

## WELCOME HOME

TAXES: \$7,075 / 2024 LOT SIZE: 50 x 100 Feet POSSESSION: 30-60 Days

Fantastic opportunity to live in desirable Old Oakville! This well-maintained raised bungalow features 3+2 bedrooms, 2 full bathrooms, a spacious eat-in kitchen and finished basement complete with a large family room, cozy gas fireplace and bright above-grade windows. Set on a private lot backing onto serene greenspace, this property is just a short stroll to parks, the GO Train, downtown Oakville and the Whole Foods shopping area. Located in one of Oakville's most sought-after neighbourhoods and within the highly rated OTHS school district, this home is a must-see!

#### **ADDITIONAL FEATURES**

#### **EXTERIOR FEATURES**

#### FRONT GARDEN

- Single Car Driveway
- Singel Car Garage
- Interlock Walkway
- Covered Arched Entryway

- Fully Fenced

#### **BACK GARDEN**

Patio

#### **ROOM DETAILS**

#### MAIN LEVEL

#### **FOYER**

- Vinyl Flooring
- Pot Lighting
- Crown Molding
- Back Yard Entry

#### LIVING ROOM

- Broadloom
- Draperies

#### DINING ROOM

- Broadloom
- **Draperies**
- Chandelier

#### **KITCHEN**

- Ceramic Tile Flooring
- Ceiling Fan
- Kenmore Refrigerator
- Maytag Dishwasher
- Kenmore Stove
- Tile Backsplash
- Double Sink
- Crown Molding

#### PRIMARY BEDROOM

- Broadloom
- Double Closet
- Ceiling Fan
- Draperies & Window Blinds

#### BEDROOM

- Broadloom
- Clothes Closet
- Window Blinds

#### BEDROOM

- Broadloom
- **Double Clothes Closet**
- Draperies & Window Blinds

#### **BATHROOM**

- 4 Piece
- Ceramic Tile Flooring
- Neutral Cabinetry & Countertop

#### LOWER LEVEL

#### FAMILY ROOM

- Broadloom
- Gas Burning Fireplace with Wood Mantle (As Is Condition)
- Built-In Cupboards & Shelving
- Picture Window Overlooking Rear Garden
- Pot Lighting
- Crown Molding

#### **BATHROOM**

- 3 Piece
- **Ceramic Tile Flooring**
- Pot Lighting
- Window Blinds

#### **BEDROOM**

- Broadloom
- Large Above Grade Window
- **Double Clothes Closet**
- Crown Molding
- Pot Lighting

#### BEDROOM

- Broadloom
- Large Above Grade Window
- Clothes Closet
- Crown Molding
- Pot Lighting

#### **LAUNDRY**

- Kenmore Washer & Dryer
- Laundry Tub
- Walkout to Back Yard

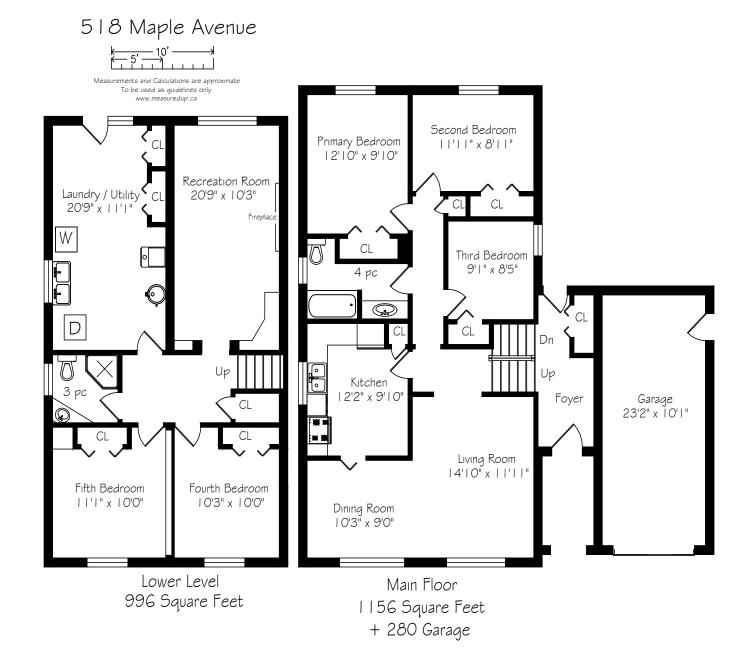








### FLOOR PLAN













# 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.

nformation captured from: www.oakville.ca

<sup>\*</sup> Floor plans may not be exactly as shown

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D. 905.845.4267
326 Lakeshore Road East
Oakville Ontario L6J 1J6

BLAIR@BLAIRANDPETER.CA
PETER@BLAIRANDPETER.CA
WWW.BLAIRANDPETER.CA