



MACKEY &
McCORMICK
BLAIRANDPETER.CA



1268 CLEAVER DRIVE

MORRISON







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-serviced 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.



WELCOME HOME

TAXES: \$10,022 / 2021
LOT SIZE: 100' x 150'
POSSESSION: 30-60 Days

Classic Georgian home in highly desirable Morrison neighbourhood of South East Oakville. Spectacular level south facing 100' x 150' lot. Quiet, mature street just steps to Gairloch Gardens and the lake. Oakville Trafalgar High School district, fabulous layout with 4 spacious bedrooms, main floor office and laundry, gracious living & dining rooms. Close to schools, parks and shopping. A prime location to renovate or build your dream home!

ADDITIONAL FEATURES

EXTERIOR FEATURES

FRONT GARDEN

- Double Car Driveway Accommodates 4 Cars
- Double Car Garage

BACK GARDEN

- Interlock Stone Patio
- Mature Trees & Landscaping

OTHER FEATURES

- Oakville Trafalgar High School District
- Steps to Lake Ontario
- All Appliances/Fireplaces are in As Is Condition

ROOM DETAILS

MAIN LEVEL

FOYER

- Ceramic Tile Flooring
- Front Door with Side Light Windows

LIVING ROOM

- Broadloom
- Wood Burning Fireplace (As Is)
- Crown Molding
- Draperies

DINING ROOM

- Broadloom
- Bay Window
- Draperies

KITCHEN

- Ceramic Tile Flooring
- Neutral Cabinetry & Countertop
- Walkout to Rear Garden
- Eat-In Area

OFFICE

- Built-In Shelving
- Draperies

BATHROOM

- 2 Piece

LAUNDRY

- Ceramic Tile Flooring
- Laundry Tub
- Walkout to Back Garden
- Washer & Dryer (As Is)

UPPER LEVEL

PRIMARY BEDROOM

- Broadloom
- Walk-In Double Closet + Single Closet
- Draperies

ENSUITE

- 4 Piece

BEDROOM

- Double Closet

BEDROOM

- Double Closet

BATHROOM

- 4 Piece

LOWER LEVEL

RECREATION ROOM

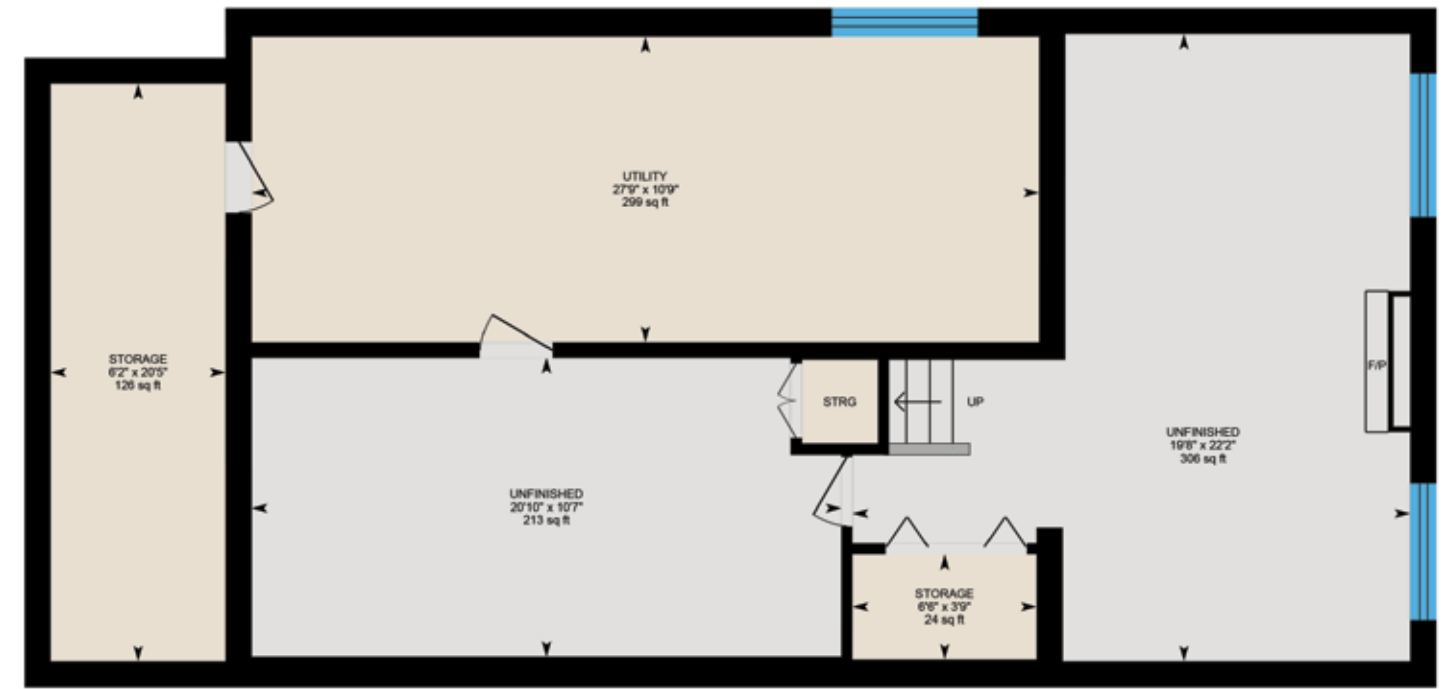
- Partially Finished
- Carpeting
- Fireplace



