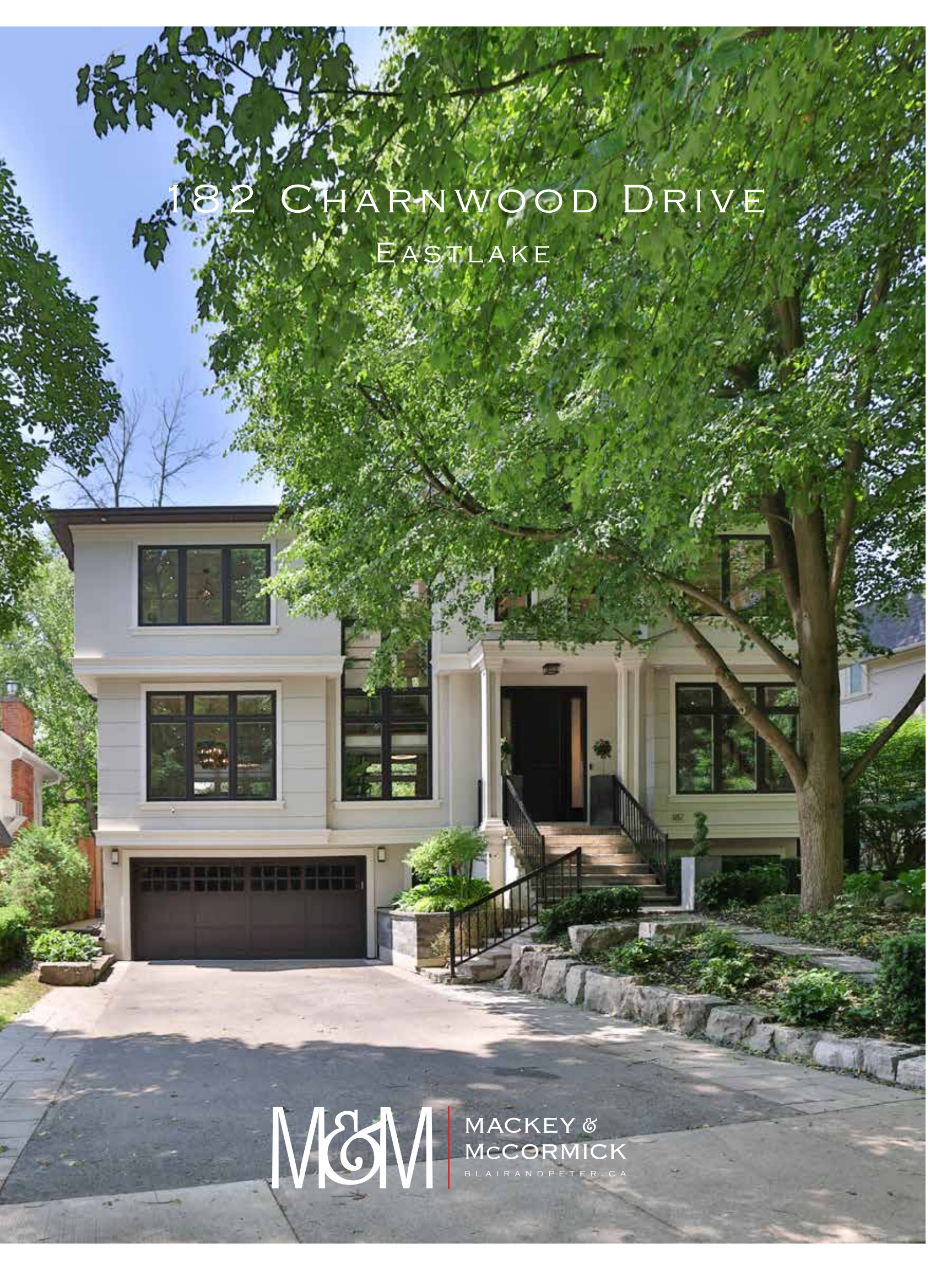


A two-story white house with a dark garage door and a large tree in the foreground. The house has a modern design with large windows and a covered front porch. The tree is lush green and partially obscures the house. The sky is blue and clear.

