

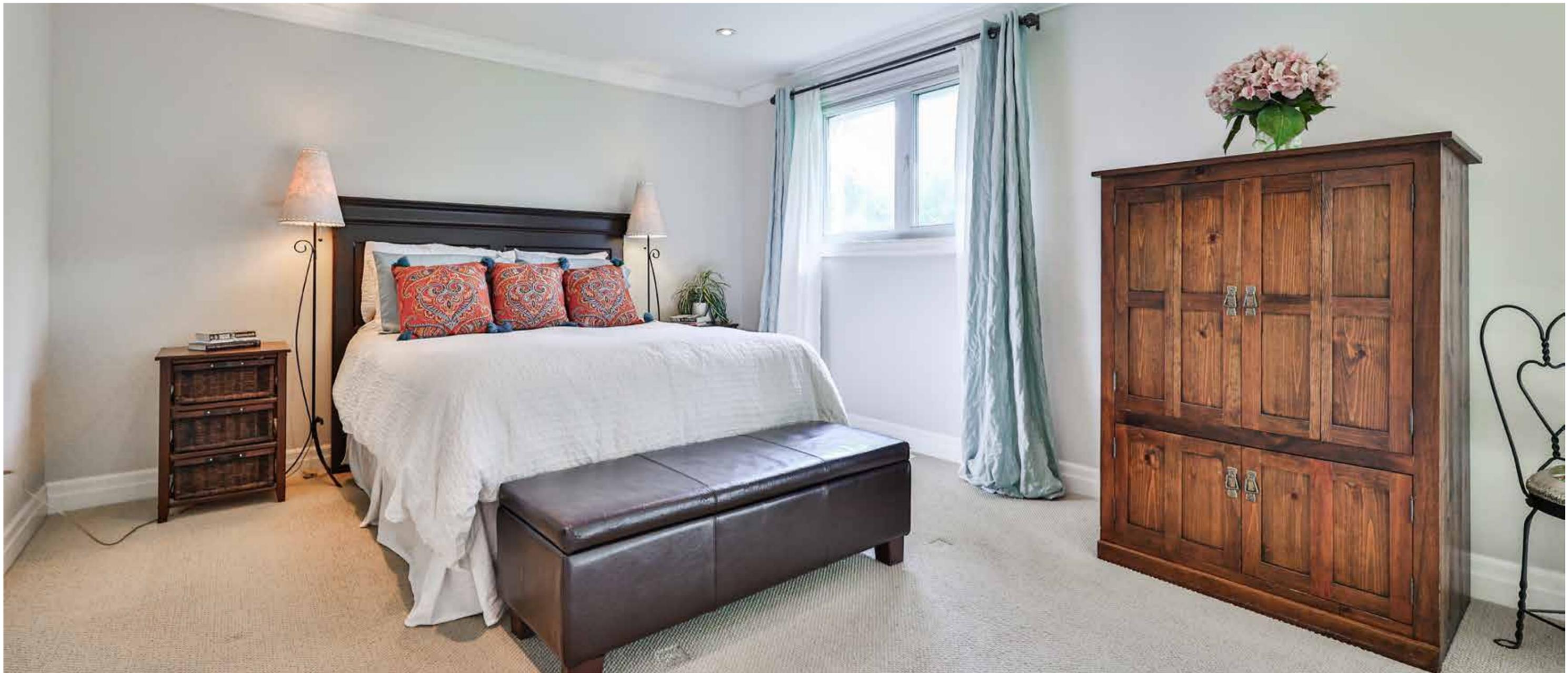
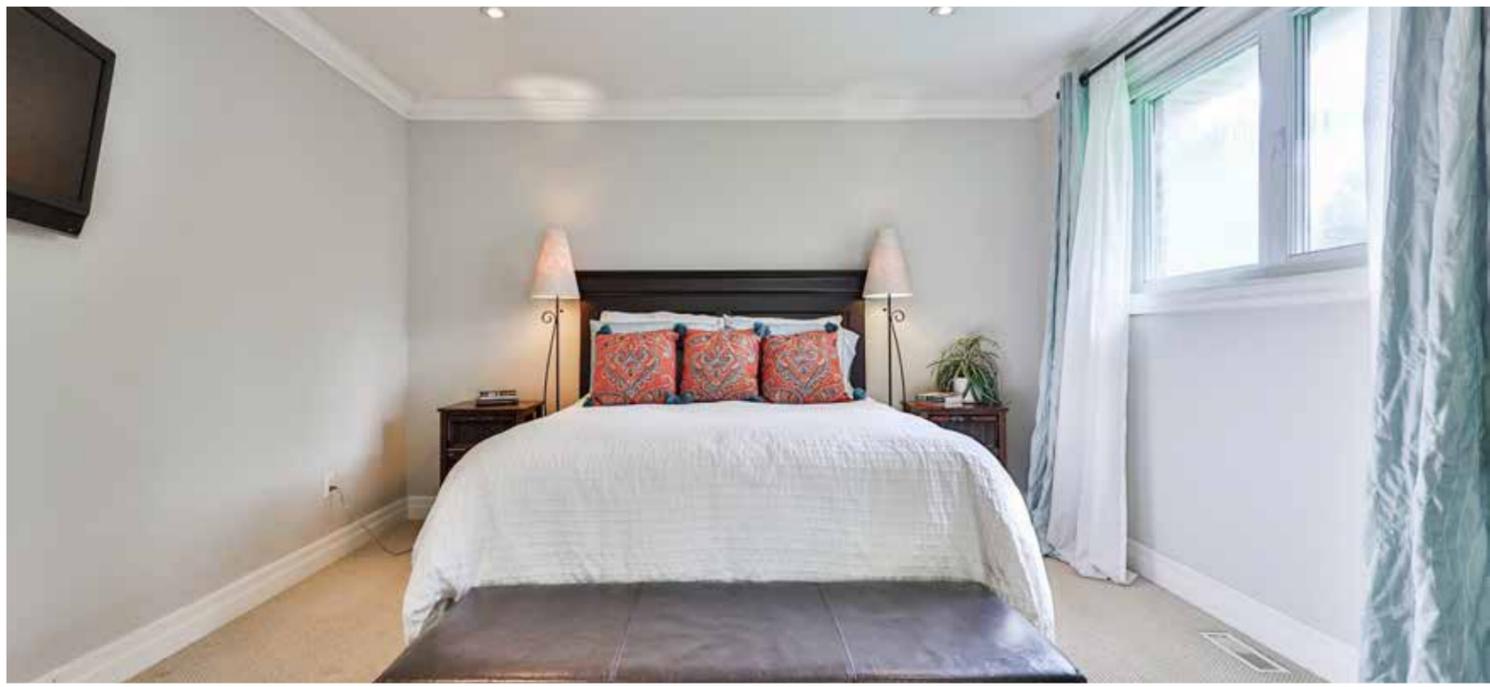
502 BOHEMIA CRES  
OAKVILLE