Main Floor Exterior Area 1200.30 sq ft
Interior Area 1066.46 sq ft



Basement (Below Grade) Exterior Area 1174.54 sq ft
Interior Area 1042.85 sq ft

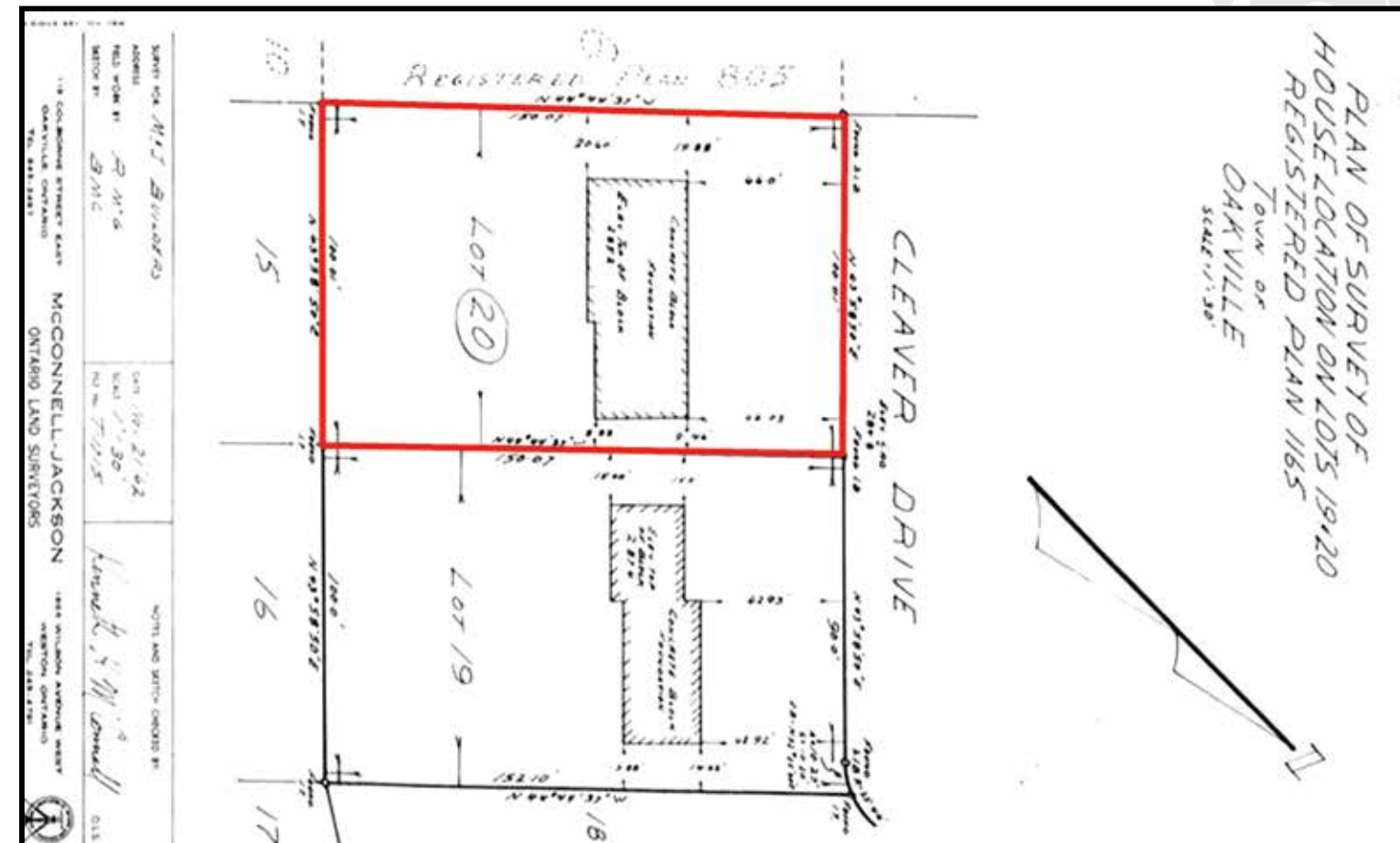


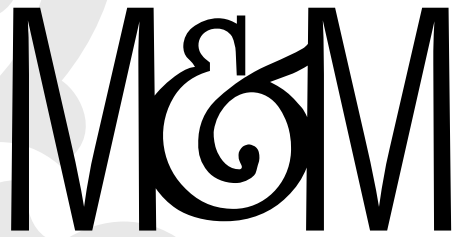
2nd Floor Exterior Area 1042.18 sq ft
Interior Area 922.44 sq ft



FLOOR PLANS & SURVEY

* Floor plans may not be exactly as shown





MACKEY &
McCORMICK
BLAIRANDPETER.CA

TOP 1% NATIONALLY



BLAIR MACKEY & PETER McCORMICK

BROKER

SALES REPRESENTATIVE



ROYAL LEPAGE
CHAIRMAN'S CLUB
NATIONAL TOP 1%
LIFETIME MEMBER
2020



905.845.4267
326 LAKESHORE ROAD EAST
OAKVILLE ONTARIO L6J 1J6

BLAIR@BLAIRANDPETER.CA
PETER@BLAIRANDPETER.CA
WWW.BLAIRANDPETER.CA