

## WELCOME HOME

Spacious family home in desirable Clearview! This bright, 4+2 bedroom, 3+1 bathroom home offers over 3,450 sq ft above grade and more than 5,000 sq ft of total living space, including a finished basement with a separate entrance - ideal for an in-law suite or potential rental income. The home features large principal rooms filled with natural light, a practical layout and plenty of room for the entire family. Situated within top-rated school zones, including James W. Hill Public School, St. Luke Catholic Elementary and Oakville Trafalgar High School. Commuting is easy with quick access to QEW, 403 and GO Transit. Short walk to nearby parks and amenities. Great value for a large, detached home in this sought after neighbourhood.

**TAXES:** \$7,487 / 2025 **LOT SIZE:** 108.73 x 57.38 Irregular

POSSESSION: Flexible

#### **ADDITIONAL FEATURES**

#### **EXTERIOR FEATURES**

#### FRONT GARDEN

- Double Car Garage
- Double Car Driveway

#### **BACK GARDEN**

- Wood Deck
- Fully Fenced

#### OTHER FEATURES

- Garage Door Opener & Remote
- Central Vacuum & Attachments
- Furnace & Air Conditioner (2021)
- Freshley Painted

#### **ROOM DETAILS**

#### MAIN LEVEL

#### FOYER

- Ceramic Tile Flooring
- Double Door Front Entry with Sidelights
- 2 Coat Closets
- Crown Moulding

#### POWDER ROOM

- 2 Piece
- Ceramic Tile Flooring

#### FAMILY ROOM

- Parquet Flooring
- Wood Burning Fireplace
- California Shutters

#### LIVING ROOM

- Parquet Flooring
- Crown Molding
- California Shutters

#### DINING ROOM

- Parquet Flooring
- Chandelier
- California Shutters
- Draperies

#### KITCHEN

- Ceramic Tile Flooring
- Stainless Steel Samsung Refrigerator
- Stainless Steel Samsung Stove with Smooth Ton
- Stainless Steel Built-In Maytag Dishwasher
- Subway Tile Backsplash
- Granite Countertops
- Double Sink
- Built-In Desk Nook & Overhead Wine Storage Rack
- Eat-In Area
- Ceiling Fan
- California Shutters
- Walkout to Deck & Back Yard

#### **LAUNDRY**

- Ceramic Tile Flooring
- Maytag Washer & Dryer
- Laundry Tub
- Additional Cabinetry
- Side Entry

#### **UPPER LEVEL**

#### **UPPER FOYER**

- Broadloom
- Hardwood Staircase with Wooden Spindles
- 2 Linen Closets
- Crown Moulding
- Contemporary Hanging Light Fixture

#### PRIMARY BEDROOM

- Broadloom
- Walk-In Closet
- Ensuite
- Window Blinds & Draperies

#### ENSUITE

- 6 Piece
- Ceramic Tile Flooring
- Neutral Cabinetry & Countertop
- Double Sink
- · Toilet & Bidet
- Walk-In Shower
- Oversized Soaker Tub
- Window Blinds

#### BEDROOM

- **Engineered Hardwood**
- Pendant Lighting
- Double Closet
- Crown Moulding

#### BEDROOM

- Broadloom
- Double Closet
- Window Blinds

#### BEDROOM

- Broadloom
- Window Blinds
- Single Closet

#### BATHROOM

- 5 Piece
- Ceramic Tile Flooring
- Semi Ensuite
- Neutral Cabinetry & Countertop
- Double Sink
- Tub/Shower Combination
- Window Blinds

#### LOWER LEVEL

#### RECREATION ROOM

- Engineered Hardwood & Ceramic Tile Flooring
- Wet Bar
- Walk Up Exit to Garage

#### BATHROOM

- 4-Piece
- Ceramic Tile Flooring
- **Tub/Shower Combination**

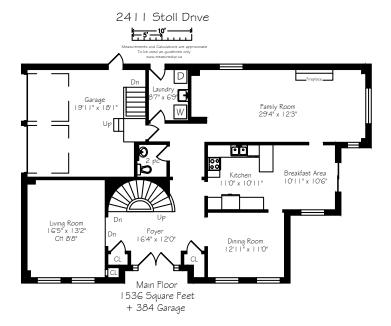
#### BEDROOM

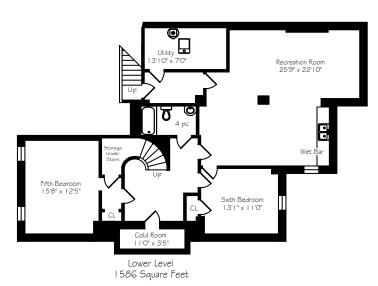
- Engineered Hardwood
- Single Closet

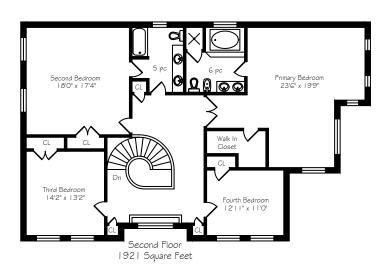
#### BEDROOM

Engineered Hardwood

### 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-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.

nformation captured from: www.oakville.ca

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