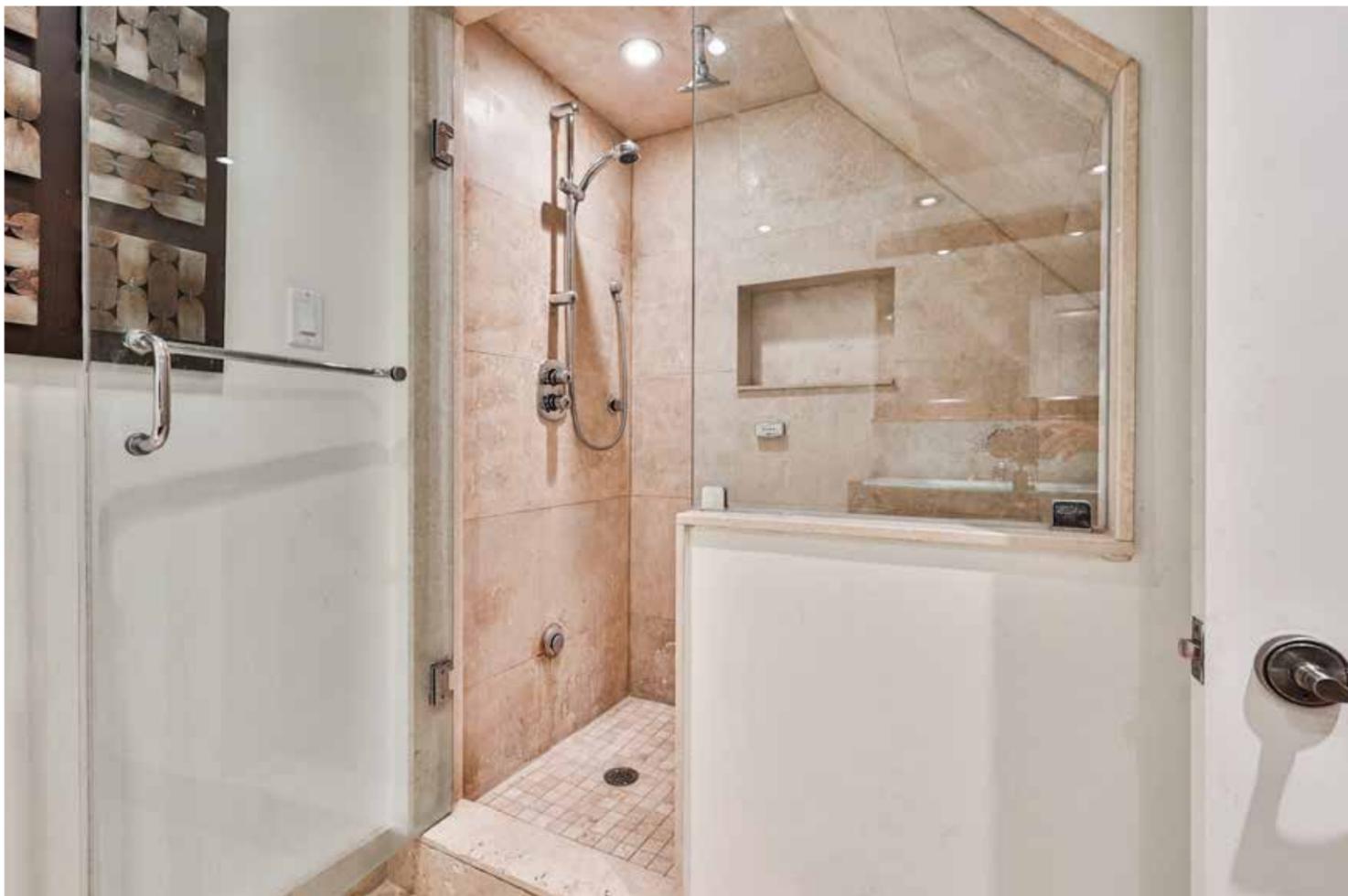
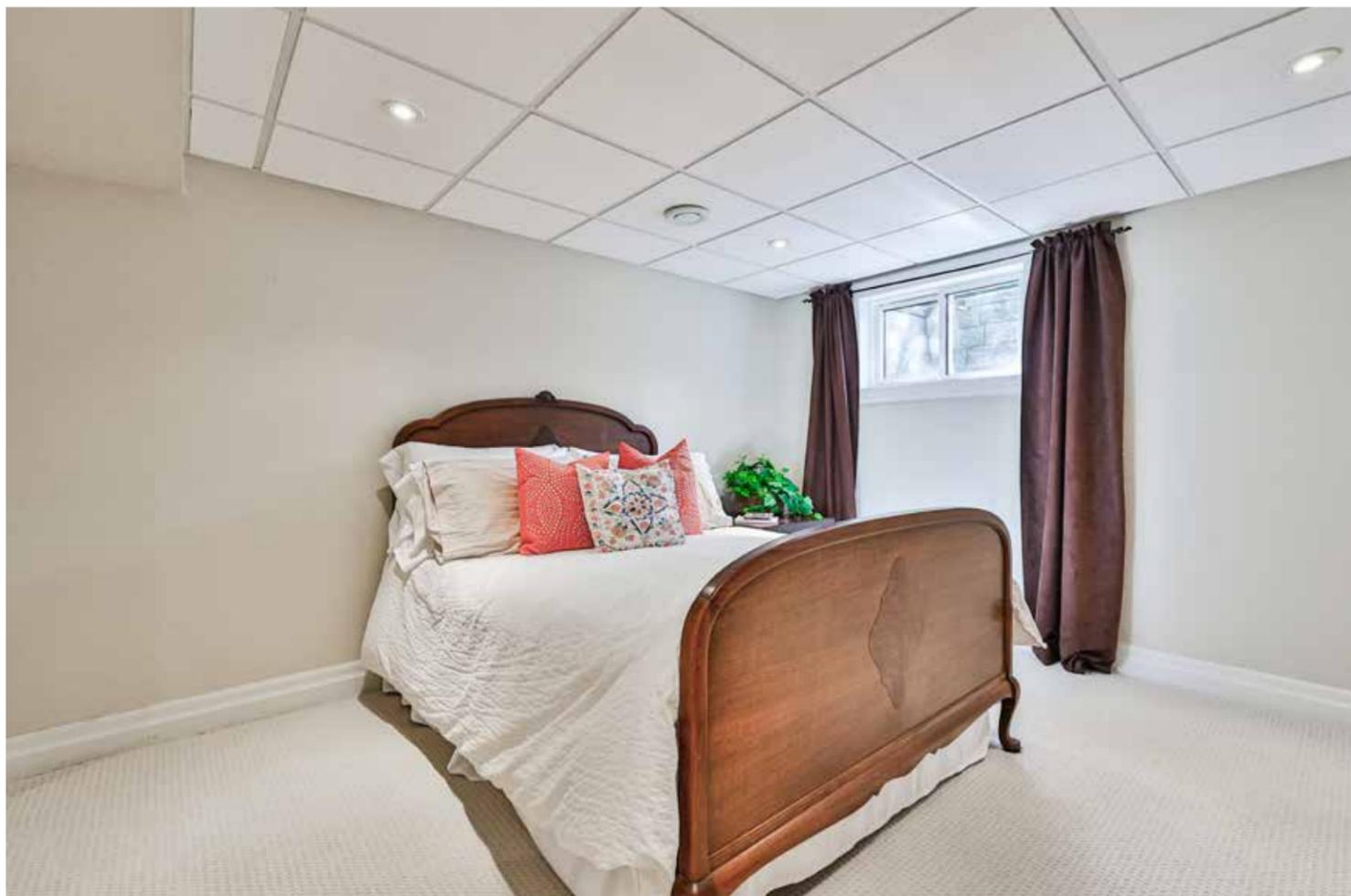
