

1486 HIXON ST  
SOUTHWEST OAKVILLE



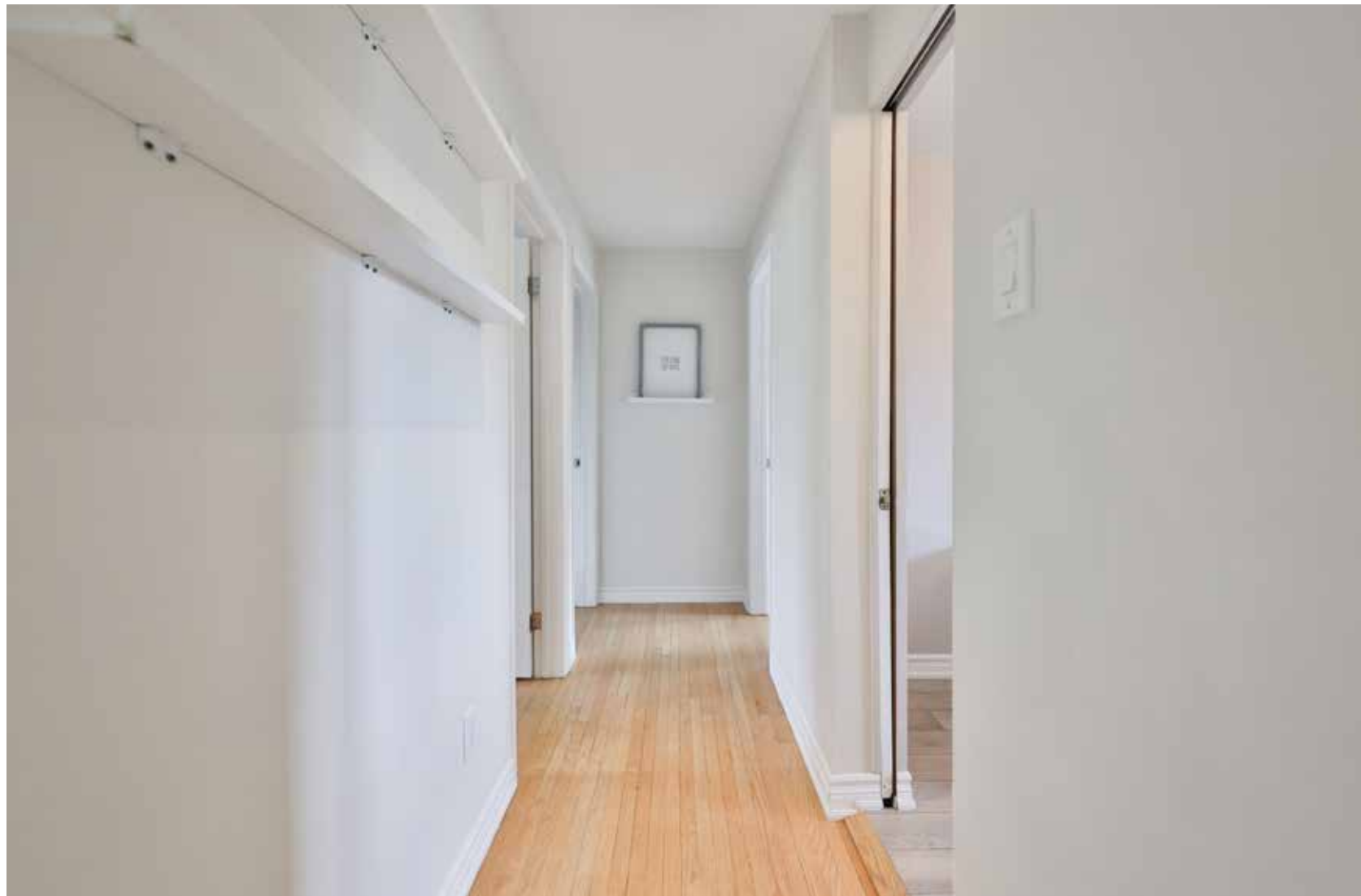
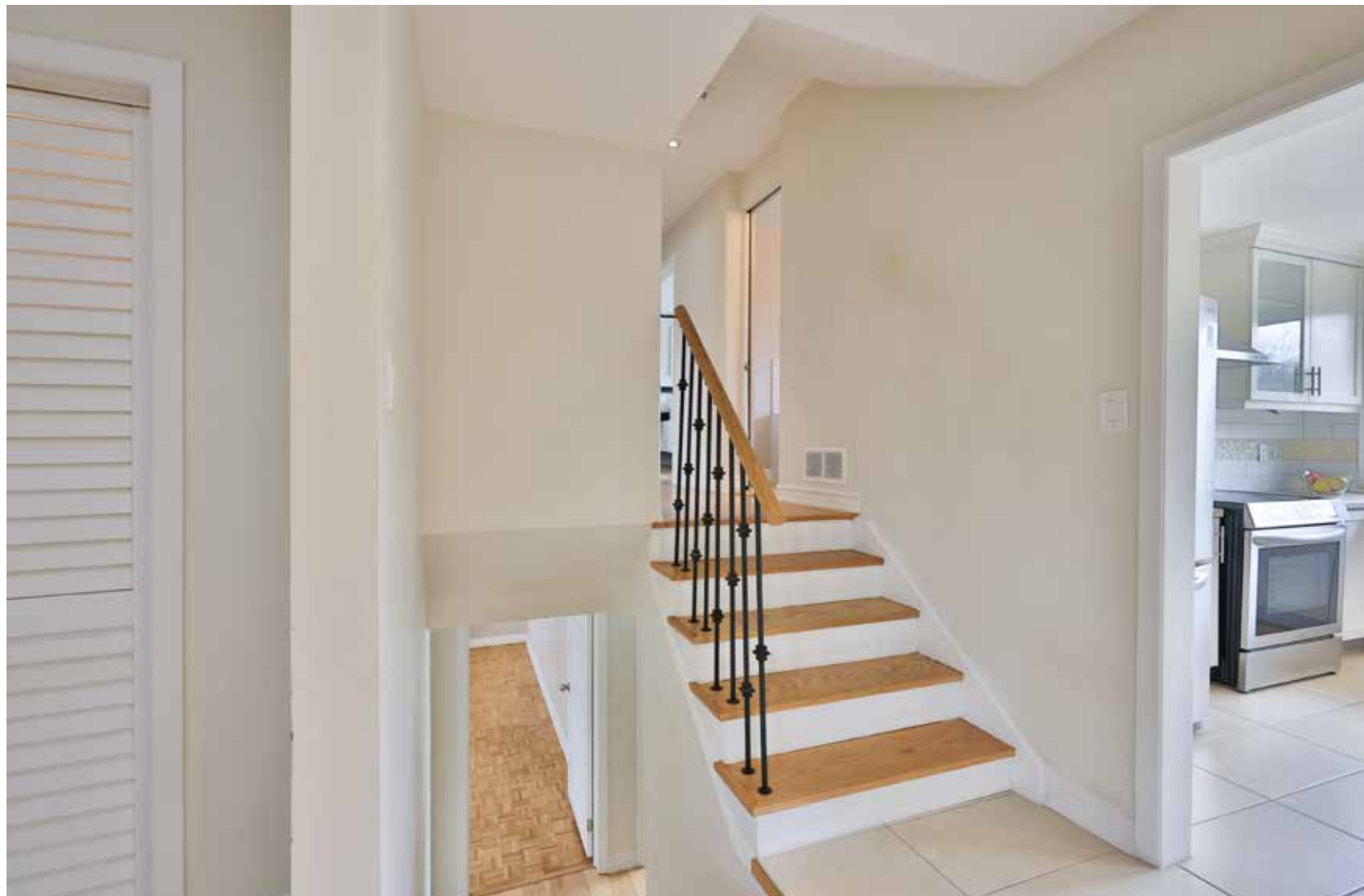
