

1332 SAGEWOOD CRESCENT

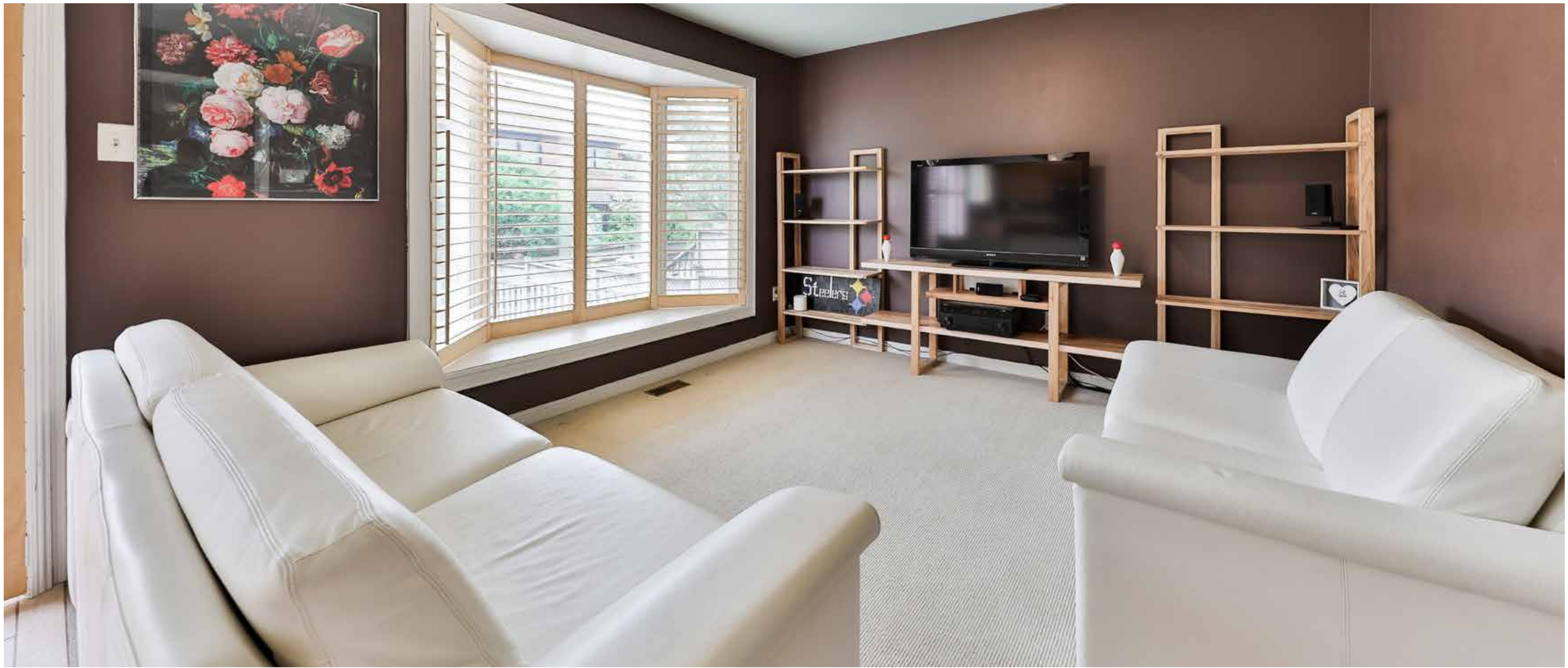
WEST OAK TRAILS



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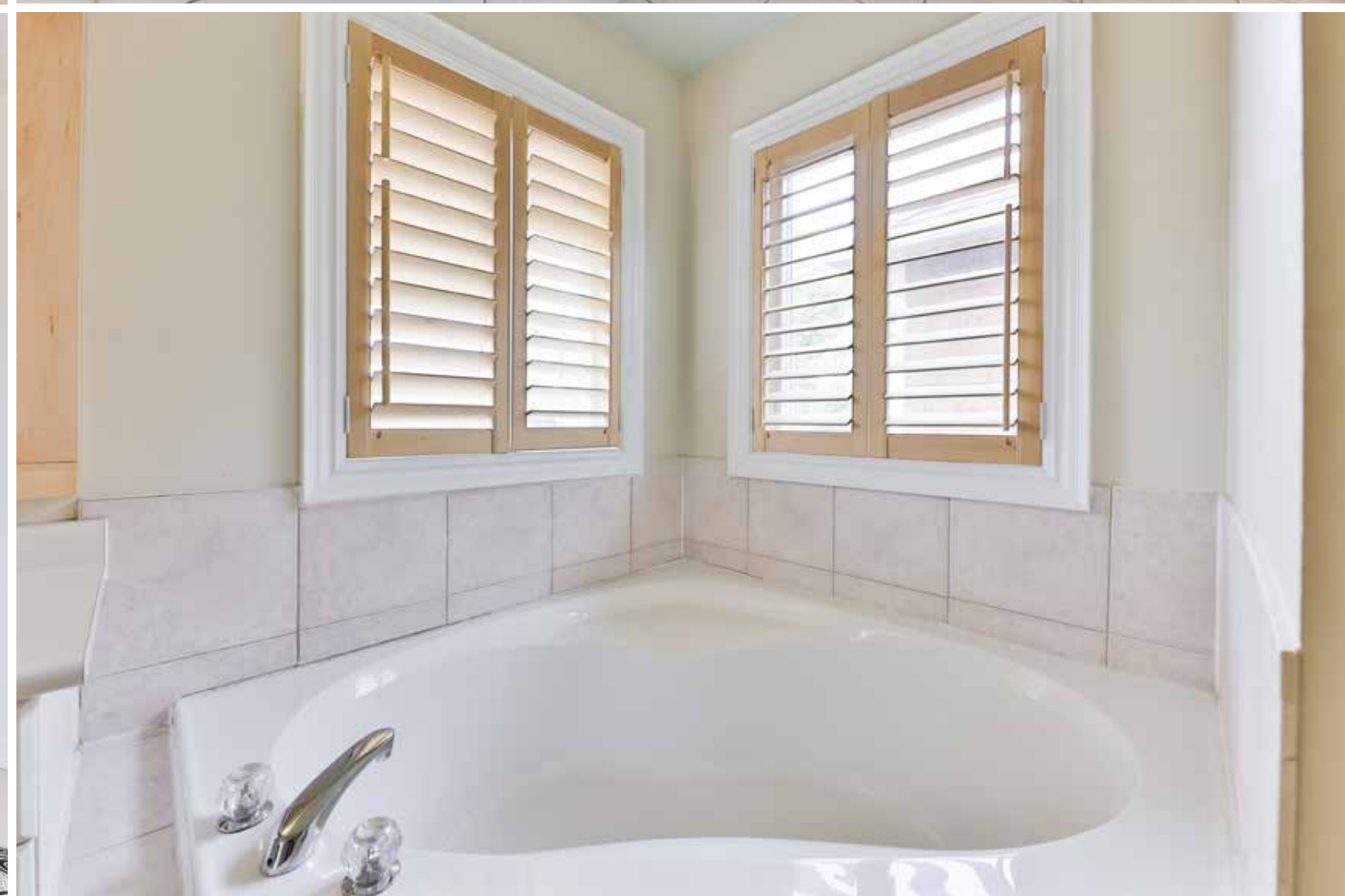
















WELCOME HOME

Fabulous 3 bedroom Mattamy built home located on a quiet family friendly crescent in desirable West Oak Trails. Great open concept floor plan with kitchen overlooking eat-in area and spacious family room with custom bay window. 2.5 bathrooms and 3 bedrooms including a spacious primary with walk-in closet and a 4-piece ensuite. Other features include hardwood flooring, wooden plantation shutters, premium metal roof (approx 2018), upgraded triple pane windows (approx 2018), gas furnace and owned tankless hot water tank (approx 2019). Great curb appeal with covered porch, attached garage with inside entry and a fully fenced back garden with ideal sun exposure.