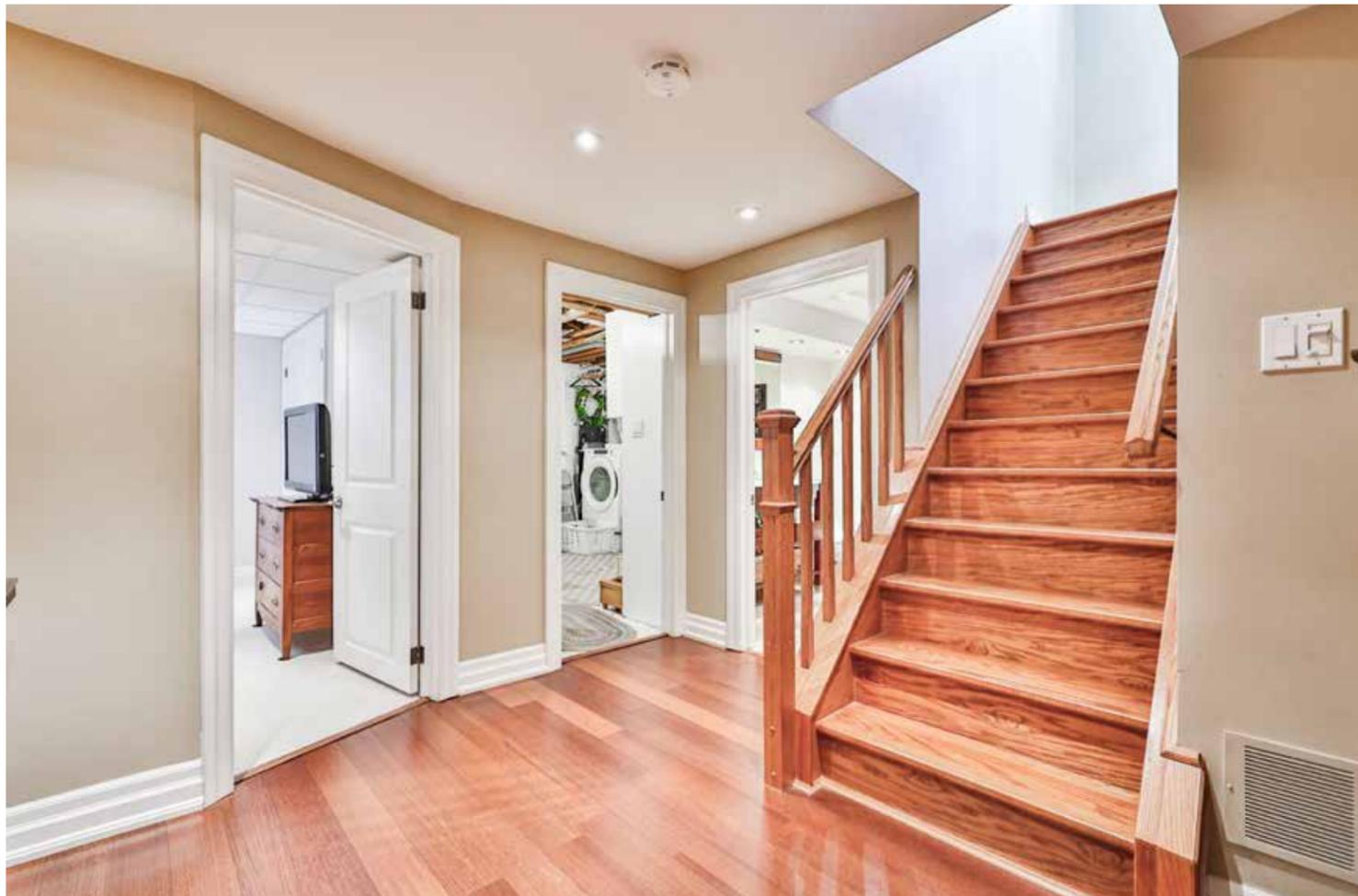
