

211 CHEBUCTO DRIVE

FORD

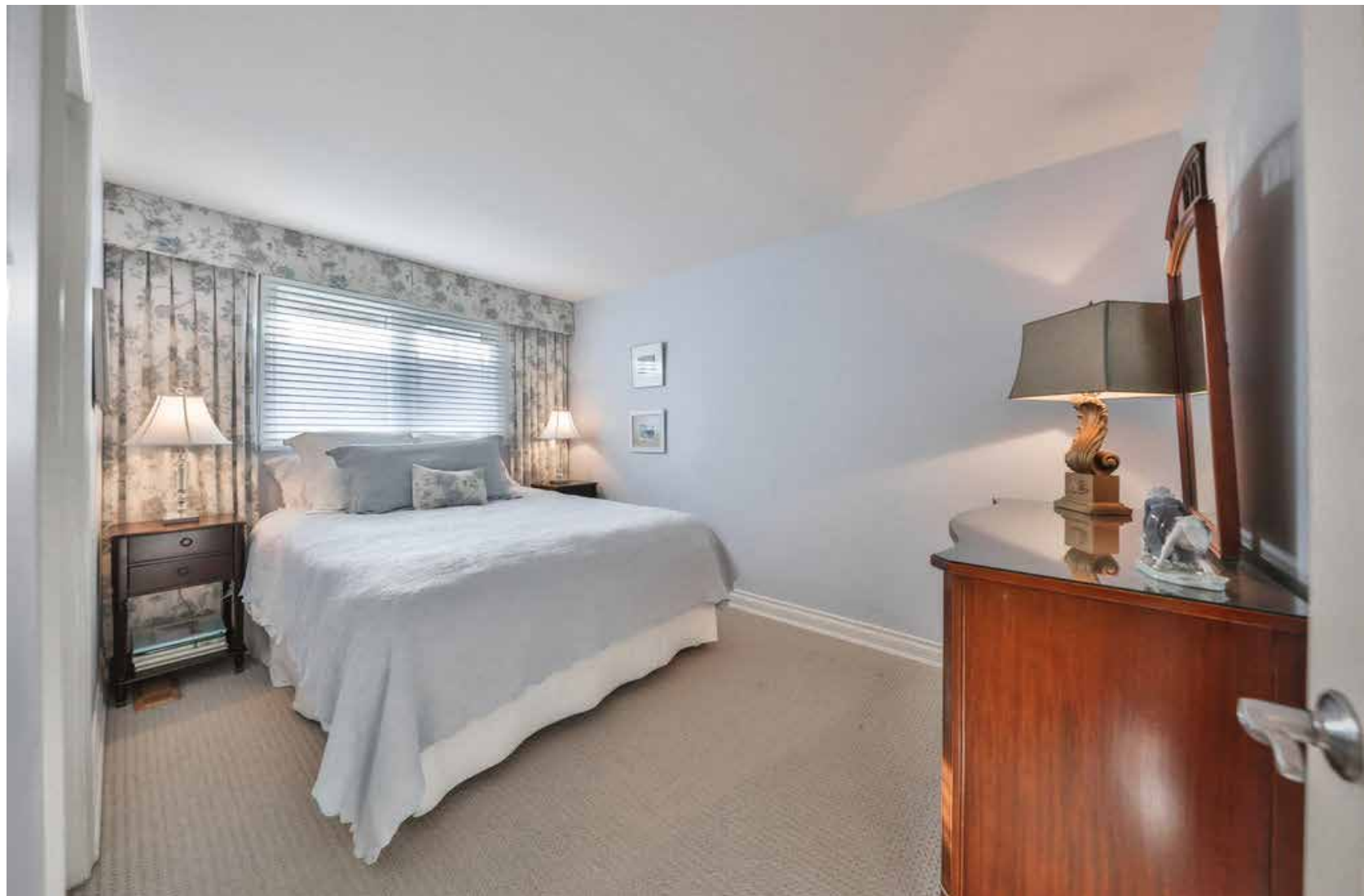


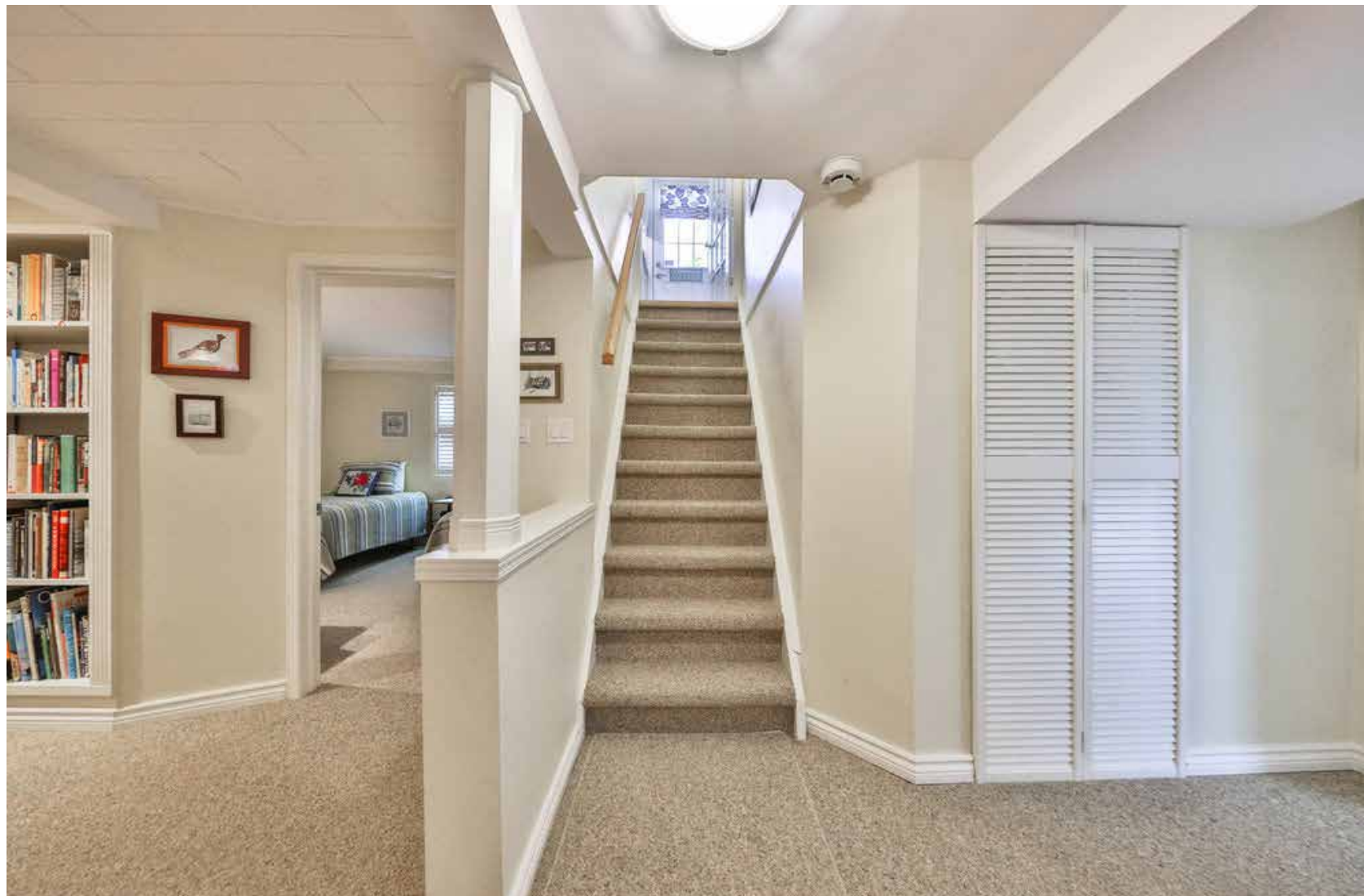
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VIRTUALLY STAGED





