

27 SOUTHAVEN PLACE

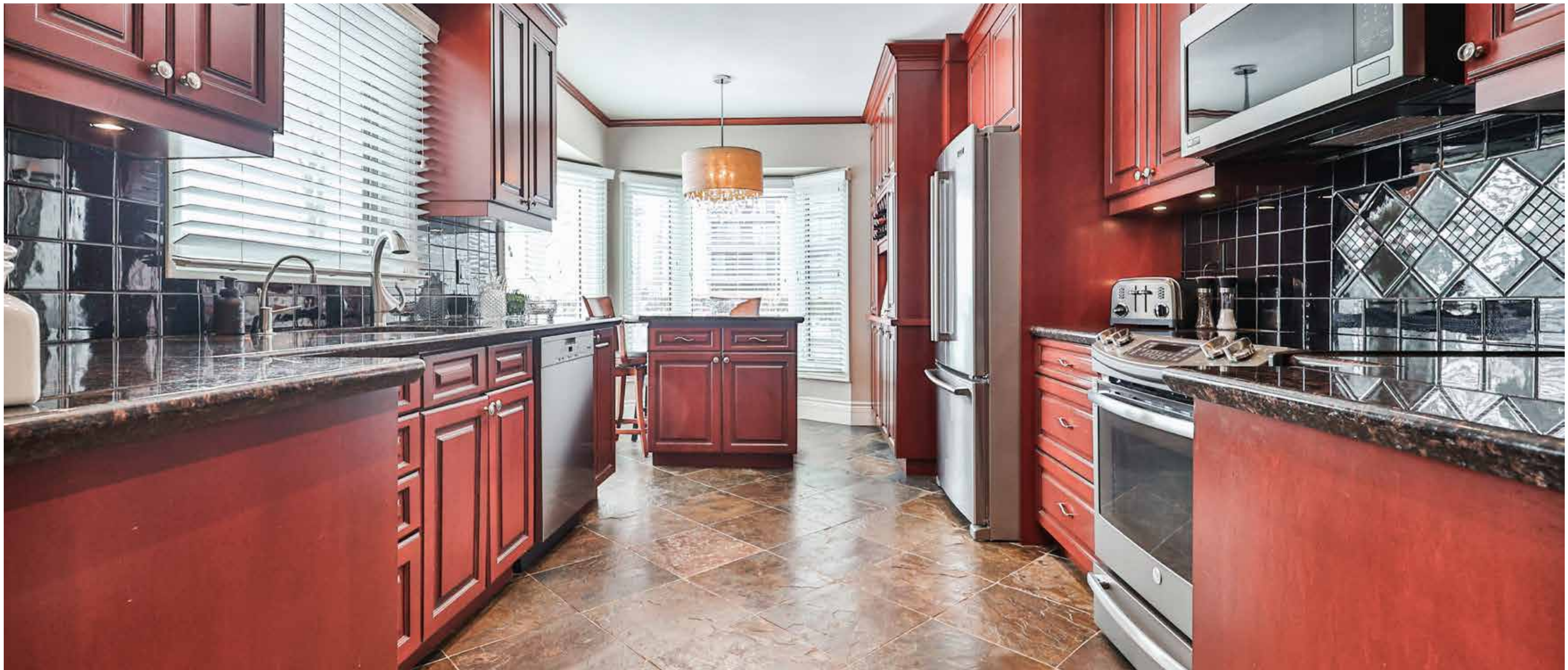
BRONTE

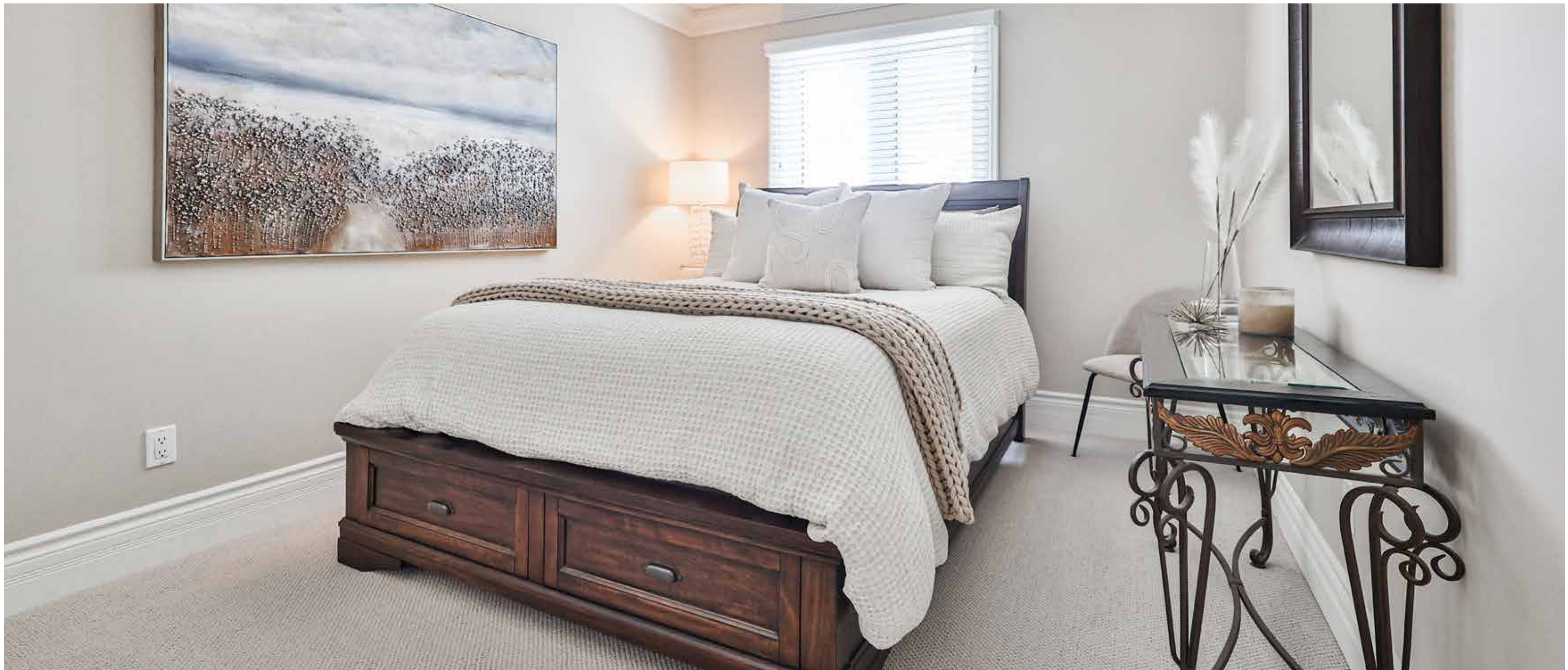


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ROOM DETAILS

MAIN LEVEL

FOYER

- Ceramic Tile Flooring
- Custom Leaded Glass Side Lights & Half Round Transom
- Double Coat Closet
- Foyer Mirror Included

POWDER ROOM

- 2 Piece
- Hardwood Flooring
- Pedestal Sink

KITCHEN

- Ceramic Tile Flooring
- Maytag Stainless Steel Fridge (2024)
- GE Stainless Steel Stove
- Maytag Built-In Stainless Steel Microwave (2025)
- Miele Stainless Steel Dishwasher
- Ceramic Tile Backsplash
- Under Cabinet Lighting
- Granite Countertop
- Breakfast Bar with Storage & Seating
- Eat-In Area
- Wraparound Corner Window
- Pot Lighting

LIVING ROOM

- Hardwood Flooring
- Gorgeous Fieldstone Stacked Fireplace
- Bay Windows
- Window Blinds
- Walkout to Huge Deck with Lake Views
- Custom Door Trim
- Pot Lighting
- Crown Molding