TAXES: \$4,908 / 2024
LOT SIZE: 36.09' x 80.38'
POSSESSION: Flexible

ADDITIONAL FEATURES

EXTERIOR FEATURES

FRONT GARDEN

- Single Car Garage
- Single Car Driveway
- Concrete Walkways
- Covered Front Porch

BACK GARDEN

- Wooden Deck
- Fully Fenced

OTHER FEATURES

- Furnace with Smart Thermometer (2019)
- Owned Tankless Water Heater (2019)
- All Windows Triple Pane (2018)
- Metal Roof (2018)
- Wooden Plantation Shutters (2018)
- Central Vacuum & Attachments (As Is)

ROOM DETAILS

MAIN LEVEL

FOYER

- Ceramic Tile Flooring
- Double Coat Closet
- Wooden Plantation Shutters

POWDER ROOM

- 2 Piece
- Ceramic Tile Flooring
- Pedestal Sink

LIVING ROOM

- Hardwood Flooring
- Wooden Plantation Shutters

DINING ROOM

- Hardwood Flooring
- Combined with Living Room

KITCHEN

- Ceramic Tile Flooring
- Refrigerator
- Stainless Steel GE Profile Stove
- Stainless Steel Miele Dishwasher
- Double Sink
- Eat-In Area
- Wooden Plantation Shutters
- Extra Wide Sliding Patio Doors
- Inside Entry from Garage
- Walkout to Deck

FAMILY ROOM

- Broadloom
- Bay Window (2018)
- Wooden Plantation Shutters
- Ceiling Fan

UPPER LEVEL

UPPER FOYER

- Hardwood Staircase
- Linen Closet

PRIMARY BEDROOM

- Broadloom
- Walk-In Closet + Additional Closet
- Ceiling Fan
- Wooden Plantation Shutters
- Ensuite

ENSUITE

- 4 Piece
- Ceramic Tile Flooring
- Neutral Cabinetry & Countertop
- Ceiling Fan
- Soaker Tub
- Walk-In Shower
- Wooden Plantation Shutters