WELCOME HOME

TAXES: \$5,104 / 2023
LOT SIZE: 46.73' x 100' Irregular Pie
POSSESSION: 60-90 Days

Immaculate centre hall plan bungalow on a quiet street in South East Oakville. Large open concept kitchen with marble countertops, pot lights, centre island, hardwood floors, lots of cabinets, breakfast bar, under cabinet lighting, travertine backsplash, walkout to 2-level stone terrace, BBQ station and garden. New custom front door, large open dining room and separate living room, both with bright bow windows and hardwood flooring. Spacious primary bedroom with his/her closets and full 3-piece ensuite. Fully finished lower level includes a fabulous family room with fireplace, built-in shelving, cabinets and bookcases, office area, 2 additional bedrooms, full 3-piece bath and craft room. Situated on a private pie lot, this property has been professionally designed & landscaped with extensive hardscaping and perennial gardens, sitting areas, pond with waterfall, feature wall with fountain and a full irrigation system. Located in a highly sought after neighbourhood and within the Oakville Trafalgar High School District.

ADDITIONAL FEATURES

FRONT GARDEN

- Single Car Driveway
- Single Car Garage
- Professionally Landscaped with Perennial Gardens & Muskoka Rock
- Tumbled Stone Walkways
- Pot Lighting in Soffits

BACK GARDEN

- Full Fenced
- Gas BBQ Hookup
- Garden Shed
- Multi-Level Tumbled Stone Terrace & Walkways
- Pond with Waterfall & Feature Wall with Fountain

OTHER FEATURES

- Irrigation System (Front & Back)
- Front Door (2022)
- Garage Door (2019)
- Master Bathroom Shower (2018)

ROOM DETAILS

MAIN LEVEL

FOYER

- Hardwood Flooring
- Pot Lighting
- Custom Shaker Front Door with Leaded Glass Window & Side Light

LIVING ROOM

- Hardwood Flooring
- Large Bow Window

DINING ROOM

- Hardwood Flooring
- Large Bow Window

KITCHEN

- Hardwood Flooring
- Marble Countertops
- Pot Lighting
- White Cabinetry
- Amana Fridge
- Kenmore Dishwasher
- Kenmore Stove
- Panasonic Microwave
- Travertine Backsplash
- Under Cabinet Lighting
- Breakfast Bar
- Moveable Island
- Pantry Wall
- Walkout to Side Garden & Terrace

PRIMARY BEDROOM

- Broadloom
- 2 Double Closets with Organizers
- Large Picture Window Overlooking Rear Garden
- Ensuite

ENSUITE

- 3 Piece
- Ceramic Tile Flooring
- Pedestal Sink
- Walk-In Shower with Glass Door & Ceramic Surround

BEDROOM

- Hardwood Flooring
- Casement Window Overlooking Rear Garden

BEDROOM

- Broadloom
- Clothes Closet

BATHROOM

- 4 Piece
- Ceramic Tile Flooring
- White Colonial Cabinetry
- Soaker Tub

LOWER LEVEL

FAMILY ROOM

- Broadloom
- Pot Lighting
- Electric Fireplace
- Custom Built-In Shelving, Cabinetry & Bookcase

