

2532 SUNNYHURST CLOSE

RIVER OAKS



MACKEY &
McCORMICK
BLAIRANDPETER.CA















WELCOME HOME

TAXES: \$6,436 / 2021
LOT SIZE: 49.25' x 99.31'
POSSESSION: Immediate

Gorgeous 4 bedroom carriage style home on one of River Oaks' most desired crescents offering privacy, proximity to schools and steps to Harmon Gate park. Fabulous open concept layout, upgrades and neutral decor through out with a fully finished lower level make this an ideal family friendly home. Features include a main floor office, hardwood flooring, custom kitchen with s/s appliances and island with extendable eating area, upgraded bathrooms, pot lighting, 2 fireplaces, California shutters, luxurious master bedroom with walk-in closet and full ensuite, basement finished with rec room, built-ins, small kitchenette servery, 3-piece bathroom, 5th bedroom plus an office or craft room. Home has great curb appeal, updated furnace and A/C, detached double garage and a beautiful backyard oasis with 2 tiered deck and private stone patio. Easy access to highways, transit, shopping and Oakville Hospital.

EXTERIOR FEATURES

FRONT GARDEN

- Driveway Accommodates 4 Cars
- Detached Double Car Garage
- Professionally Landscaped
- Tumbled Stone Walkway with Cut Flagstone Front Steps & Porch

BACK GARDEN

- Spacious 2-Level Deck with Privacy Fencing
- Steps to Secluded Patio Terrace Ideal for Evening Fire
- Western Exposure with Mature Trees

ROOM DETAILS

MAIN LEVEL

FOYER

- Ceramic Tile Flooring
- Double Coat Closet
- Front Door with Transom & Side Lights
- Pot Lighting

LIVING ROOM

- Hardwood Flooring
- California Shutters
- Walk-In Bay Window

DINING ROOM

- Hardwood Flooring
- Chandelier

KITCHEN

- Ceramic Tile Flooring
- Neutral Cabinetry with Fluted Glass Display
- Granite Countertop
- Custom Convertible Kitchen Island/Eat-In/ Buffet with Butcher Block Top
- Pantry Cabinet
- Desk Area
- Kenmore Stainless Steel Fridge
- KitchenAid Stainless Steel Gas Stove
- KitchenAid Stainless Steel Dishwasher
- Stainless Steel Vent Hood & Backsplash
- Double Stainless Steel Sink
- Travertine Backsplash

- Under Cabinet Lighting
- Ceiling Fan
- Pot Lighting
- Window Blinds
- Walkout to Back Deck

FAMILY ROOM

- Hardwood Flooring
- Open to Kitchen
- California Shutters
- Fireplace
- Pot Lighting

OFFICE

- Hardwood Flooring
- California Shutters
- Pot Lighting

POWDER ROOM

- 2 Piece
- Neutral Cabinetry & Countertop
- Window Blinds

LAUNDRY

- Ceramic Tile Flooring
- Whirlpool Front Load Washer & Dryer
- Additional Cabinetry
- Folding Table



ROOM DETAILS

UPPER LEVEL

UPPER FOYER

- Broadloom
- Linen Closet

PRIMARY BEDROOM

- Broadloom
- Large Walk-In Closet
- Large Custom Built-In Wardrobe
- Vanity Area with Cabinetry & Quartz Countertop
- Window Blinds & Draperies

ENSUITE

- 4 Piece
- Ceramic Tile Flooring
- Upgraded Lighting
- Soaker Tub
- White Cabinetry & Quartz Countertop
- Large Walk-In Glass Shower with Hexagon Floor Tile & Rain Showerhead

BEDROOM

- Broadloom
- Semi-Ensuite
- Double Closet
- Two Large Windows
- Draperies

BEDROOM

- Broadloom
- Double Closet
- Two Large Windows

BEDROOM

- Broadloom
- Double Closet
- Draperies

BATHROOM

- 3 Piece
- Upgraded Lighting
- New Vanity with Quartz Countertop
- Shower/Tub Combination
- Entry to Second Bedroom

