









family friendly road in highly desirable River Oaks. Bright open layout, spacious

upgraded kitchen with walk out to back garden and attractive curb appeal with

private oversized driveway. Great opportunity for freehold living in a good school

catchment, close to parks, trails, shopping and transit.

WELCOME HOME

\$4,966 / 2024 228.57 x 138.29 Feet

ADDITIONAL FEATURES

Flexible

EXTERIOR FEATURES

FRONT GARDEN

TAXES:

LOT SIZE:

POSSESSION:

- Single Car Driveway
- Single Car Garage
- Interlock Walkway

- Patio

BACK GARDEN

- Fully Fenced

ROOM DETAILS

MAIN LEVEL

FOYER

- Ceramic Tile Flooring
- Double Coat Closet

POWDER ROOM

- 2 Piece
- Ceramic Tile Flooring

LIVING ROOM

- Laminate Flooring
- Open to Dining Room
- Window Blinds & Draperies

DINING ROOM

- Laminate
- Window Blinds & Draperies

KITCHEN

- Ceramic Tile Flooring
- **Granite Countertop**
- **Under Cabinet Lighting**
- **Double Sinks**
- Stainless Steel Refrigerator
- Stainless Steel Stove
- Stainless Steel Built-In Microwave
- Tile Backsplash
- Pot Lighting
- Walkout to Back Yard

UPPER LEVEL

UPPER FOYER

- Berber Broadloom
- Linen Closet

PRIMARY BEDROOM

- Berber Broadloom
- 2 Closets
- Window Blinds & Draperies
- Semi Ensuite

SEMI ENSUITE

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

BEDROOM

- Hardwood Flooring
- **Clothes Closet**
- Window Blinds
- Ceiling Fan

BEDROOM

- Berber Broadloom
- **Clothes Closet**
- Window Blinds

LOWER LEVEL

RECREATION ROOM

Unfinished

LAUNDRY

Washer & Dryer

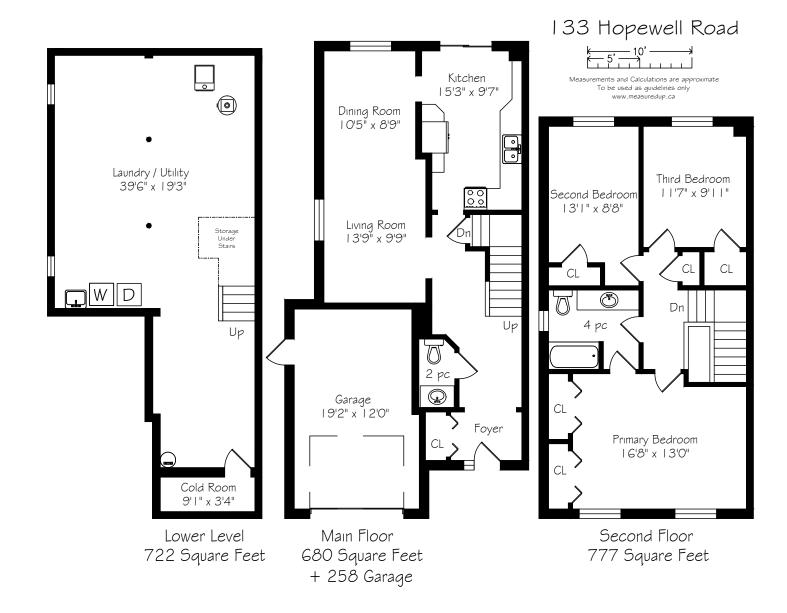








FLOOR PLAN













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.

Information captured from: www.oakville.ca

^{*} Floor plans may not be exactly as shown

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TOP 1% NATIONALLY



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SALES REPRESENTATIVE





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