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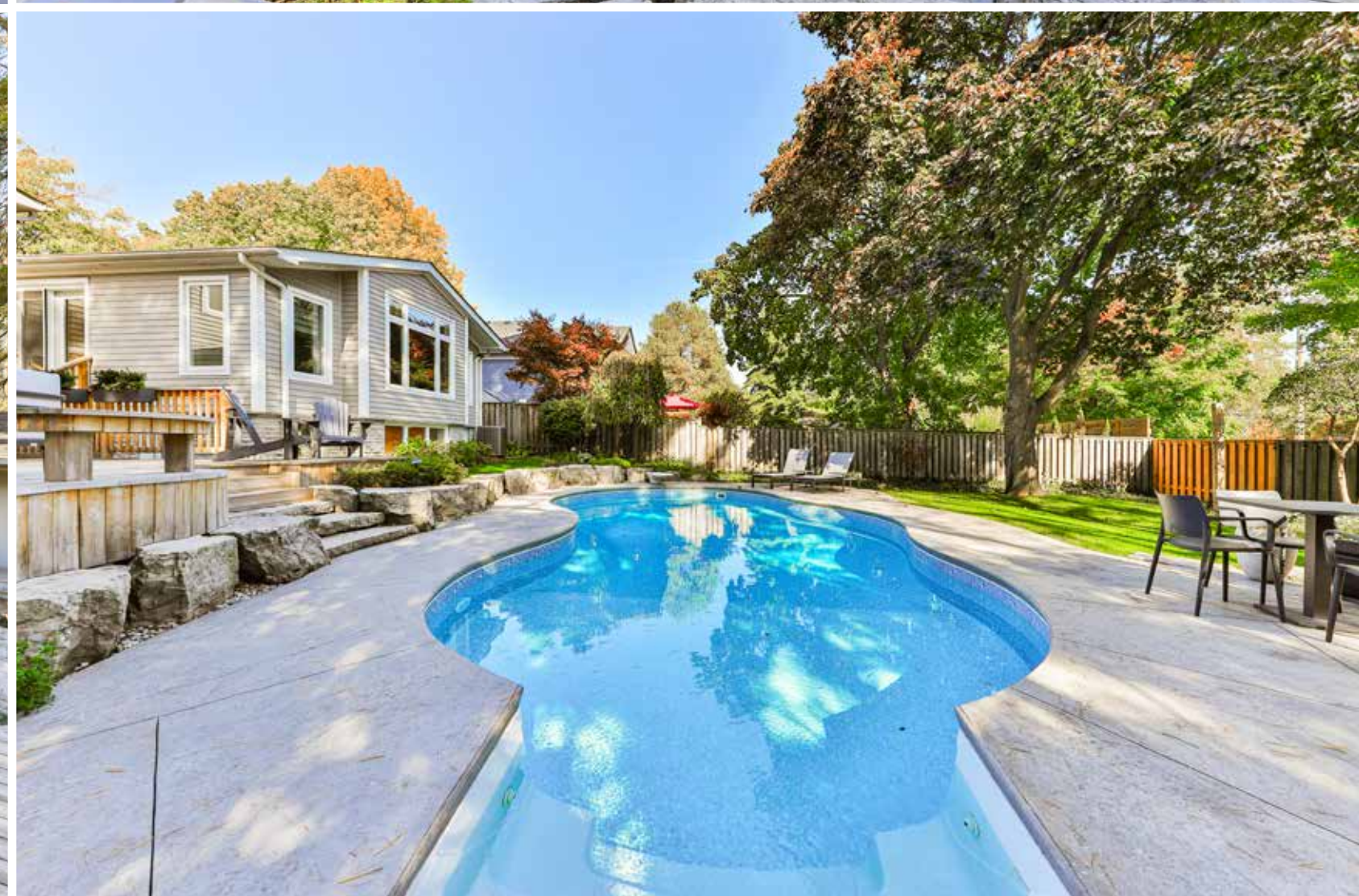