LOWER LEVEL

RECREATION / FAMILY ROOM

- Broadloom
- Electric Fireplace
- Built-In Bookcase & Cabinetry with TV Space
- Kitchenette/Bar Area with Sink
- Pot Lighting

BATHROOM

- 3 Piece
- Ceramic Tile Flooring
- Pot Lighting
- Walk-In Shower

BEDROOM

- Broadloom
- Clothes Closet
- Pot Lighting
- Window Blinds

OFFICE

- Broadloom
- Pot Lighting

SITTING AREA

- Broadloom
- Pot Lighting



OTHER FEATURES/UPGRADES

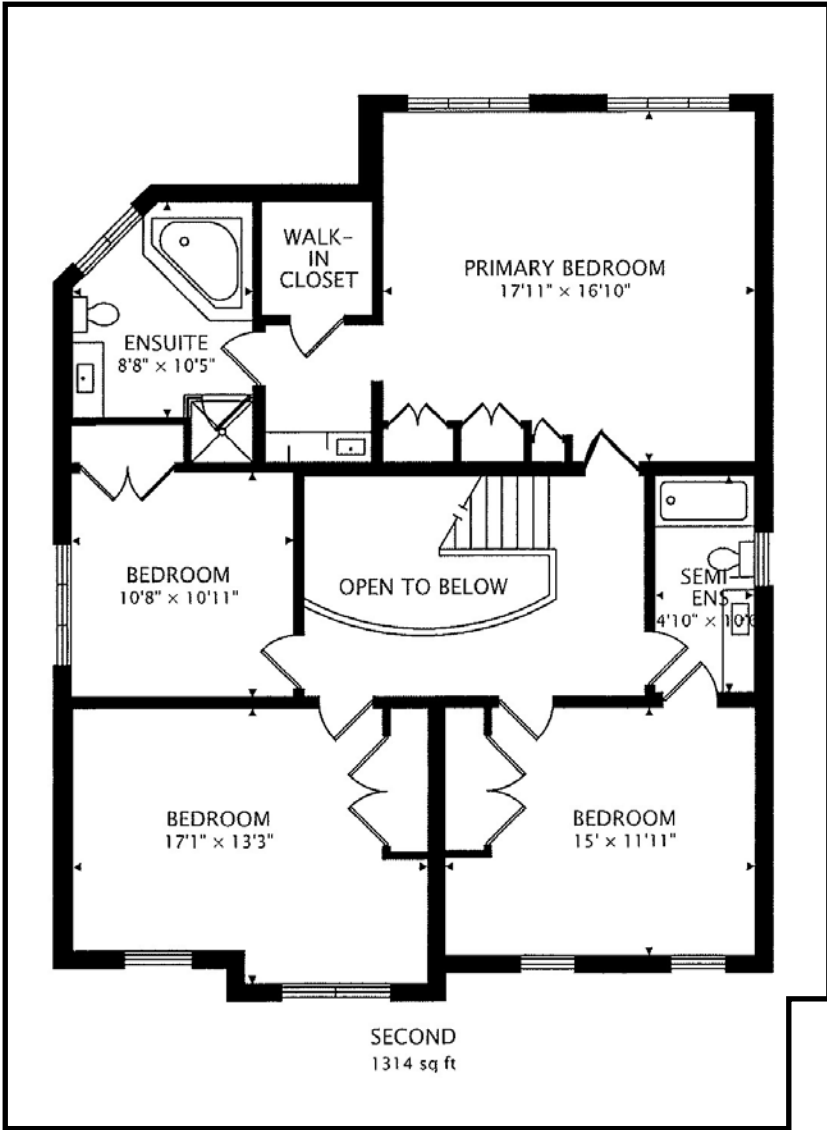
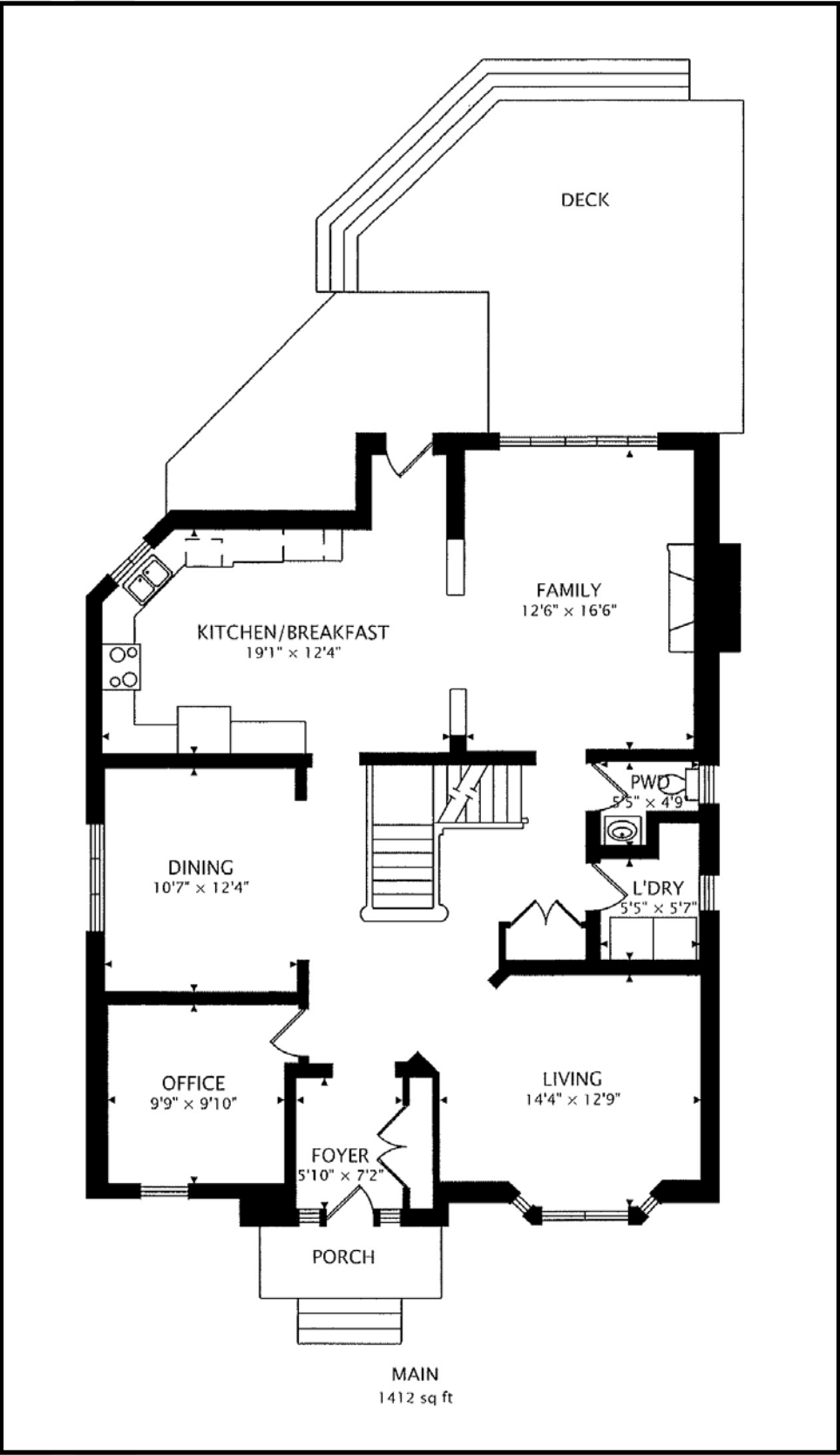
- 9' Ceilings Throughout Main Level
- Central Vacuum
- Garage Door Opener
- Steps to Park, Schools & Shopping
- Freshly Painted
- 3 Bathroom Cabinets/Counters New (Approx 2 Years)
- Primary Bedroom Built-In Closet (Approx 2 Years)
- Deck Resurfaced with New Wood (Approx 2 Years)
- Front Steps/Walkway/Landscaping (Approx 3 Years)
- Basement Kitchenette (Approx 5 Years)
- Laundry Room Shelving (Approx 5 Years)
- Foyer Closet Install (Approx 5 Years)
- New Roof (Approx 5 Years)
- New A/C (Approx 5 Years)
- Backyard Lower Patio, Surrounding Cedars, Flower Beds, Linden Trees (Approx 7 Years)
- Expanded Hardwood into Front Living Room (Approx 7 Years)
- Expanded Kitchen Cabinets/Counter (Approx 7 Years)