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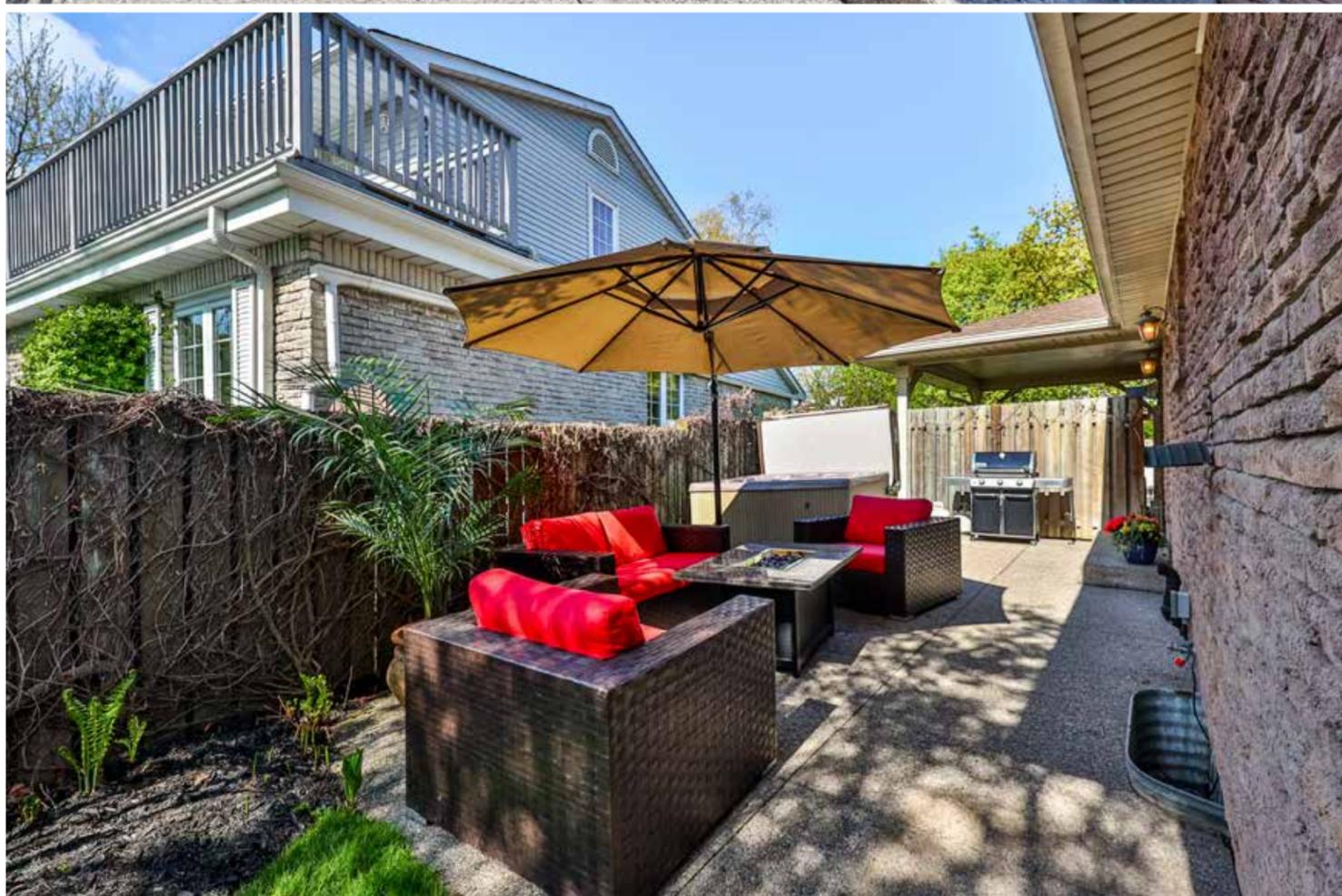