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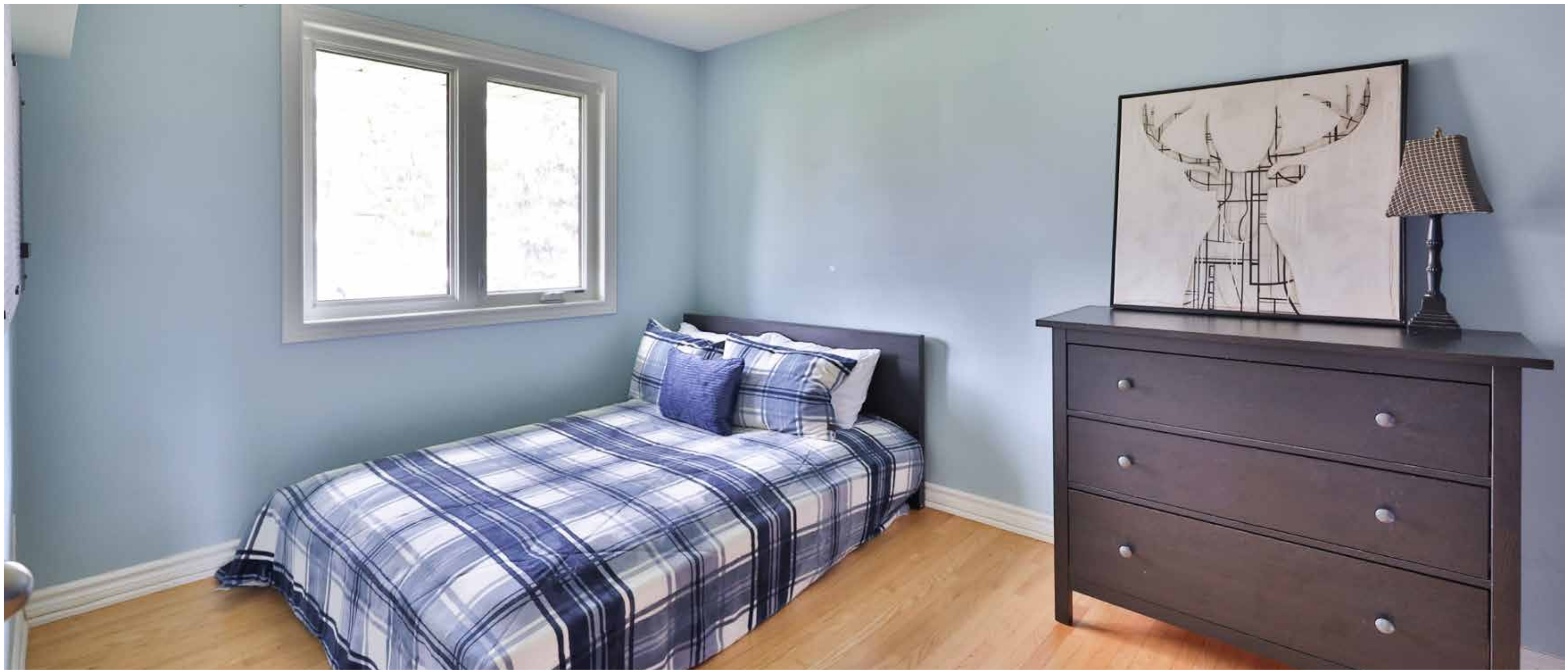
