Note: Some pictures were virtually staged

M&M

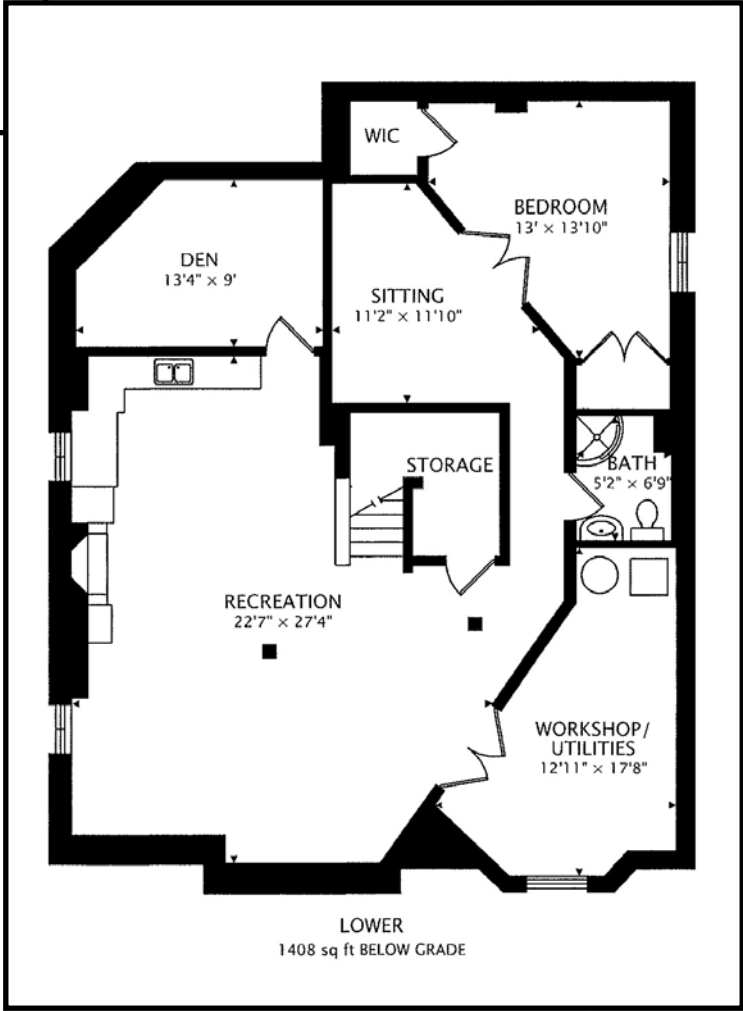


FLOOR PLANS

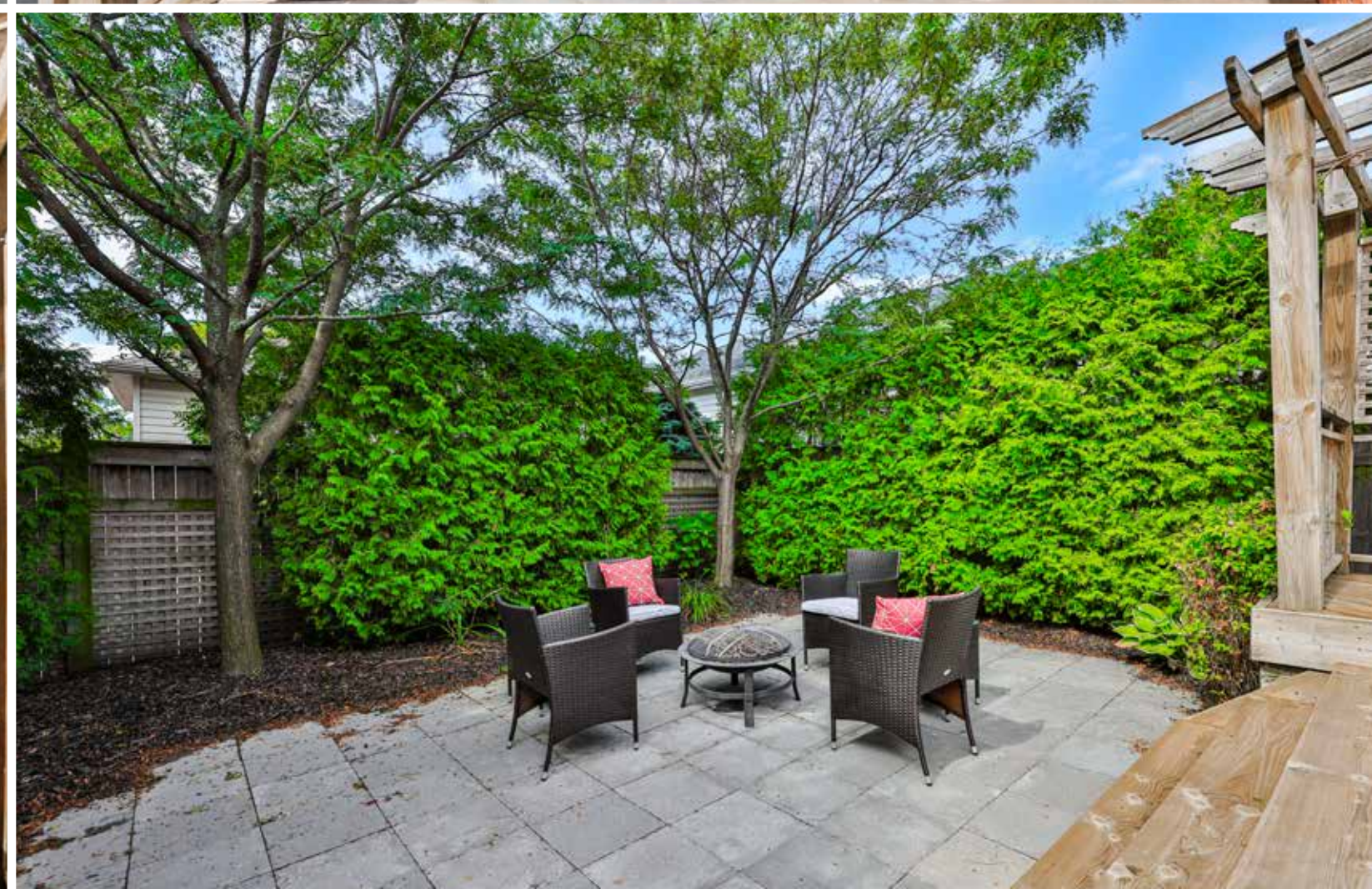


TOTAL
2726 sq ft + 1408 sq ft BELOW GRADE

0 12 ft CAPTURED ON: 16 JUN 2022
DIMENSIONS, AREAS, LAYOUTS AND DETAILS ARE APPROXIMATE AND SHOULD BE CONSIDERED ILLUSTRATIVE ONLY.



* 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.

