



5231 Autumn Harvest Way

FIONNA GOSSLING

BROKER

ROYAL LePAGE
ROYAL LePAGE REAL ESTATE
SERVICES LIMITED, BROKERAGE

Welcome to 5231 Autumn Harvest Way

Fantastic starter home in the Orchard. Outstanding family neighborhood-walking distance to John William Boich elementary! This 3 bedroom, 2.5 bathroom home is spacious and bright. 9 ft ceilings and lots of natural light give the main floor a bright and airy vibe. Large master bedroom with 4pc ensuite and walk-in closet. Two additional good sized bedrooms, laundry room and main bath complete the second floor. Gorgeous, newly finished basement give additional living and playing space. The manageable backyard offers both a stone patio and garden/grass. Don't miss your opportunity to own this fantastic home. Many updates include new roof and furnace.



Front entrance & foyer



Living Room



Dining room & kitchen



Kitchen



Kitchen



Powder room & stairs to 2nd floor



Master bedroom



Master bedroom & ensuite



Bedrooms 2 & 3



Main bathroom & 2nd floor laundry



Stairs to basement & recreation room



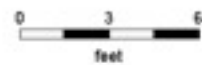
Recreation room



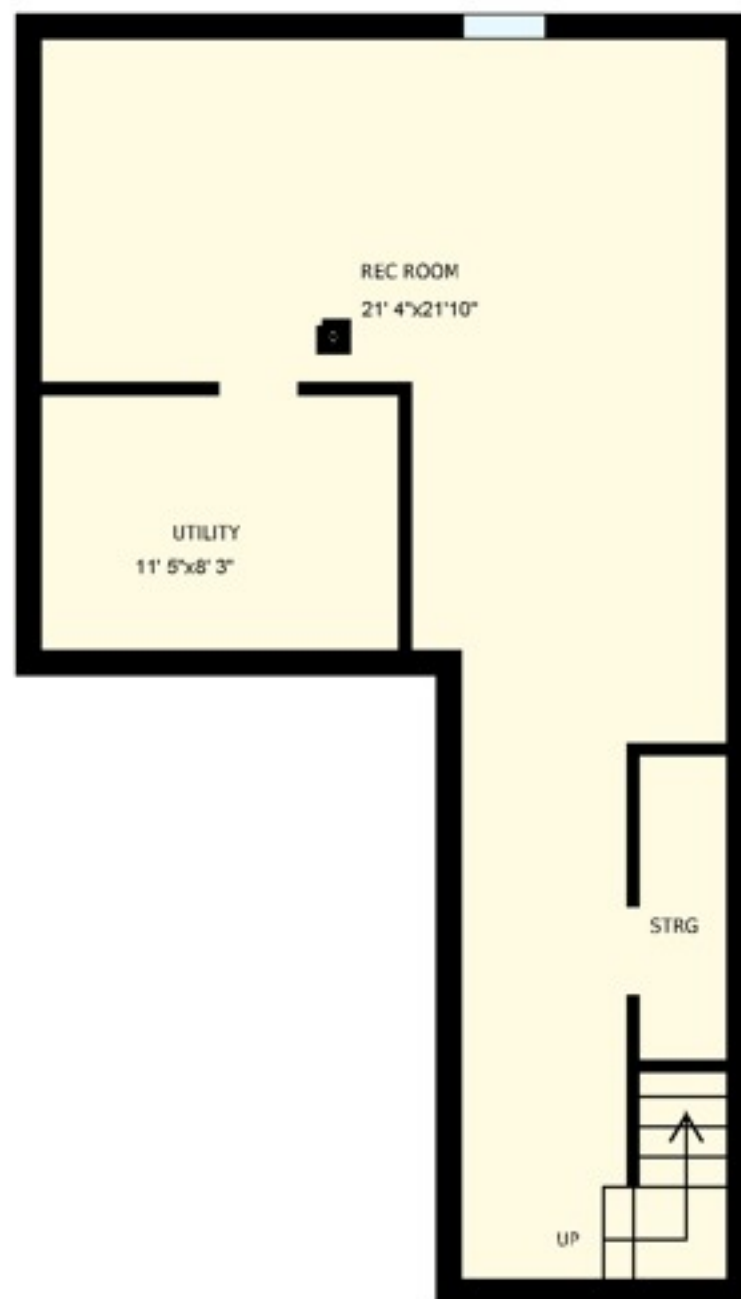
Exterior



Patio







FEATURES:

- 9 ft ceilings
- Eat in Kitchen
- Hardwood throughout main floor
- Inside access from single car garage
- Finished basement
- Master ensuite with walk in
- 2nd floor laundry

UPDATES:

- Roof (2015)
- Furnace (2014)
- Basement (2016)
- Washer/Dryer (Dec.2015)
- Stove
- Freshly painted throughout main floor and upstairs halls.

INCLUSIONS:

- Fridge
- Stove
- Dishwasher
- Washer
- Dryer
- All electric light fixtures
- All window coverings
- Garage door opener

EXCLUSIONS:

- Cosmetic mirror in master bathroom
- TV & bracket in living room
- TV & bracket in basement

RENTED:

- Hot water heater

Burlington Business Directory

Click on the link below to access the Burlington Business Directory.

<http://www.burlington.net/directory/>

Halton District School Board - School Locator

Click on the link below to see the neighbourhood public schools for this home.

<http://www.hdsb.ca/Schools/Pages/Schools.aspx>

Burlington Transit

Click on the link below to see local transport maps & schedules

<http://www.burlington.ca/en/services-for-you/Burlington-Transit.asp>

Burlington Parks & Gardens

Click on the link below to learn more about what is around us in Burlington.

<http://www.tourismburlington.com/see-do/gardens-parks/>

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Hello!

Pleased to 'meet' you! I was born and raised in Oakville and know first-hand what a special place it is to call home.

Not only do I have an in-depth understanding of what the different neighbourhoods have to offer, I also grew up in a real estate family and watched my mother build respect and trust in the community as a Broker.

From an early age, I learned that selling real estate isn't just about doing deals, it's about taking time to help people find the right home from them and their families. I've modelled my business principles on listening well and working hard to help people meet their individual goals.

It's simple formula that works.

Constantly ranked among the top Royal LePage agents nationally, you're in safe hands when you trust your real estate sale or purchase to me (and Rachel - my administrative genius!). Together we help families home.

I hope I'll have the chance to get to meet you soon and learn more about your real estate needs.

Come say hello at:

[FACEBOOK](#)

[YOUTUBE](#)

[LINKED-IN](#)



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