BEDROOM

- Broadloom
- Clothes Closet

BEDROOM

- Broadloom
- Storage Closet

BATHROOM

- 3 Piece
- 12x24 Ceramic Tile Flooring
- Walk-In Glass Shower

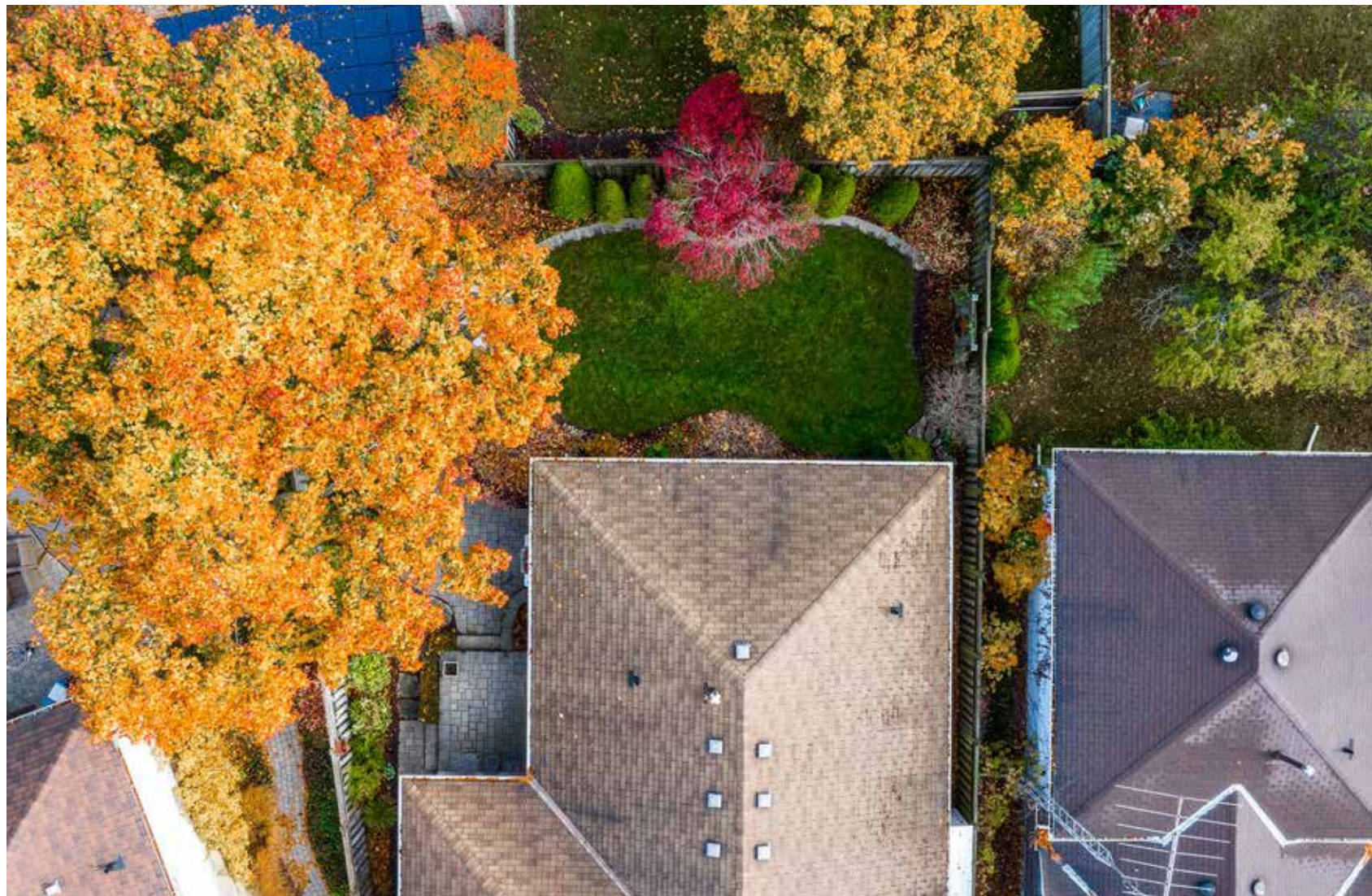
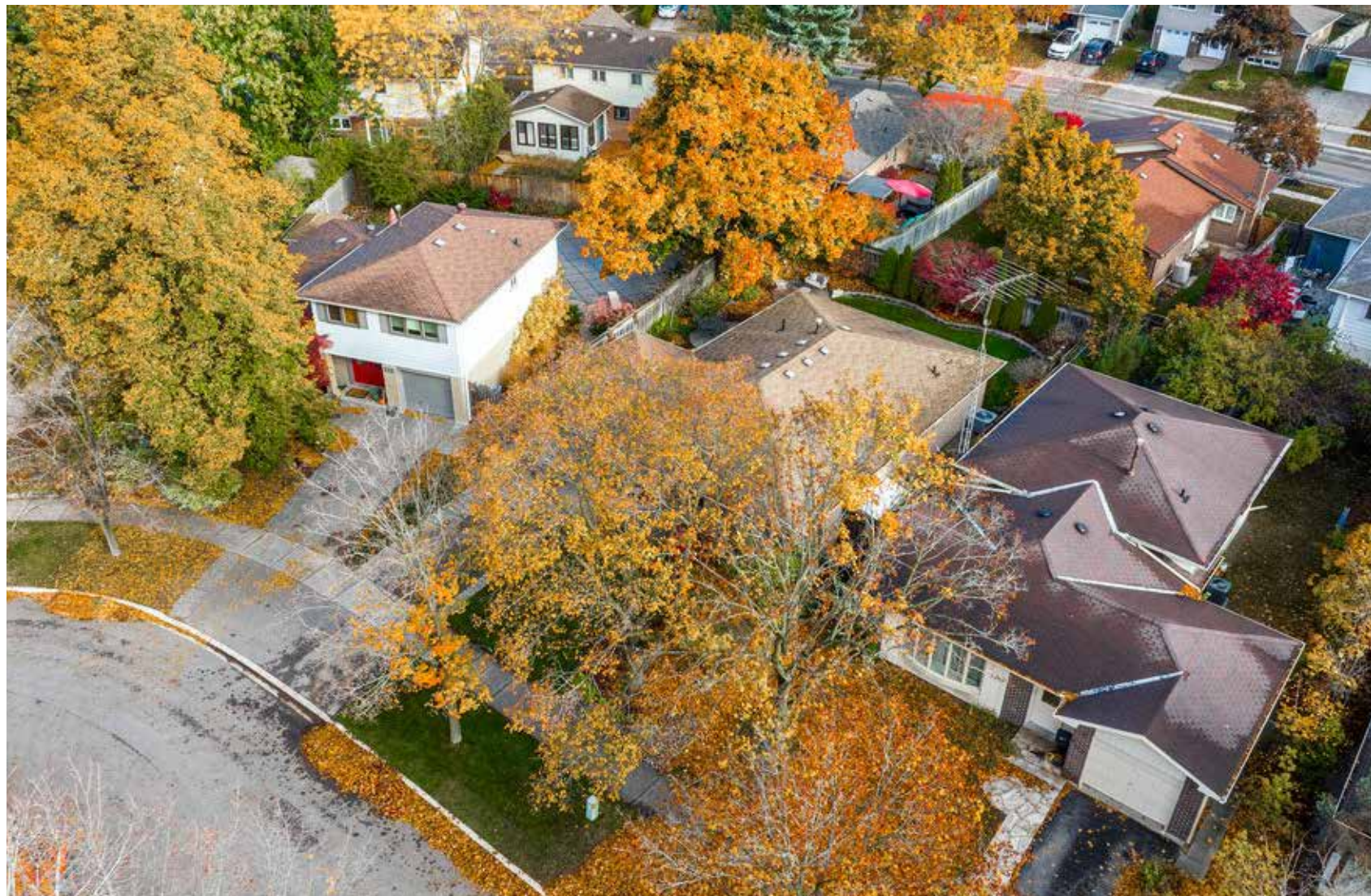
CRAFT/LAUNDRY/STORAGE ROOM

