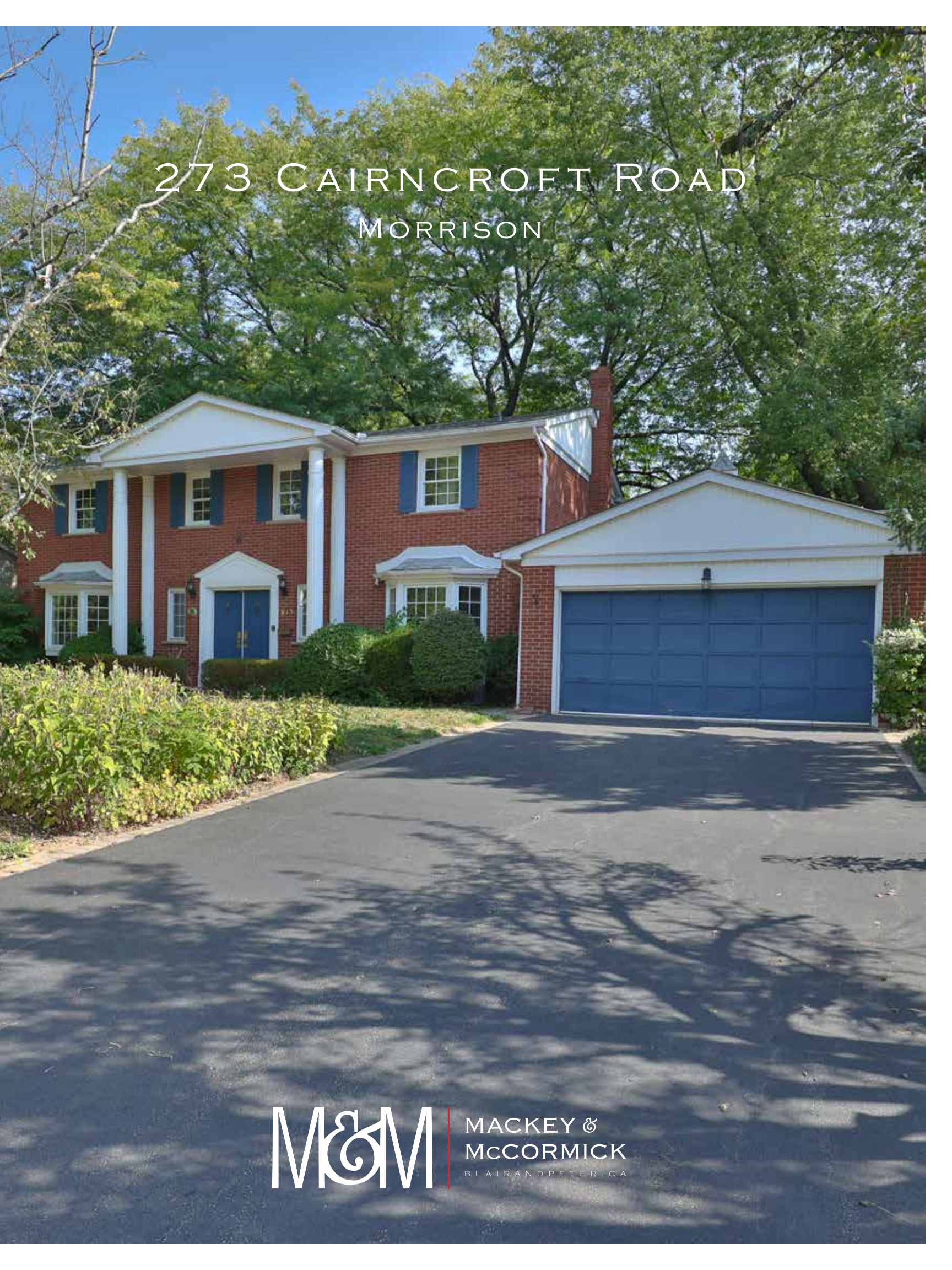


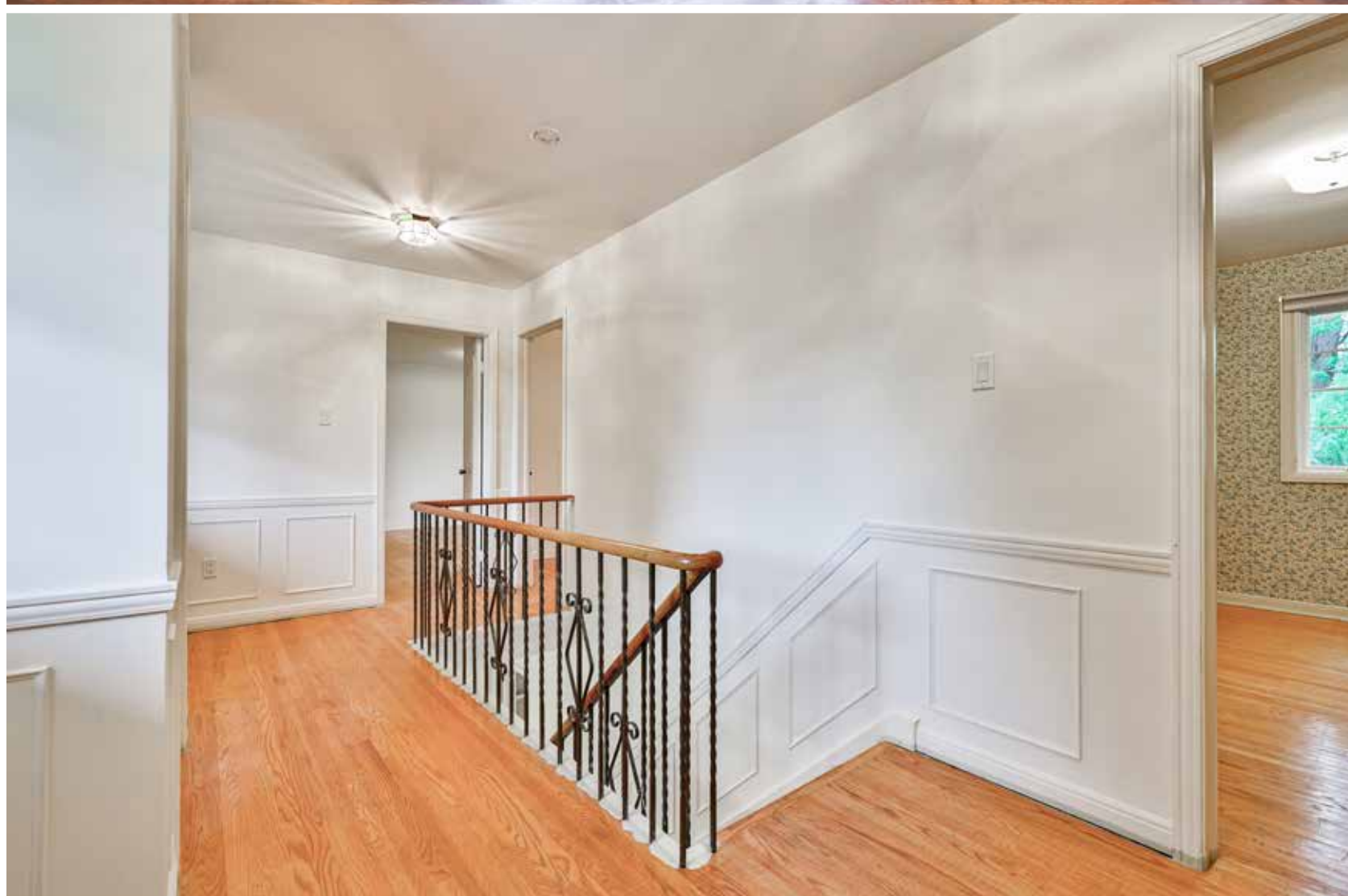
273 CAIRNCROFT ROAD
MORRISON



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WELCOME HOME

Located in the heart of South East Oakville in one of the areas most sought after neighbourhoods, this home offers a gorgeous 100' x 154' lot with towering trees and complete privacy. Situated close to top ranked schools (OTHS, EJ James, Maple Grove, St Mildreds, Linbrook), parks, shopping and easy access to highways. The home offers 4 bedrooms, 3 baths, 2 fireplaces, solarium, hardwood floors, finished basement, double garage and more! Move in, renovate or build your dream home in a prime location. Call for further details on private viewing.