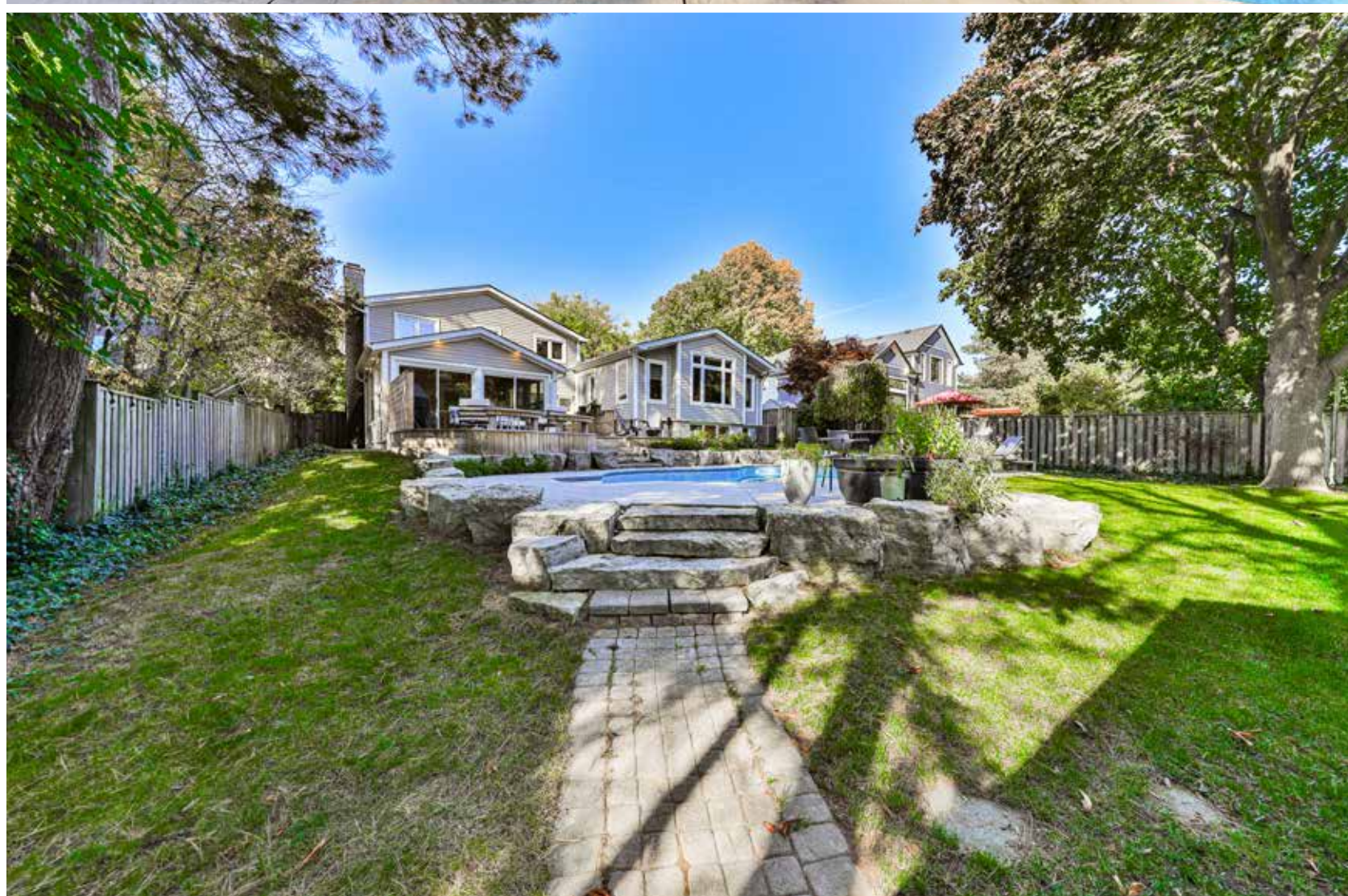
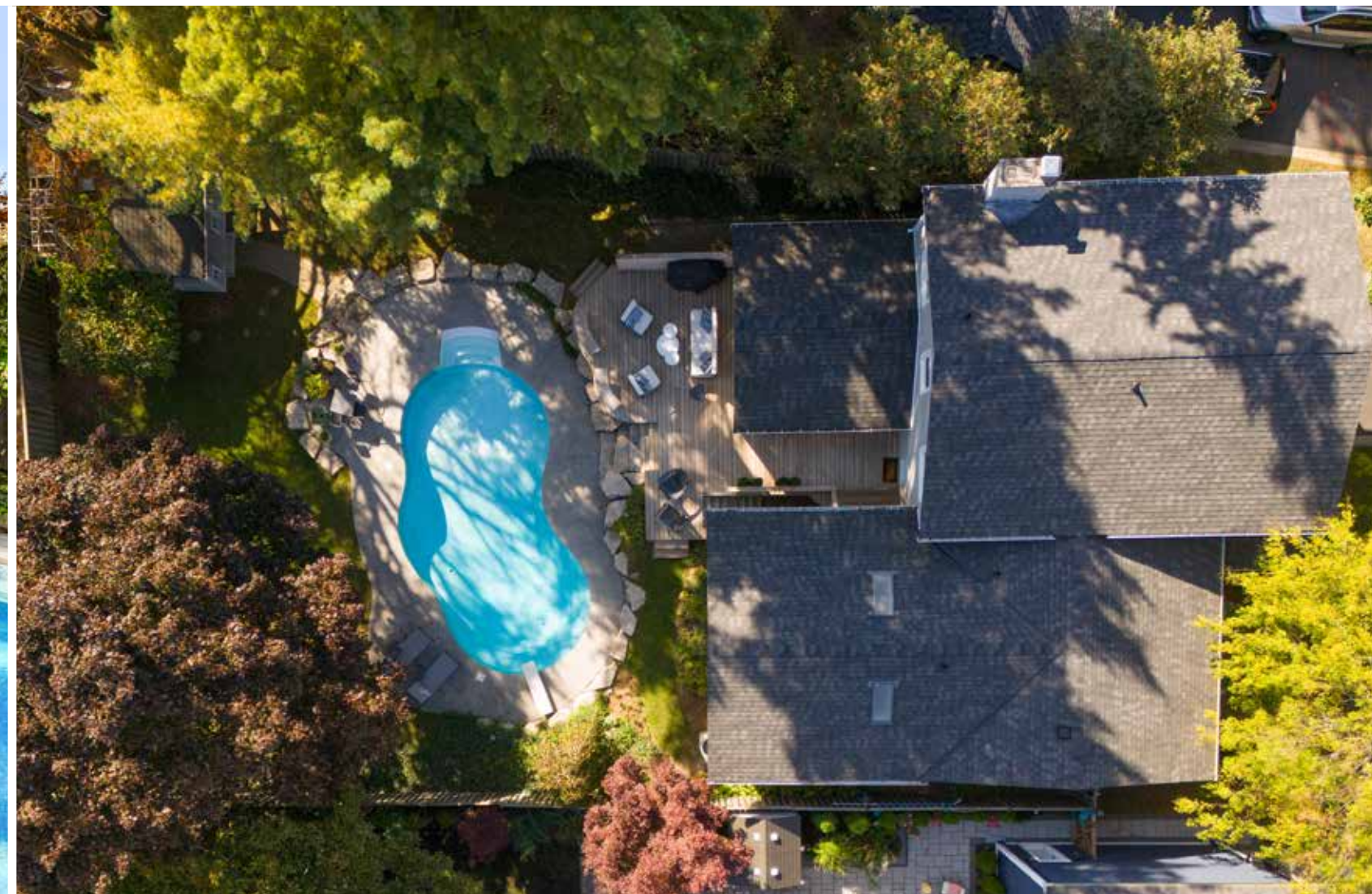