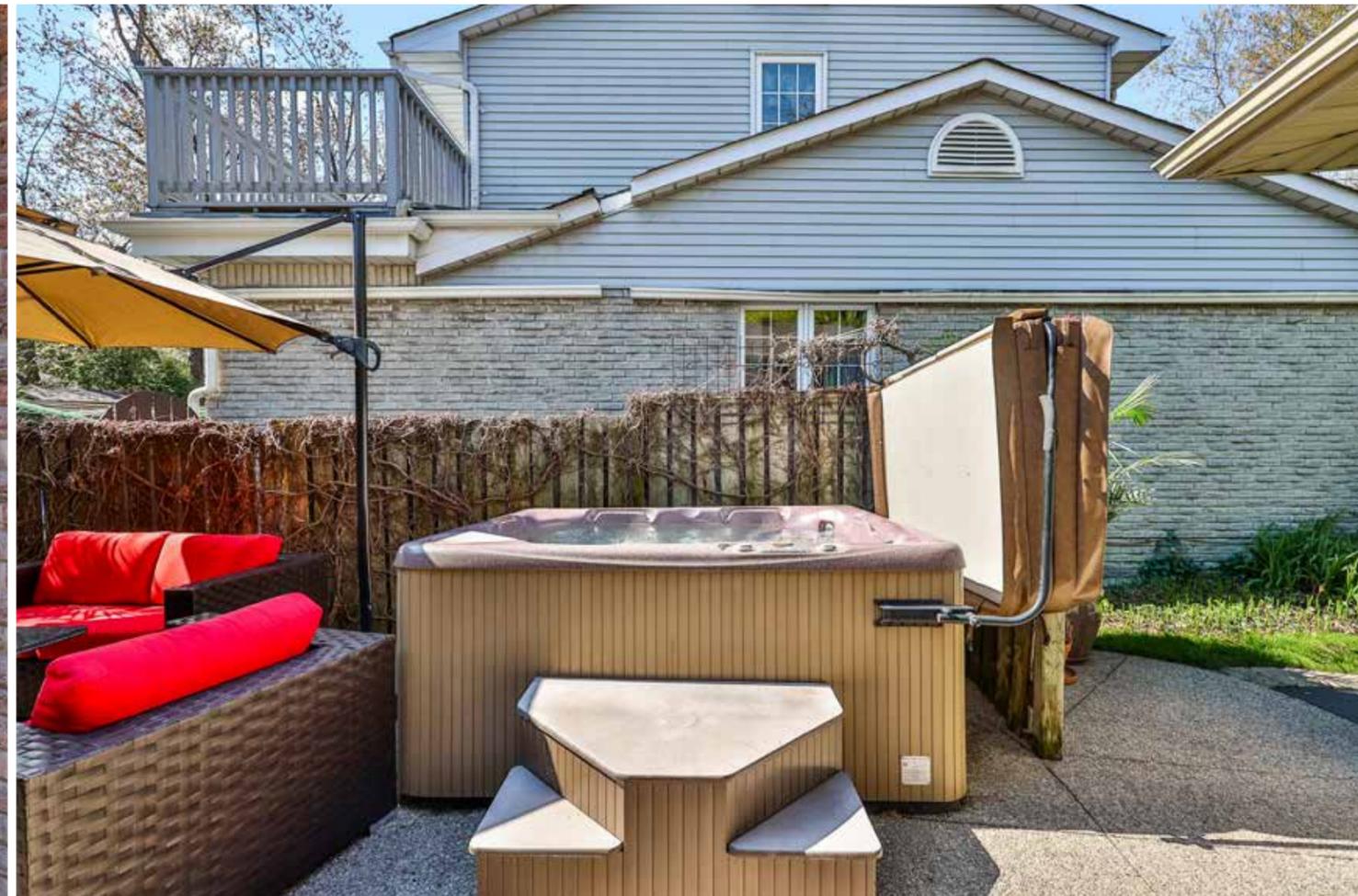