# WELCOME HOME

Spacious and bright 4 level sidesplit on a stunning 75 x 184' lot with a private south facing backyard in desirable Coronation Park. Hardwood flooring, upgraded open concept kitchen and main bathroom, great lower level with 4th bedroom and a large family room open to sunroom and a direct walkout to patio and inground pool. Great opportunity to move into this awesome family friendly neighbourhood close to schools, shopping, Bronte Village and the lake.

**TAXES:** \$8,229 / 2025  
**LOT SIZE:** 75' x 184.08'  
**POSSESSION:** Flexible

## ADDITIONAL FEATURES

### EXTERIOR FEATURES

#### FRONT GARDEN

- Double Car Driveway
- Single Car Garage

#### BACK GARDEN

- Stunning Oversized South Facing Lot
- Patio
- Inground Pool with Surrounding Safety Fence
- Pool Heater
- Fully Fenced Yard

#### OTHER FEATURES

- Central Vacuum (As Is)

## ROOM DETAILS

### MAIN LEVEL

#### FOYER

- Neutral Ceramic Tile
- Double Coat Closet
- Pot Lighting
- Solar Tube

#### LIVING ROOM

- Hardwood Flooring
- Open Concept
- Large Floor to Ceiling Bow Window

#### DINING ROOM

- Hardwood Flooring
- Upgraded Lighting
- Open Concept
- Window Blinds

#### KITCHEN

- Neutral Ceramic Tile
- White Cabinetry with Upgraded Neutral Countertop
- Stainless Steel LG Refrigerator
- Stainless Steel Samsung Dishwasher
- Stainless Steel Frigidaire Stove
- Stainless Steel Cyclone Hood Vent
- Microwave Shelf
- Double Sinks
- Large Bright Windows Overlooking Back Garden

### UPPER LEVEL

#### UPPER FOYER

- Neutral Hardwood Flooring
- Hardwood Staircase with Metal Spindles
- Pot Lighting

#### PRIMARY BEDROOM

- Neutral Hardwood Flooring
- Double Closet

#### BEDROOM

- Neutral Hardwood Flooring
- 2 Closets

#### BEDROOM

- Neutral Hardwood Flooring
- Closet

#### BATHROOM

- 5 Piece
- Neutral Cabinetry
- Upgraded Countertop with 2 Undermount Sinks
- Separate Tub with Ceramic Surround
- Walk-In Shower with Glass Door Entry
- Upgraded Lighting

### LOWER LEVEL

#### FAMILY ROOM

- Hardwood Flooring
- Wood Burning Fireplace
- Open to Sunroom

#### SUNROOM

- Ceramic Tile Flooring
- Walkout to Back Garden & Pool

#### BEDROOM

- Parquet Flooring
- Upgraded Electric Light Fixtures
- Large Above Grade Windows
- 2 Clothes Closets