WELCOME HOME

Nestled on one of Oakville's most sought-after family-friendly streets, this stunning 4-bedroom 3.5 bathroom home blends elegance, comfort & prime south east location within walking distance to lake, top-rated schools, beautiful parks & trails. At the heart of the home is a gorgeous kitchen feat. a large central island w/breakfast bar ideal for casual meals & gatherings. The updated kitchen is equipped w/ premium appliances, custom cabinetry & quartz counters. The open concept design seamlessly flows into a spacious living room addition adorned w/vaulted ceilings & skylights. Expansive windows offer beautiful views of the landscaped backyard & inground pool, connecting the indoor & outdoor spaces. Large formal dining room provides an elegant setting for family celebrations while the separate family room w/fireplace offers a cozy space for casual gatherings. The charming Muskoka room adds warmth & is perfect for relaxation. 2pc powder room & 2 coat closets complete the main level. Upper level features 4 generously sized bedrooms. Primary bedroom features a W/I closet & stylish ensuite bath making it a comfortable personal retreat. Each of the additional bedrooms are spacious and share a 5 piece main bath. In 2024 the home's lower level was fully renovated adding fresh style & functionality. This versatile space, complete with its own private walk-up entrance, includes a large rec room w/additional bedroom, full bath & exercise nook. Private backyard oasis featuring a pristine inground pool surrounded by professional landscaping & extensive decking. This outdoor space is perfect for summer entertaining or quiet afternoons at home. The home's prime location is just a short walk to the lake making it easy to enjoy Oakville's picturesque waterfront & all its nearby amenities. Additional upgrades include windows (2018) kitchen (2014) above-grade baths (2018) deck, siding, soffits, fascia, eaves, attic insulation, front door (2018) pool heater (2023) pool pump (2020).

