

An aerial photograph of a suburban neighborhood. In the foreground, a large, multi-story brick and beige building with multiple gables and dormers is visible. It has several windows and a red garage door. A paved driveway leads to the building, with a black car and a silver car parked. To the right of the building, a black SUV is parked on a street. In the background, a dense residential area with various houses and trees is visible under a blue sky with scattered clouds. The text "2323 STRAWFIELD COURT" and "RIVER OAKS" is overlaid on the top half of the image.

# 2323 STRAWFIELD COURT

## RIVER OAKS



MACKEY &  
McCORMICK  
BLAIR AND PETER, CA

























# WELCOME HOME

Located on a quiet cul-de-sac in the desirable River Oaks neighbourhood, this freehold townhome offers 1800 square feet of living space, 3 bedrooms, 2 baths, a large eat-in kitchen, separate dining room, walkout to a deck from the living room, a very private fully fenced rear garden and great walkability to parks and trails.

TAXES: \$3,518 / 2024  
LOT SIZE: 20.01' x 89.24'  
POSSESSION: 90 Days

## ADDITIONAL FEATURES

### EXTERIOR FEATURES

#### FRONT GARDEN

- Single Car Driveway
- Single Car Garage

#### BACK GARDEN

- Deck

## ROOM DETAILS

### MAIN LEVEL

#### FOYER

- Hardwood Flooring
- Coat Closet

#### POWDER ROOM

- 2 Piece
- Ceramic Tile Flooring

#### OFFICE

- Broadloom
- Closet
- Walkout to Back Yard

#### LAUNDRY

- Washer & Dryer
- Laundry Tub
- Outside Entry

### UPPER LEVEL

#### UPPER FOYER

- Hardwood Flooring & Broadloom
- Linen Closet

#### LIVING ROOM

- Hardwood Flooring
- Walkout to Deck
- Window Blinds & Draperies

#### DINING ROOM

- Hardwood Flooring
- Chandelier

#### KITCHEN

- Vinyl Flooring
- Kenmore Refrigerator
- Kenmore Stove
- Frigidaire Dishwasher
- Double Sinks
- Neutral Cabinetry
- Eat-In Area
- Beadboard Wall Paneling
- Ceiling Fan
- Window Blinds

#### PRIMARY BEDROOM

- Broadloom
- 2 Double Closets
- Ceiling Fan
- Window Blinds

#### BATHROOM

- 4-Piece
- Vinyl Flooring

#### BEDROOM

- Hardwood Flooring
- Double Clothes Closet
- Track Lighting
- Window Blinds & Draperies

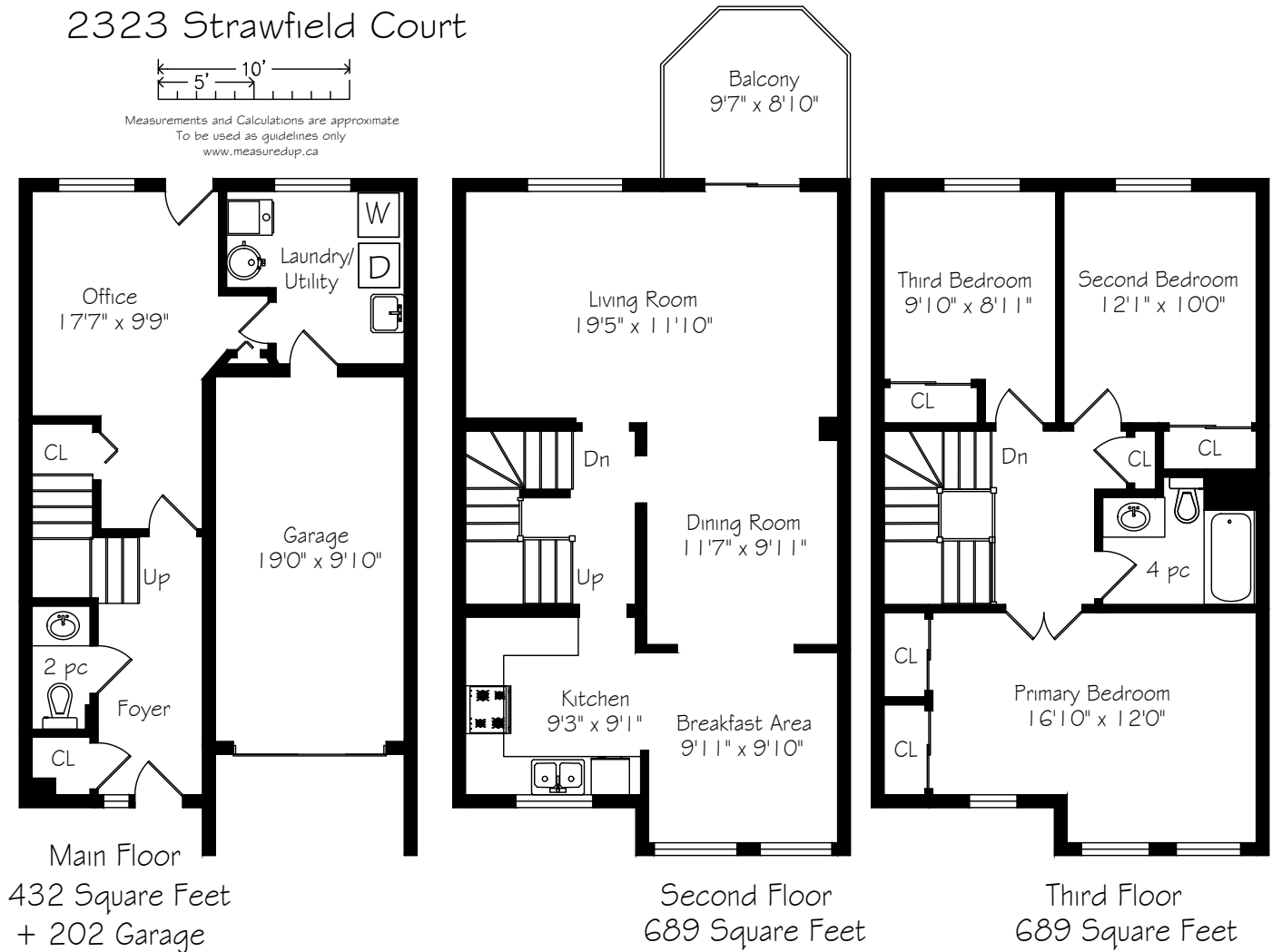
#### BEDROOM

- Broadloom
- Double Clothes Closet
- Window Blinds & Draperies





# FLOOR PLAN



\* 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.

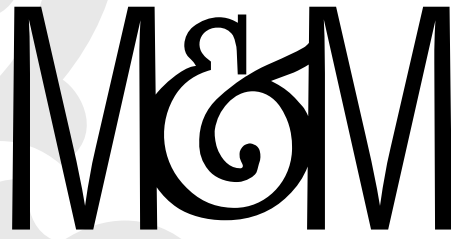
Residents and visitors enjoy theatre, dance, music and comedy performances at the Oakville Centre for the Performing Arts. They can visit the Oakville Museum at Erchless Estate, located in the home of the Chisolms, Oakville's founding family. Other points of interest include galleries, historical societies 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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905.845.4267  
326 LAKESHORE ROAD EAST  
OAKVILLE ONTARIO L6J 1J6

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