#### BATHROOM

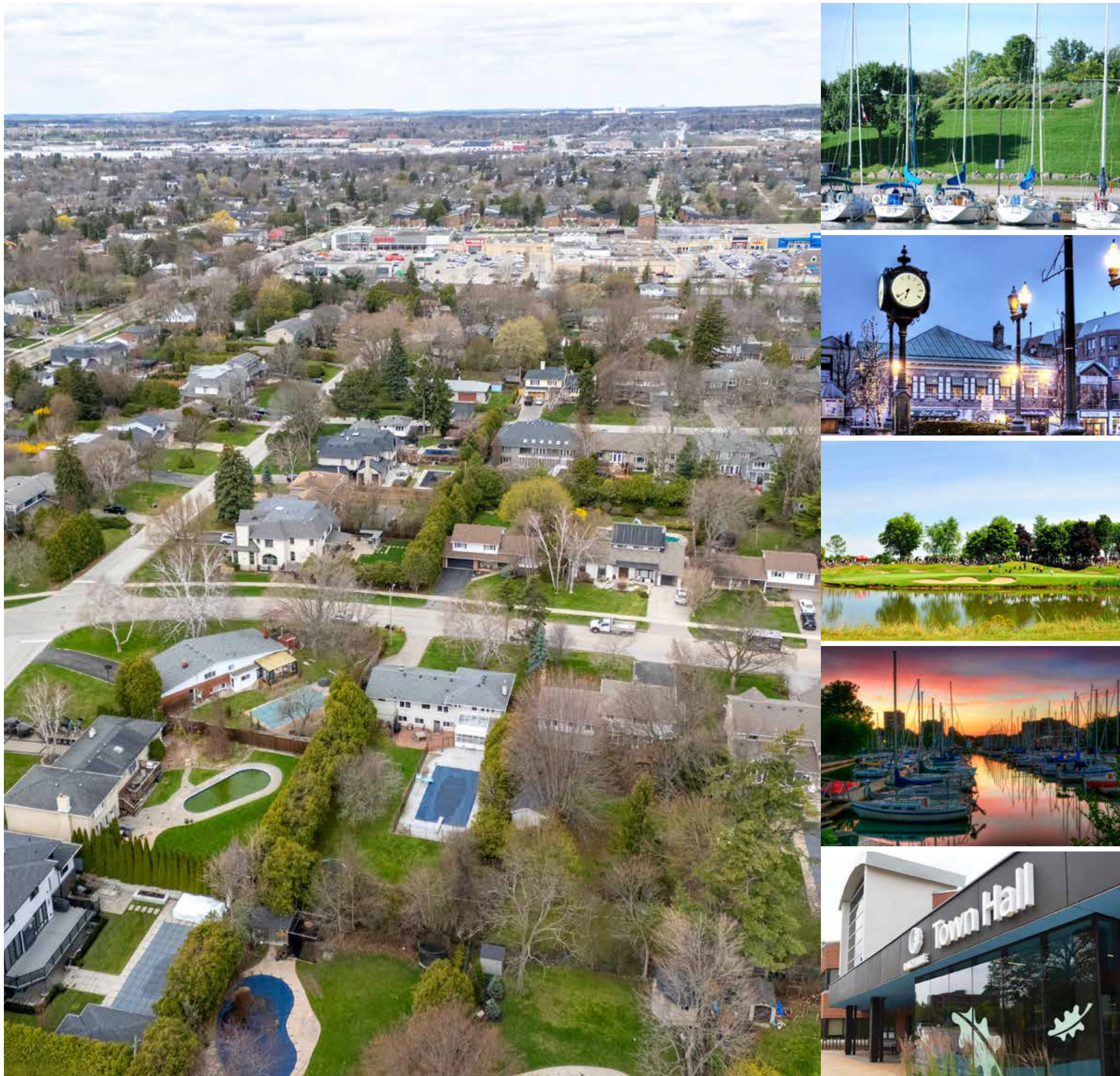
- 3 Piece
- Neutral Flooring & Cabinetry
- Walk-In Shower

#### LAUNDRY

- GE Washer
- Maytag Dryer
- Additional Cabinetry
- Walkout to Backyard

#### STORAGE AREA

- Mechanical Room



# 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.

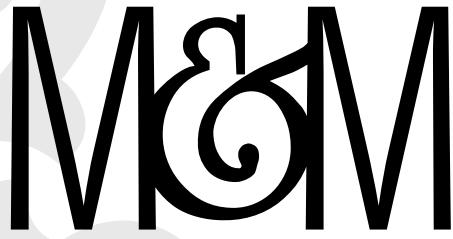
**Destination for both visitors and residents**  
A 30-minute drive from downtown Toronto, and an hour's drive from the U.S. border, Oakville is a great destination for visitors.

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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