## ROOM DETAILS

### MAIN LEVEL

#### FOYER

- Ceramic Tile Flooring
- Double Coat Closet
- Custom Front Door with Side Lights
- Crown Molding

#### LIVING ROOM

- Hardwood Flooring
- Gas Burning Fireplace with Cut Stone
- Crown Molding
- Beautiful Large Box Window Overlooking Front Yard

#### DINING ROOM

- Hardwood Flooring
- Open Concept
- Double Door Exit to Side & Back Yard
- Pot Lighting
- Chandelier
- Open Stairwell to Basement

#### KITCHEN

- Ceramic Tile Flooring
- Warm Wood Shaker Style Cabinetry
- Caesarstone Countertop
- Breakfast Bar Seating
- Stainless Steel Fisher & Paykel Refrigerator
- Stainless Steel GE Profile Stove
- Stainless Steel KitchenAid Dishwasher
- Built-In GE Profile Microwave
- Pantry
- Pot Lighting

#### BATHROOM

- 4 Piece
- Travertine Tile Flooring
- Granite Countertop with Vanity Seating
- Pot Lighting
- Shower/Tub Combination

### PRIMARY BEDROOM

- Broadloom
- French Doors
- Double Closet
- Pot Lighting
- Double Door Walkout to Back Yard
- Crown Molding

### BEDROOM

- Broadloom
- Double Clothes Closet
- Crown Molding
- Draperies

### LOWER LEVEL

#### RECREATION ROOM

- Laminate Flooring
- Cut Stone Gas Burning Fireplace with Wood Mantle
- Custom Oversized Double Window with Views of Stone Retaining Wall
- Storage Access

