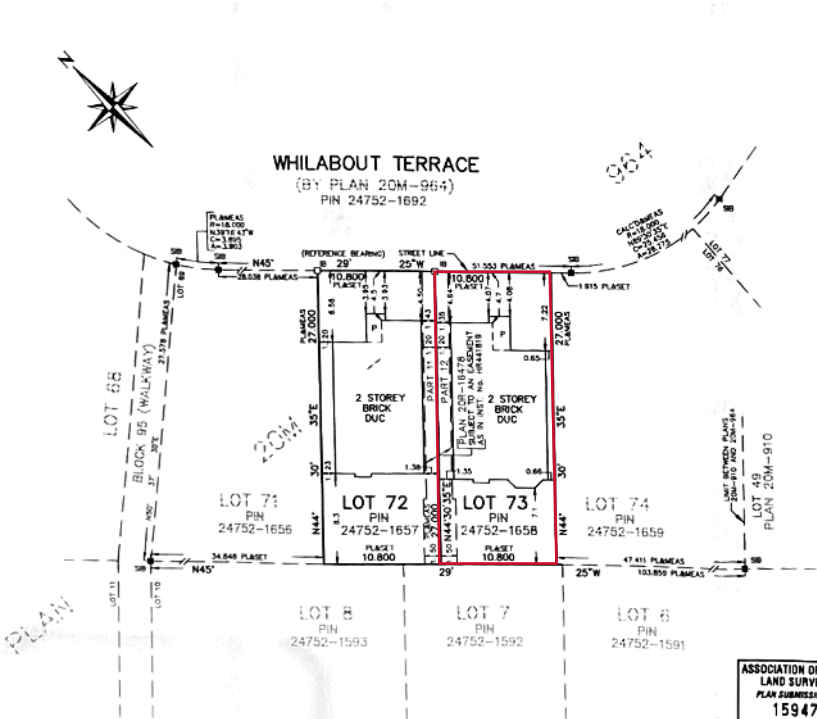
ST. THOMAS AQUINAS

124 Dorval Dr, Oakville

905-842-9494

Regular Track
& French Immersion, 9-12

FLOORPLANS



SURVEYOR'S REAL PROPERTY REPORT
PART 1 – PLAN OF
LOTS 72 AND 73
PLAN 20M-964
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON
SCALE 1:300
THAM SHANMUGARAJAH SURVEYING LTD., O.L.S. C
METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048

PART 2 (SURVEY REPORT)
1. REGISTERED EASEMENTS AND/OR RIGHT OF WAYS: PART OF LOTS 72 AND 73, PLAN 20M-964, DESIGNATED AS PARTS 11 AND 12, PLAN 20M-18478, SUBJECT TO AN EASEMENT AS SET OUT IN INSTRUMENT NO. 11R441810.
2. ADDITIONAL COMMENTS: NONE
3. THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

THIS REPORT WAS PREPARED FOR **ASPEN RIDGE HOMES**
AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR ITS USE BY
OTHER PARTIES.

LEGEND
■ DENOTES MONUMENT FOUND
○ DENOTES MONUMENT SET
SB DENOTES STANDARD IRON BAR
IB DENOTES IRON BAR
PL DENOTES PLAN 20M-964
PIN DENOTES PROPERTY IDENTIFIER NUMBER
DUC DENOTES DWELLING UNDER CONSTRUCTION
P DENOTES PORCH
CALC'D DENOTES CALCULATED FROM PLAN 20M-964
ALL FOUND MONUMENTS BY HOLDING JONES VANDERVEEN INC., O.L.S. UNLESS NOTED OTHERWISE.
ALL TIES TO CONCRETE FOUNDATION, UNLESS NOTED OTHERWISE.
BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF WHILABOUT TERRACE AS SHOWN ON PLAN 20M-964, HAVING A BEARING OF N44° 25' 25"W.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 11th DAY OF SEPTEMBER, 2006.
DATE: SEPT. 13, 2006
M. A. GRIFFITHS
ONTARIO LAND SURVEYOR
THAM SHANMUGARAJAH SURVEYING LTD.
ONTARIO LAND SURVEYORS
4101 WESTON ROAD, UNIT 1
TORONTO, ONTARIO, M9L 1W6
PHONE: 416-749-5995 FAX: 416-749-9156
DRAWN BY: M.N. CHECKED BY: M.A.G. CAD NUMBER: 20M-964-070 JOB NUMBER: 06-014

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
1594756
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1829, Section 29(3).
A logo of the Association of Ontario Land Surveyors is also present.



LINDA ZYLIK

Broker

905.467.4745

Linda@SheilaAndLinda.com



SHEILA BARRY

Sales Representative

905.467.4745

Info@SheilaAndLinda.com



LAUREN ZYLIK

Broker

905.399.4693

Lauren@SheilaAndLinda.com



We receive it as a privilege when you entrust us with the sale of your home and our goal is to exceed your expectations. Our team shares a strong work ethic, a desire to always improve, a commitment to always empathize with our sellers and buyers. We are an award-winning team because we have blended our unique strengths and abilities while always striving to be professional, honest and compassionate.

SheilaAndLinda.com