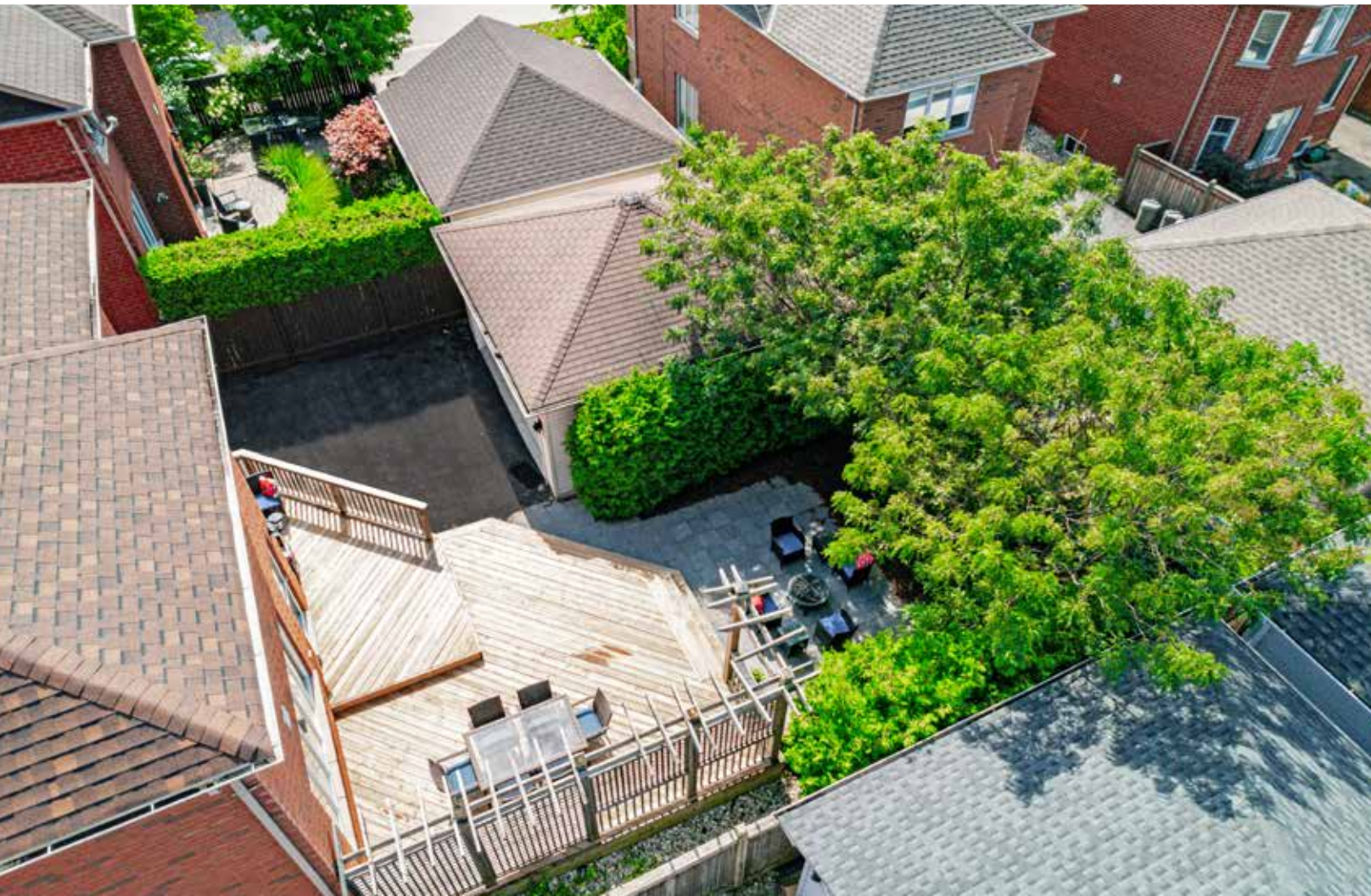
Residents and visitors enjoy theatre, dance, music and comedy performances at the Oakville Centre for the Performing Arts. They can visit the Oakville Museum at Erchless Estate, located in the home of the Chisolms, Oakville's founding family. Other points of interest include galleries, historical societies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

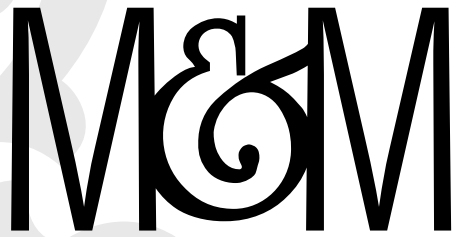
Among the many special attractions and activities for the whole family, Oakville's annual RibFest and Jazz Festival draw crowds from around the GTA. The community also provides plenty of recreational opportunities. Golfers can play at one of Oakville's many golf courses, including PGA-recognized Glen 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.





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905.845.4267
326 LAKESHORE ROAD EAST
OAKVILLE ONTARIO L6J 1J6

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