### BATHROOM

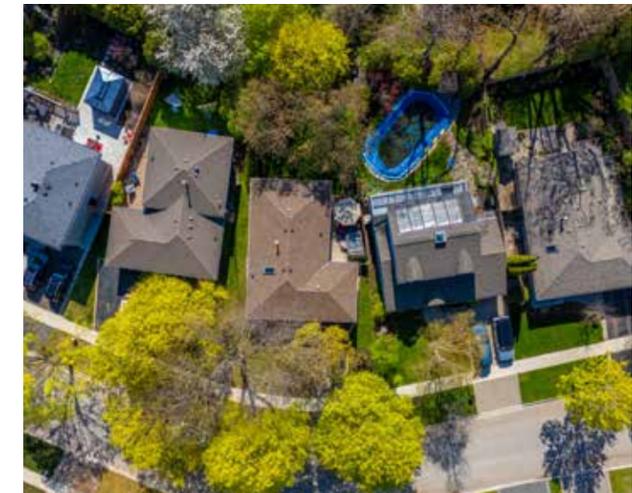
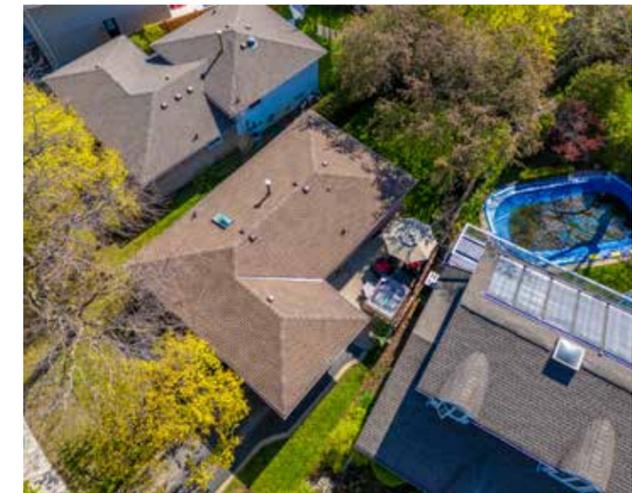
- 3 Piece
- Polished Travertine Tile Flooring
- Custom Vanity & Shelving
- Pot Lighting
- Oversized Walk-In Steam Shower with Built-In Bench

### BEDROOM

- Broadloom
- Large Walk-In Closet Plus Double Closet
- Views of Stone Retaining Wall from Window
- Pot Lighting

### LAUNDRY ROOM

- Maytag Washer
- Whirlpool Dryer
- Freezer



## WELCOME HOME

Nestled on a quiet, tree-lined street in prestigious Old Oakville, this beautifully updated, move-in ready home offers an open-concept main floor, featuring a gourmet kitchen with high-end finishes, a generous dining area and a cozy living room with a stone gas fireplace. Double doors lead to a private, professionally landscaped backyard oasis complete with a hot tub, terrace and relaxing lounge area—ideal for entertaining or unwinding in peace. The main level also includes a spacious primary bedroom with walkout access to the garden, a second bedroom and full bathroom. An open staircase leads to the bright and expansive lower level, where you'll find a stunning recreation room with stone fireplace, a third bedroom and bathroom featuring a walk-in steam shower. Oversized windows and stone retaining walls fill the space with natural light, creating a warm and welcoming ambiance. Located in one of Oakville's most desirable neighbourhoods, this property is within walking distance to downtown shops and restaurants, the lakefront, GO station, Whole Foods plaza and top-ranked schools including Oakville Trafalgar High School, Linbrook & St Mildred's-Lightbourn. (Note: 2 bedrooms on main floor can be converted back to 3).

**TAXES:** \$7,028 / 2024  
**LOT SIZE:** 64.79 x 121.21 x 30.39 x 118.44'  
**POSSESSION:** 60-90 Days

### ADDITIONAL FEATURES

#### EXTERIOR FEATURES FRONT GARDEN

- Single Car Driveway with Tumbled Stone Interlock Border
- Single Carport
- Professionally Landscaped Gardens
- Concrete Walkway

#### BACK GARDEN

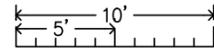
- Aggregate Walkway & Terrace
- Side Entry
- Private, Mature Back Yard with Perennial Beds
- Hot Tub (As Is)
- Charming Shed with Windows & Planter Boxes