TAXES: \$12,900 / 2024
LOT SIZE: 100' x 154'
POSSESSION: Immediate/Flexible

ADDITIONAL FEATURES

EXTERIOR FEATURES

FRONT GARDEN

- Double Car Garage with Inside Entry
- Large Double Car Driveway with Parking for 6 Cars

BACK GARDEN

- Mature Perennial Gardens
- Fully Fenced

ROOM DETAILS

MAIN LEVEL

FOYER

- Double Door Entry
- Wainscotting

POWDER ROOM

- 2 Piece

LIVING ROOM

- Hardwood Flooring
- French Doors
- Bay Window
- Fireplace (As Is)
- Crown Molding
- Walkout to Backyard

DINING ROOM

- Hardwood Flooring
- Bay Window
- Crown Molding

KITCHEN

- Ceramic Tile Flooring
- Eat-In Breakfast Area
- Under Cabinet Lighting
- Pot Lighting

FAMILY ROOM

- French Doors
- Fireplace (As Is)
- Walkout to Backyard
- Crown Molding

SOLARIUM

- 3 Season
- Walkout to Backyard

LAUNDRY ROOM

- Washer & Dryer (As Is)
- Laundry Sink
- Additional Cabinetry

UPPER LEVEL

UPPER FOYER

- Hardwood Flooring
- Wainscotting
- Linen Closet

PRIMARY BEDROOM

- Hardwood Flooring
- Walk-In Closet
- Ensuite

ENSUITE

- 3 Piece
- Ceramic Tile Flooring
- Glass Shower Enclosure

BEDROOM

- Hardwood Flooring
- Clothes Closet

BEDROOM

- Hardwood Flooring
- Clothes Closet

BEDROOM

- Hardwood Flooring
