

# 3343 MARBLE GATE

BURLINGTON, ONTARIO



TANYA **CREPULJA** TEAM

TCTEAM.CA



## 3343 MARBLE GATE | OAKVILLE, ONTARIO

*Absolutely spectacular Fernbrook built executive home in sought-after Alton Village. Luxuriously appointed with newly updated interior finishes, stunning curb appeal and an amazing landscaped backyard oasis. Welcome home to 3343 Marble Gate.*

### FEATURES:

- 'Stonevalley' model with 4 bedrooms, 4 baths in 3015 sq ft above grade (as per MPAC)
- 43 x 85 foot fully fenced and extensively landscaped lot
- Approximately \$100,000 just spent on brand new interior improvements, in addition to the pre-existing upgrades in the home
- Stone and stucco exterior elevation brand new modern 8ft entry doors and garage doors
- Formal sunken front living room/parlour works beautifully as a home office
- Formal dining room with new panelled feature wall linear chandelier and coffered ceiling with pot-lights
- Dark espresso toned hardwood in all principal rooms on the main floor
- Beautiful chef's kitchen with soft closing dark espresso toned cabinetry, new hardware, GE Professional series stainless steel appliances including double wall oven, warming drawer and induction cooktop
- Large centre island with breakfast bar seating, black matte pendant lighting, new undermount sink and touch faucet
- New white quartz countertops and backsplash
- Spacious kitchen breakfast area with unique panelled wood feature wall, sconce lighting and custom beverage station
- Majestic two storey great room with an abundance of natural light from its large windows features almost 18ft ceiling height open to above, a gas fireplace, and hardwood floors
- Brand new mud room area and powder room with contemporary details
- Main floor laundry room updated with new cabinetry, quartz countertop and undermount sink
- Elegant hardwood staircase with square banisters, wrought iron spindles and balcony style open to below railings from the second level
- 2nd storey loft multi-purpose room with unique open to below feature is the perfect spot for your teenager to play video games, and/or a study or additional lounge
- Brand new 4" hardwood floors throughout the second floor

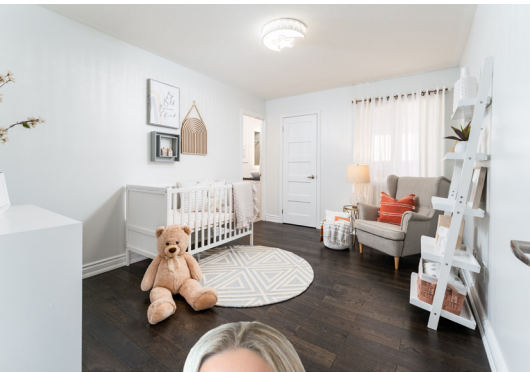
- 2nd floor features 4 very spacious and bright bedrooms with large closets, large windows, new modern light fixtures and beautiful architectural details
- Primary bedroom retreat with beautiful new panelled feature wall, large walk-in closet with built in organizers new soft closing barn doors & fabulous 5 piece en-suite bath
- Spectacular brand new en-suite bath with spa-like details: freestanding soaker tub, glass shower walk-in, marble-style tile, custom dual sink vanity with quartz countertop, decorative LED mirrors and lighting
- Two additional full baths on the 2nd floor with brand new cabinetry, quartz countertops, LED mirrors and stylish lighting.
- Extensively landscaped low maintenance property with beautiful curb appeal: stone front entry steps, patio area, perennial landscaping, pot lights, professionally installed and city approved artificial turf
- Private backyard oasis: composite deck with inset LED lighting, privacy screen, built-in hot tub, stone lower level patio with built in stone planters, pergola, extensive landscaping and several mature trees
- Other notable features: entire home freshly painted in designer neutral tone, all new solid wood shaker style interior doors throughout new light fixtures, smooth ceilings and pot lights throughout, in-ceiling speakers on the main floor, California shutters throughout.

Property taxes: \$6681.05/2022

Alton Village is Burlington's newest and highly sought after master planned community. It's situated in a prime location near major highways, some of Burlington's best big box stores and all types of shopping and amenities you could think of. Alton is home to highly rated schools, with St. Anne's Catholic Elementary being two blocks away, parks and greenspace including Norton Community Park – an amazing play space for the entire family which includes two artificial turf fields, a skate park, splash pad, playground and lease free dog park are, and Haber Community Centre offering Burlington's newest and most modern indoor recreation facilities.







**TANYA CREPULJA**  
BROKER

Keller Williams Real Estate Associates, Brokergae  
101-1270 Central Pkwy West, Mississauga, ON L5C 4P4

647.293.3785 - Direct  
905.949.8866 - Office

TANYA **CREPULJA** TEAM

TCTEAM.CA

For additional pictures & property info please visit:  
[www.3343MarbleGate.com](http://www.3343MarbleGate.com)



All information contained herein has been supplied by the Seller to the best of his knowledge. It is not warranted or guaranteed by Keller Williams Real Estate Associates, Brokerage. All measurements are approximate.