#### OTHER FEATURES

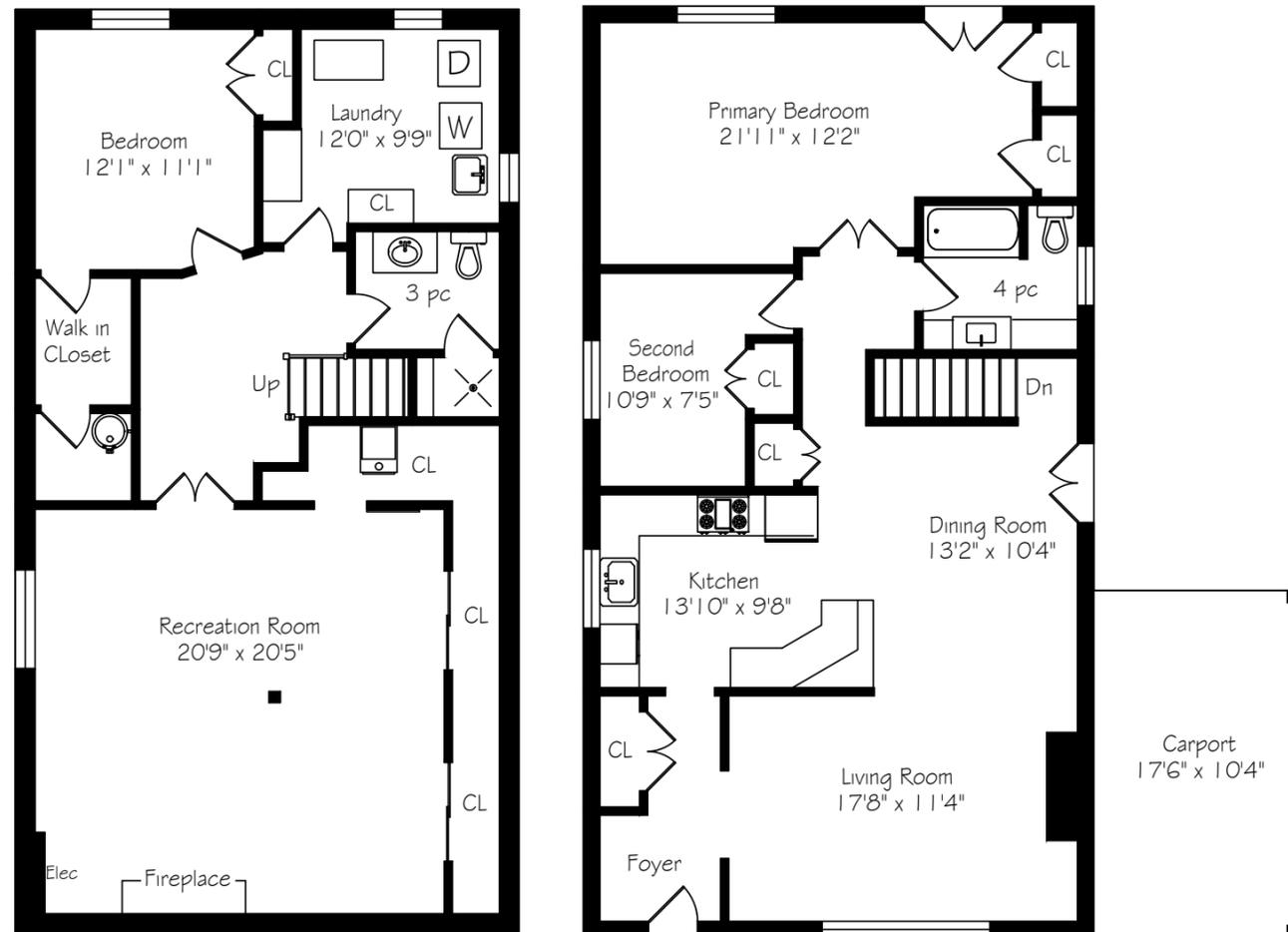
- Roof (2023)
- Kitchen & Bathroom Flooring Renovation (2006)

# FLOOR PLAN

502 Bohemia Crescent



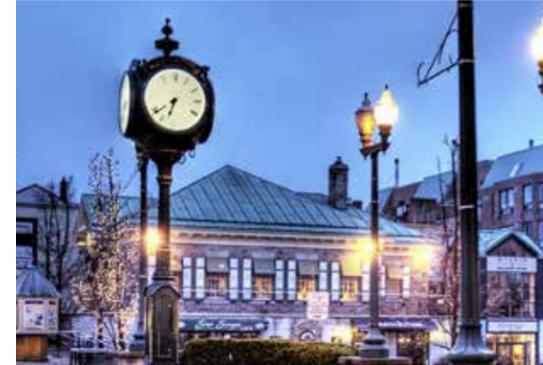
Measurements and Calculations are approximate  
To be used as guidelines only  
www.measuredup.ca



Lower Level  
1218 Square Feet

Main Floor  
1218 Square Feet

\* Floor plans may not be exactly as shown



# 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.

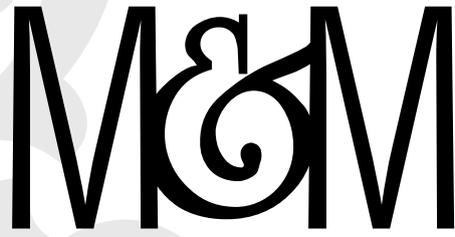
Residents and visitors enjoy theatre, dance, music and comedy performances at the Oakville Centre for the Performing Arts. They can visit the Oakville Museum at Erchless Estate, located in the home of the Chisolms, Oakville's founding family. Other points of interest include galleries, historical societies 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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