- Clothes Closet

BATHROOM

- 4 Piece
- Ceramic Tile Flooring

LOWER LEVEL

RECREATION ROOM

- Fireplace (As Is)
- Large Storage Area
- Crawl Space

GAMES ROOM

- Broadloom
- Closet

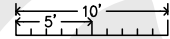
BEDROOM

- Track Lighting
- Double Closets
- Above Grade Window

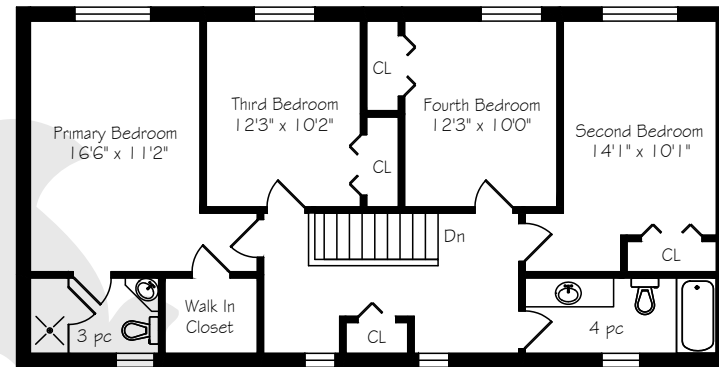


FLOOR PLANS

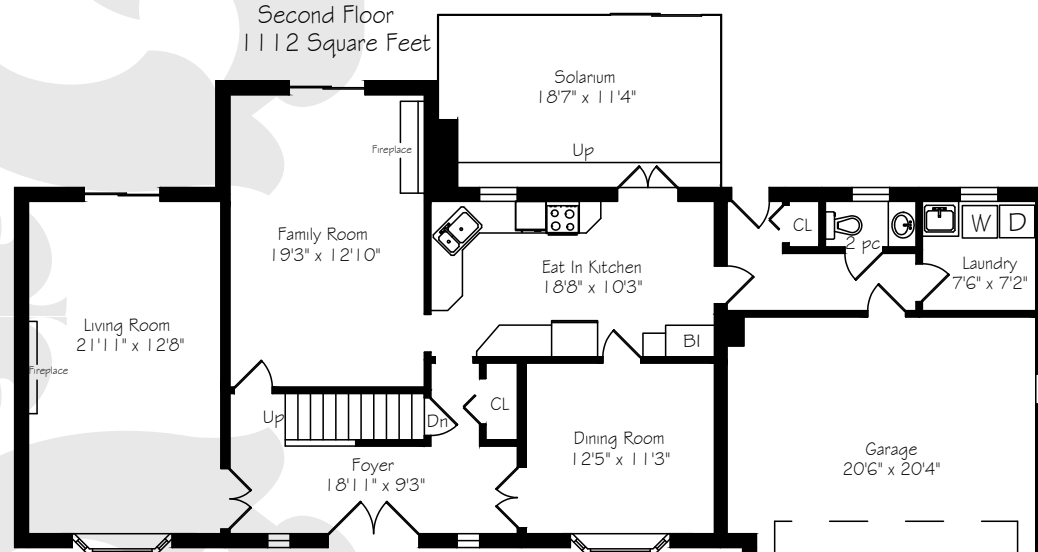
273 Cairncroft Road



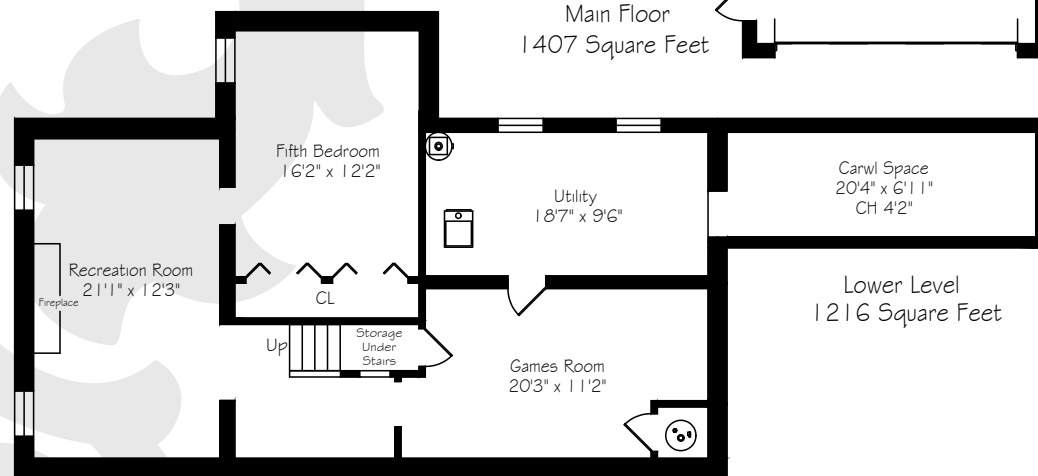
Measurements and Calculations are approximate
To be used as guidelines only
www.measuredup.ca



Second Floor
1112 Square Feet



Main Floor
1407 Square Feet



Lower Level
1216 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-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.

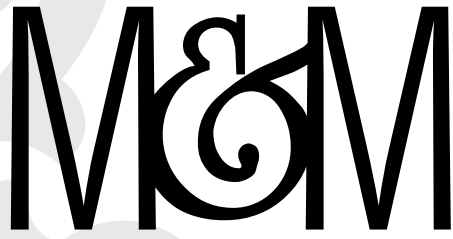
Enjoy the acres of park space, many with groomed hiking trails, or join a recreation centre which provides programs for all ages. For boaters, Oakville features two picturesque harbours with docks and slips for sail and powerboats.

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.

Information captured from: www.oakville.ca

* Floor plans may not be exactly as shown



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