TAXES: \$9,184 / 2024
LOT SIZE: 55.56' x 150'
POSSESSION: 60-90 Days

ADDITIONAL FEATURES

EXTERIOR FEATURES

FRONT GARDEN

- Double Car Driveway
- Double Car Garage with Keyless Entry

BACK GARDEN

- Fully Fenced
- Gas BBQ Hookup
- Garden Shed
- Heated Inground Saltwater Pool

- Pool Heater (2023)
- Pool Pump (2020)
- New Deck (2018)
- Central Vacuum
- Garage Door Opener

OTHER FEATURES

- Front & Back Irrigation System
- Garage Door Opener (2022)
- Siding (Air Barrier with 1 ½ Rigid Foam)
- Attic Insulation (2019)

- Soffits, Fascia & Eaves Trough (2018)
- Double-Paned Windows & Velux Skylights (2018)
- Above Grade Bathrooms (2018)
- Roof (2018)
- Kitchen (2014)

ROOM DETAILS

MAIN LEVEL

FOYER

- Ceramic Tile Flooring
- New Front Door (2018)
- Double Deep Coat Closet
- Secondary Double Coat Closet
- Entry to 2 Car Garage
- Pot Lighting
- Side Door to Yard, Deck & Pool

POWDER ROOM

- 2 Piece
- Ceramic Tile Flooring
- Vanity Light
- Floating Cabinet

LIVING ROOM

- Hardwood Flooring
- Pot Lighting
- Vaulted Ceiling
- 2 Skylights
- Expansive Windows
- Custom Blinds
- Side Door to Yard & Deck

DINING ROOM

- Hardwood Flooring
- Custom Blinds
- Custom Pendant Lighting
- Large Windows

KITCHEN

- Hardwood Flooring
- Pot Lighting
- White Cabinetry (2014)
- Quartz Countertop
- LG Stainless Steel Refrigerator

- LG Stainless Steel Dishwasher (2021)
- Wolf 6 Burner Range & Stove (2014)
- Panasonic Stainless Steel Built-In Microwave
- Under Cabinet Lighting
- Tile Backsplash
- Marvel Stainless Steel Wine Fridge (2014)
- Large Island with Oversized Sink
- Breakfast Island
- Pendant Lighting

FAMILY ROOM

- Hardwood Flooring
- Pot Lighting
- Wood Burning Fireplace
- French Door to Muskoka Sunroom

SUNROOM

- Hardwood Flooring
- Vaulted Ceiling
- Ceiling Fan
- Walkout to Deck

UPPER LEVEL

UPPER FOYER

- Hardwood Flooring
- Pendant Lighting

PRIMARY BEDROOM

- Hardwood Flooring
- Walk-In Closet with Built-In Storage
- Custom Blinds
- Pot Lighting

ENSUITE

ENSUITE

- 3 Piece
- Ceramic Tile Flooring
- Contemporary Cabinetry with Large Sink & Storage
- Hansgrohe Faucets
- Oversized Shower with Glass Door, Rain Showerhead & Handheld Showerhead
- One Piece Toilet

BEDROOM

- Hardwood Flooring
- Pendant Lighting
- Custom Blinds
- Walk-In Closet

BEDROOM

- Hardwood Flooring
- Custom Blinds
- Pot Lighting
- Clothes Closet with Shelving

BEDROOM

- Hardwood Flooring
- Custom Blinds
- Pot Lighting
- Double Closet

BATHROOM

- 5 Piece
- Ceramic Tile Flooring
- Contemporary Cabinetry with Drawers
- Double Sinks
- Pot Lighting
- White Tub & Shower with Large Subway Tile Surround,

Rain Showerhead & Handheld Showerhead

- Riobel Faucets
- Mirror with Built-In Surround Lighting

LOWER LEVEL

RECREATION ROOM

- Basement Renovation (2024)
- Luxury Vinyl Flooring
- Pot Lighting
- Plenty of Storage Closets
- Walk-Up Separate Entrance to Yard

BATHROOM

- Bathroom Renovation (2024)
- 3 Piece
- Luxury Vinyl Flooring
- Large Windows
- Large Walk-In Shower
- Contemporary Vanity with Drawers
- Riobel Faucet, Rainhead & Handheld Showerhead