BEDROOM

- Broadloom
- Double Clothes Closet
- Ceiling Fan
- Wooden Plantation Shutters

BEDROOM

- Broadloom
- Double Clothes Closet
- Wooden Plantation Shutters

BATHROOM

- 4 Piece
- Ceramic Tile Flooring
- Neutral Cabinetry & Countertop

LOWER LEVEL

RECREATION ROOM

- Unfinished
- Oversized Above Grade Triple Pane Windows
- Large Cold Room

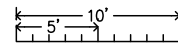
LAUNDRY

- LG Washer & Dryer (As Is)
- Laundry Tub

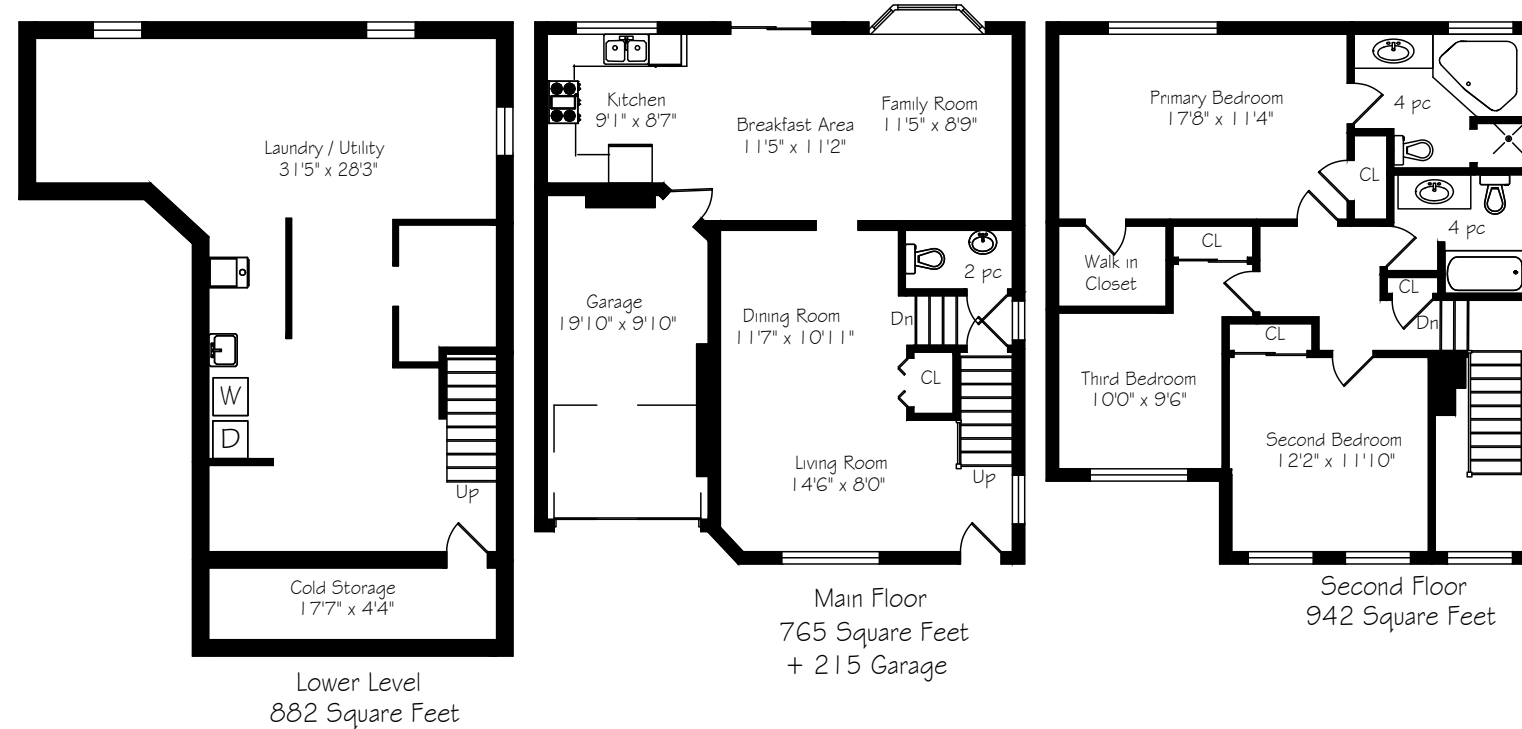


FLOOR PLAN

1332 Sagewood Crescent



Measurements and Calculations are approximate
To be used as guidelines only
www.measuredup.ca



THE TOWN OF OAKVILLE

A vibrant and impressive community within the Greater Toronto Area (GTA), the Town of Oakville is a beautiful lakeside town with a strong heritage, preserved and celebrated by residents and visitors alike. Founded in 1857, this striking town has become one of the most coveted residential and business centres in Ontario, and for good reason:

- ✓ Great neighbourhoods
- ✓ Great places to do business
- ✓ Quality schools
- ✓ A full-service acute care community hospital
- ✓ Proximity to Lake Ontario and recreational areas
- ✓ Easy access via QEW, 403, 407 and GO Transit
- ✓ Charming shopping districts in the downtown core

This thriving municipality of about 201,200 residents provides all the advantages of a well-served urban centre, while also maintaining its small-town ambiance. Along historical downtown streets, Oakville offers a mix of converted 19th century buildings which accommodate over 400 fine shops, services and restaurants.

Destination for both visitors and residents

A 30-minute drive from downtown Toronto, and an hour's drive from the U.S. border, Oakville is a great destination for visitors.

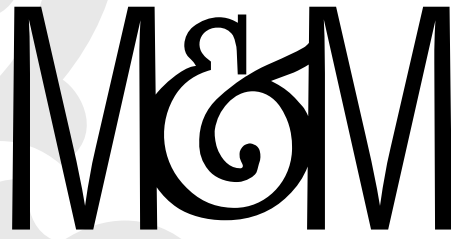
Residents and visitors enjoy theatre, dance, music and comedy performances at the Oakville Centre for the Performing Arts. They can visit the Oakville Museum at Erchless Estate, located in the home of the Chisolms, Oakville's founding family. Other points of interest include galleries, historical societies and local architecture, especially in heritage neighbourhoods. Oakville is also home to the state-of-the-art Sixteen Mile Sports Complex and the new Queen Elizabeth Park Community and Cultural Centre.

Among the many special attractions and activities for the whole family, Oakville's annual RibFest and Jazz Festival draw crowds from around the GTA. The community also provides plenty of recreational opportunities. Golfers can play at one of Oakville's many golf courses, including PGA-recognized Glen Abbey Golf Course, which has hosted the Canadian Open for many years.

Enjoy the acres of park space, many with groomed hiking trails, or join a recreation centre which provides programs for all ages. For boaters, Oakville features two picturesque harbours with docks and slips for sail and powerboats.

A place to do business

Oakville's strong and diversified economic base offers an excellent location for both new and expanding businesses. Currently, national and international corporate headquarters represent automotive, technology, business service, aerospace, pharmaceutical and tourism sectors.



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