DINING ROOM

- Hardwood Flooring
- Bay Window
- Chandelier
- Crown Molding

SECOND LEVEL

FAMILY ROOM/OFFICE

- Hardwood Flooring
- Gas Burning Fireplace with Stone Surround
- Gorgeous Corner Wraparound Windows with Lake Views
- Wainscoting
- Crown Molding

BEDROOM

- Broadloom
- Double Closet
- Cross Ventilation Windows
- Crown Molding
- Window Blinds

BEDROOM

- Broadloom
- Double Closet
- Window Blinds
- Crown Molding

BATHROOM

- 4 Piece
- Travertine Flooring
- Granite Countertop
- Crown Molding

LAUNDRY

- Stainless Steel Stacked Washer & Dryer (2024)
- Laundry Tub
- Additional Cabinetry

THIRD LEVEL

PRIMARY BEDROOM

- Broadloom
- Walk-In Closet
- Large Sliding Door to Balcony
- Ceiling Fan
- Glass Block Privacy Wall
- Crown Molding

ENSUITE

- 4 Piece
- Travertine Flooring
- 2 Separate French Vanities
- Makeup Station
- Granite Countertop
- Double Sinks
- Large Oversized Walk-In Shower with Bench & Rain Showerhead
- Separate Toilet Closet
- Pot Lighting & Chandelier
- Crown Molding

LOWER LEVEL

LOWER FOYER

- Ceramic Tile Flooring
- Access to Double Garage
- Double Closet
- Crown Molding

OFFICE/DEN

- Broadloom



WELCOME HOME

A spectacular, rarely available opportunity to live in desirable trendy Bronte, steps to the lake in a very spacious, updated freehold townhouse with lake views. This beautiful home offers an easy, low maintenance lifestyle and as an end unit with extra side windows, it is flooded with natural light, making this open concept floor plan so warm and inviting. Meticulously maintained with hardwood floors, 2 gas fireplaces, updated kitchen and bathrooms, crown molding, updated mechanicals and fresh neutral decor throughout. Other desirable features include a large dining room, second floor family room/office with built-ins, a stunning third floor primary bedroom retreat complete with a walk-in closet, 5-piece ensuite and private balcony, beautiful new walk-out deck off living room, a large double garage with inside entry and 3 additional exterior parking spots providing unheard of parking for up to 5 cars! Great location within walking distance of lake, trails, harbour, shops, restaurants and cafes.

TAXES: \$6,876 / 2024
LOT SIZE: 113.73 x 43.12 Irregular
POSSESSION: Flexible

ADDITIONAL FEATURES

EXTERIOR FEATURES

FRONT GARDEN

- Beautifully Landscaped
- Irrigation System

BACK GARDEN

- Large Composite Resin, No Maintenance Deck & Rod Iron Railing (2022)