- Kenmore Elite Washer & Dryer

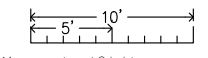
UTILITY ROOM

- Work Bench
- Laundry Tub

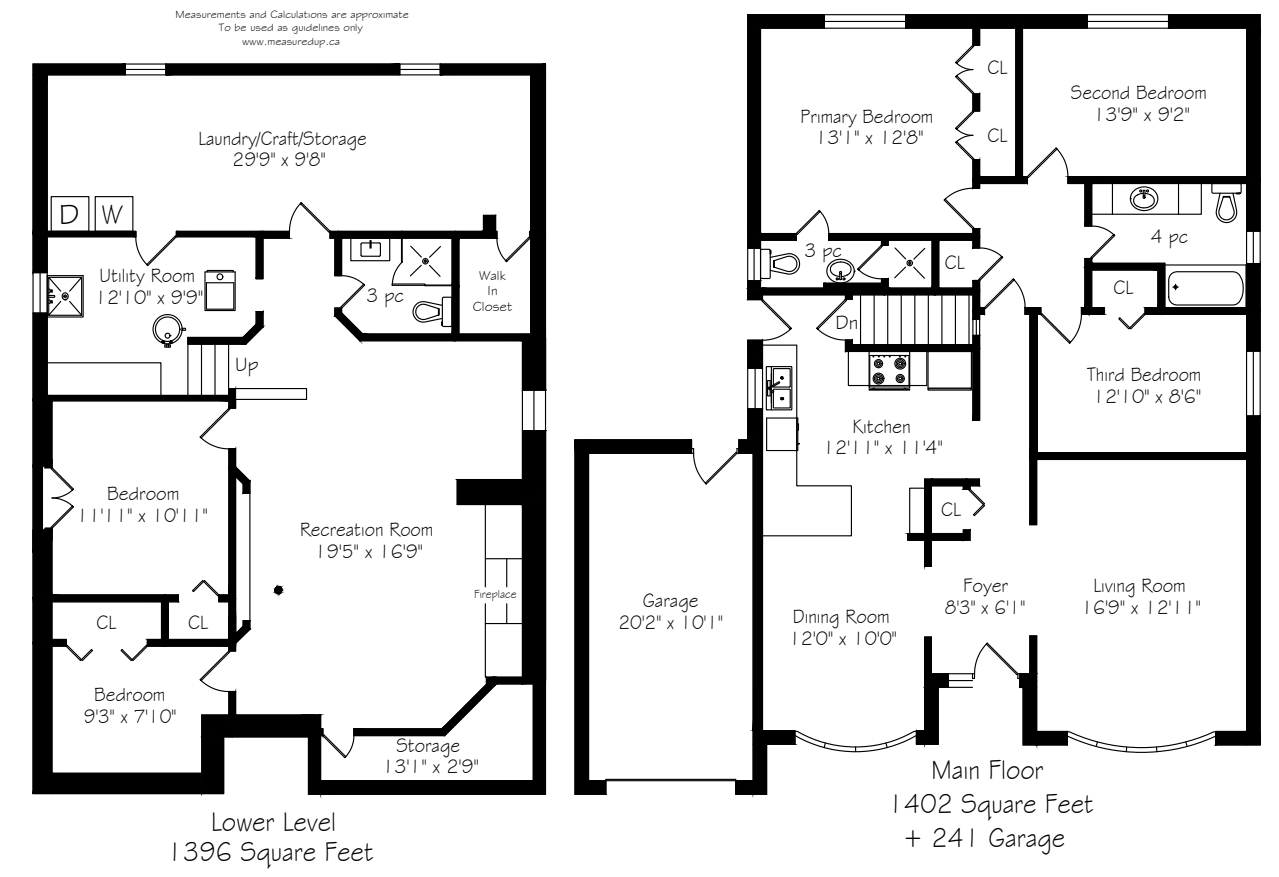




211 Chebucto Drive



Measurements and Calculations are approximate.
To be used as guidelines only.
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Lower Level
1396 Square Feet

Main Floor
1402 Square Feet
+ 241 Garage

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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.

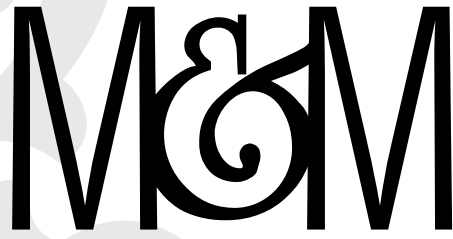
Residents and visitors enjoy theatre, dance, music and comedy performances at the Oakville Centre for the Performing Arts. They can visit the Oakville Museum at Erchless Estate, located in the home of the Chisolms, Oakville's founding family. Other points of interest include galleries, historical societies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