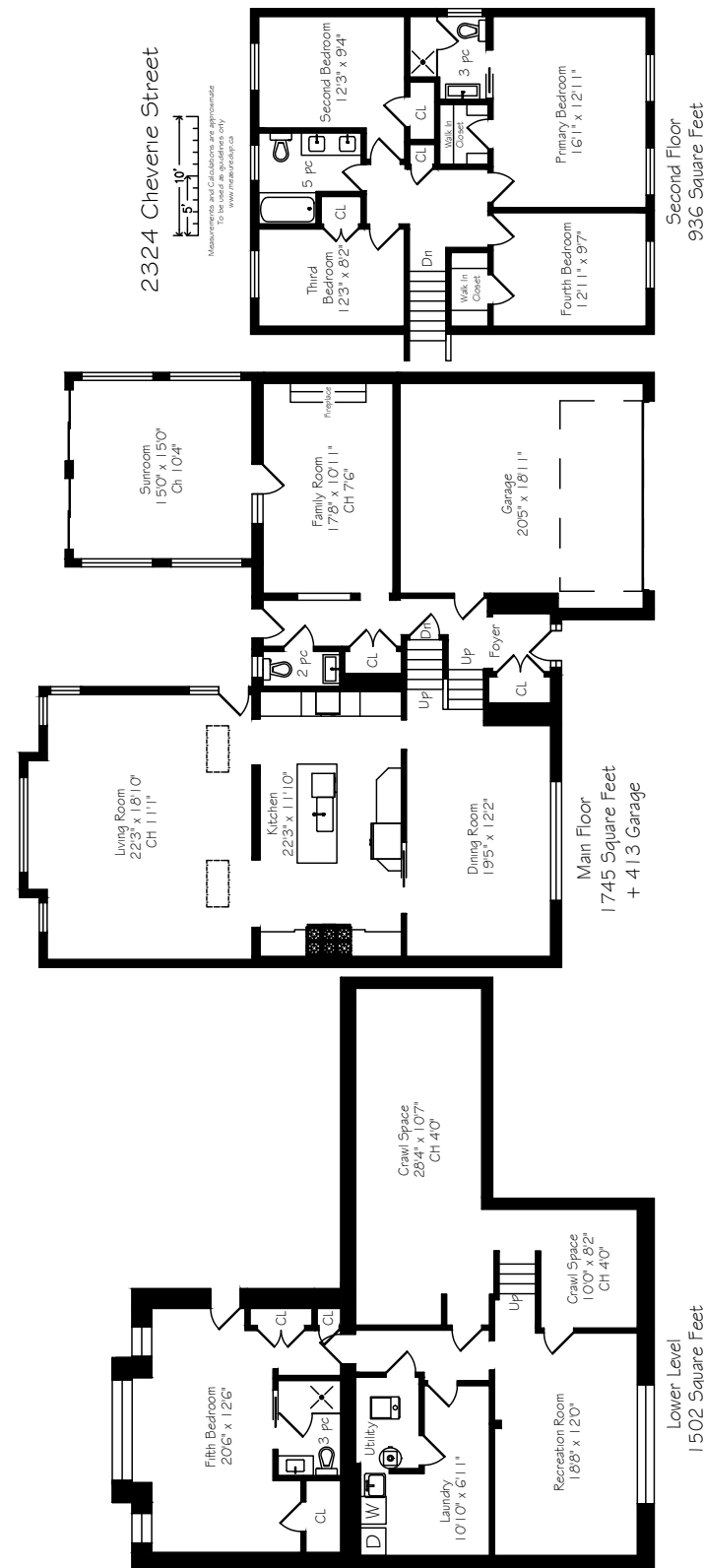
BEDROOM

- Luxury Vinyl Flooring
- Plenty of Windows
- Clothes Closet
- Exercise Nook

LAUNDRY

- Whirlpool Front Load Washer & Dryer (2021)
- Laundry Tub

FLOOR PLAN



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.

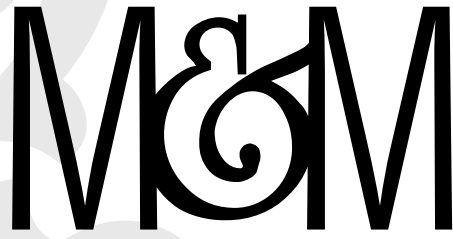
Among the many special attractions and activities for the whole family, Oakville's annual RibFest and Jazz Festival draw crowds from around the GTA. The community also provides plenty of recreational opportunities. Golfers can play at one of Oakville's many golf courses, including PGA-recognized Glen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





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