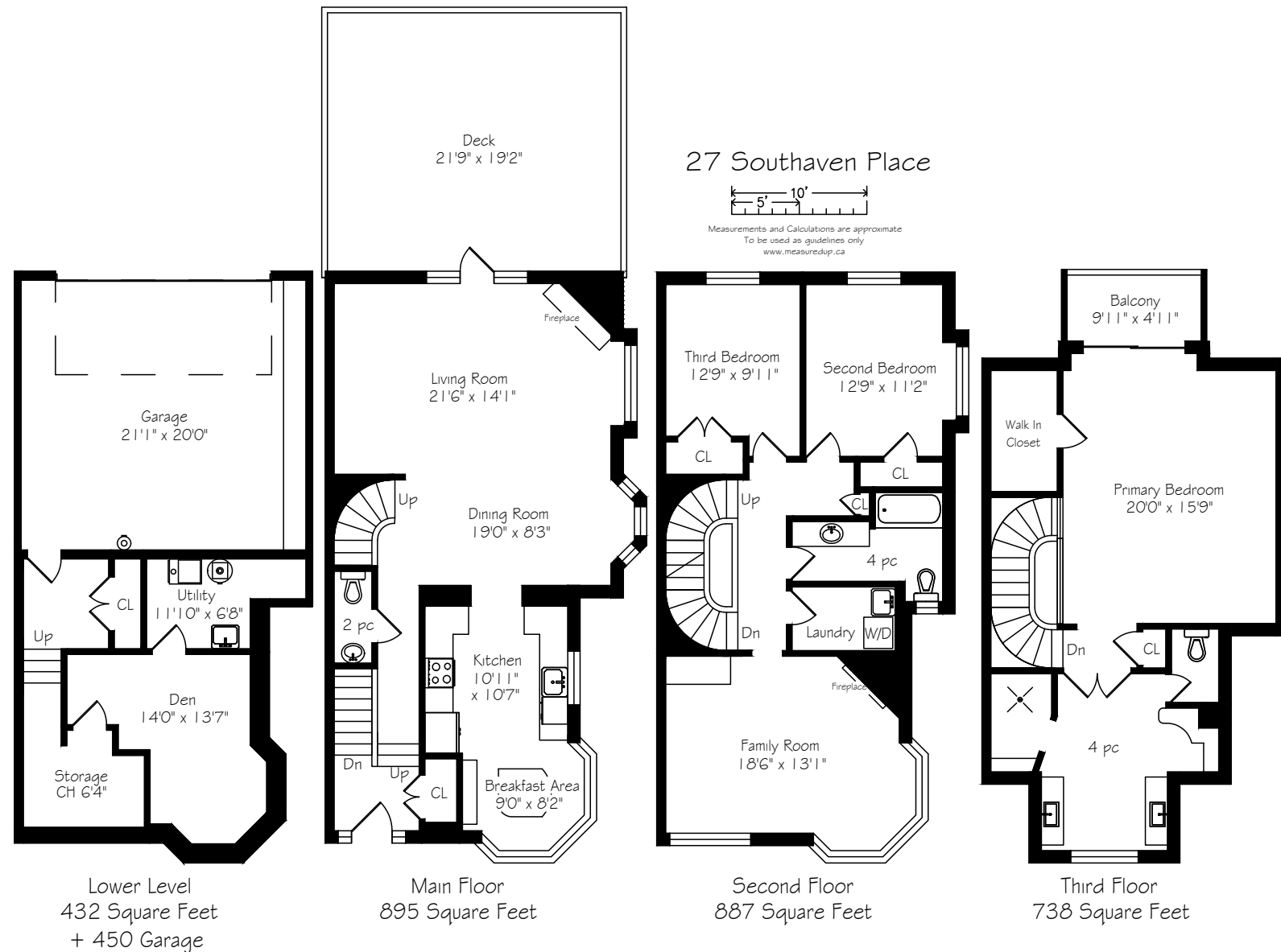
- Beautiful Lake Views
- Double Car Garage + 3 Side Parking Spaces

OTHER FEATURES

- TV with Sonos Sound Bar & Surround Sound Speaker Included
- Hot Water Heater Owned
- Exterior Freshly Painted (2022)
- New Carpeting (2022)

- Air Conditioner (2018)
- Roof (2018)
- New Windows (2014)
- Garage Door Opener & Remotes

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.

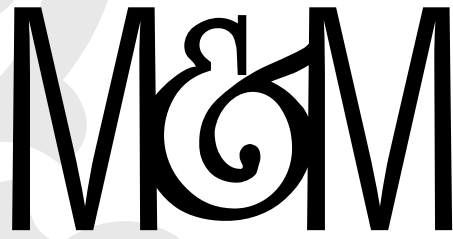
Residents and visitors enjoy theatre, dance, music and comedy performances at the Oakville Centre for the Performing Arts. They can visit the Oakville Museum at Erchless Estate, located in the home of the Chisolms, Oakville's founding family. Other points of interest include galleries, historical societies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