

# JUST SOLD IN RIVER OAKS!



**Address:** 85 Morrison Creek Crescent

**Description:** 4+1 BED/4.5 BATH EXECUTIVE HOME W/FINISHED BASEMENT BACKING PARK AND WOODED RAVINE IN RIVER OAKS! Located on one of the most sought-after streets in River Oaks, this 4+1 bedroom, 4.5 bath executive home with finished basement backs onto a park and wooded ravine on a quiet crescent ideal for families! Offering almost 4,600 sqft of finished living space with large principal rooms and high-end finishes throughout, this home is sure to please! Main floor with living room and separate formal dining room, both with rich hardwood flooring and large bay windows overlooking the front gardens! The dining room also boasts coffered ceilings and French door kitchen access to make entertaining a breeze! The huge eat-in kitchen features sleek stone countertops with breakfast bar, plenty of cabinetry with pantry cupboards, plenty of pot lights and walk-out from breakfast area to fully fenced backyard with stone patio, hot tub, shed and room for a pool, all backing onto park, greenspace and wooded ravine! The back of the yard offers your own personal access right out to the park and trails! The kitchen opens to the family room with hardwood flooring, crown mouldings and a large window overlooking the backyard and greenspace. The second level has a 4pc main bathroom and 3 spacious bedrooms, all with hardwood flooring including the primary suite with a huge dressing room (could also be a nursery or home office), walk-in closet and 5pc ensuite bathroom. The third floor features a large home office, 4th bedroom and 4pc bathroom. The fully finished basement boasts a large games room with cozy fireplace, exercise area, plenty of storage space and rec room that could also be used as a bedroom with access to the 3pc bathroom! Convenient main floor laundry room with backyard access (great for coming in from the hot tub!) and inside access from the double attached garage and extended driveway with parking for up to 7 cars!

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Walk to great schools, parks, scenic trails, shopping and more. Easy access to highways, transit, 2 rec centres, restaurants, Oakville GO and lots of great amenities! Call us anytime for more info or to book a private showing 905-842-7008! View or download our full colour brochure for this property here!

**Price:** 1949000 CAD

**Rooms:** 11+4

**Bathrooms:** 4.5

**Bedrooms:** 4+1

**Agent name:** Jackie Peifer/Janine Daoust

**Lot size:** 50.79 X 97.97 feet

**House size:** 3196 SqFt + Basement 1,394

**Built year:** 1994