182 CHARNWOOD DRIVE

EASTLAKE

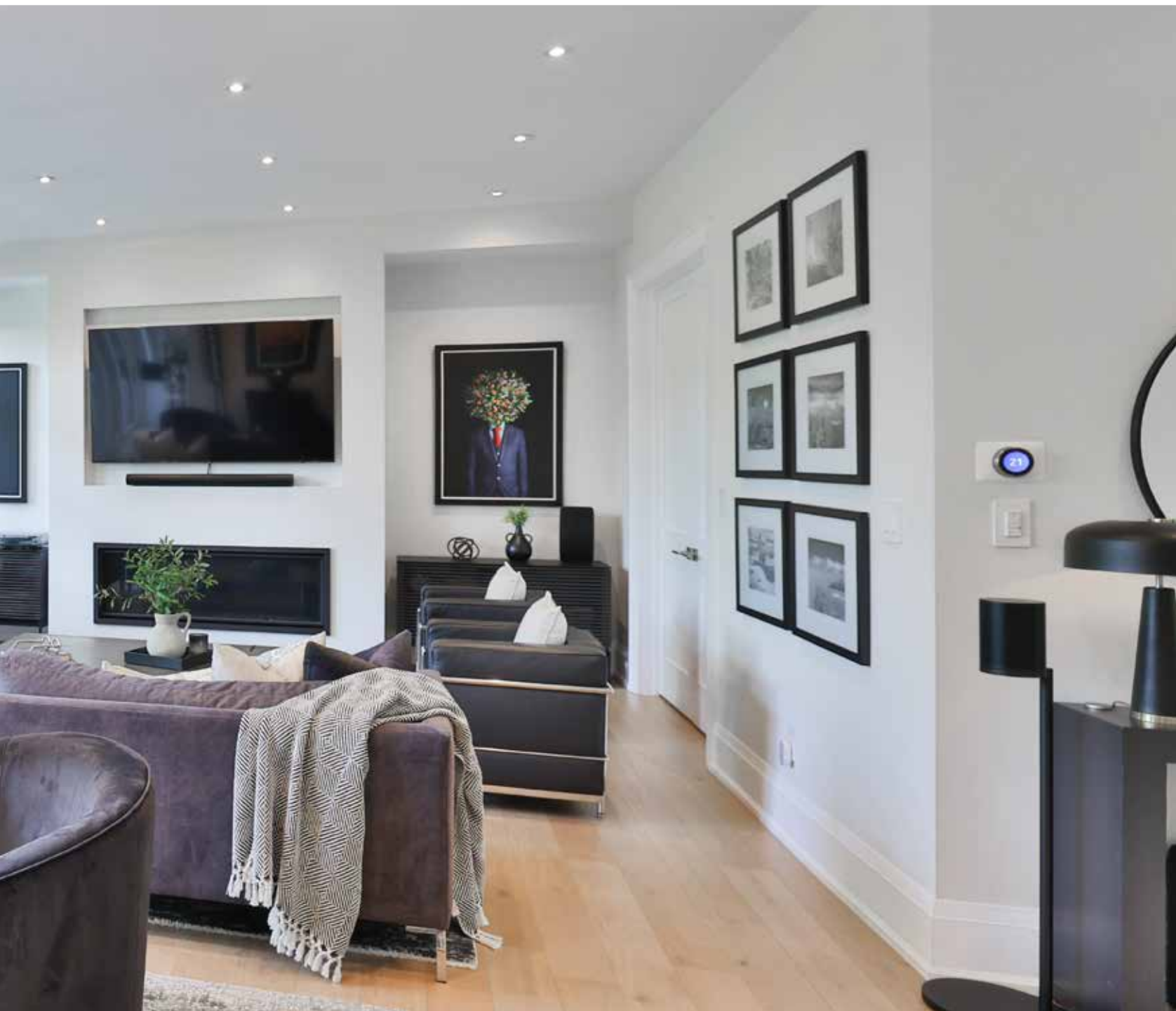


MACKEY &
McCORMICK
BLAIRANDPETER.CA



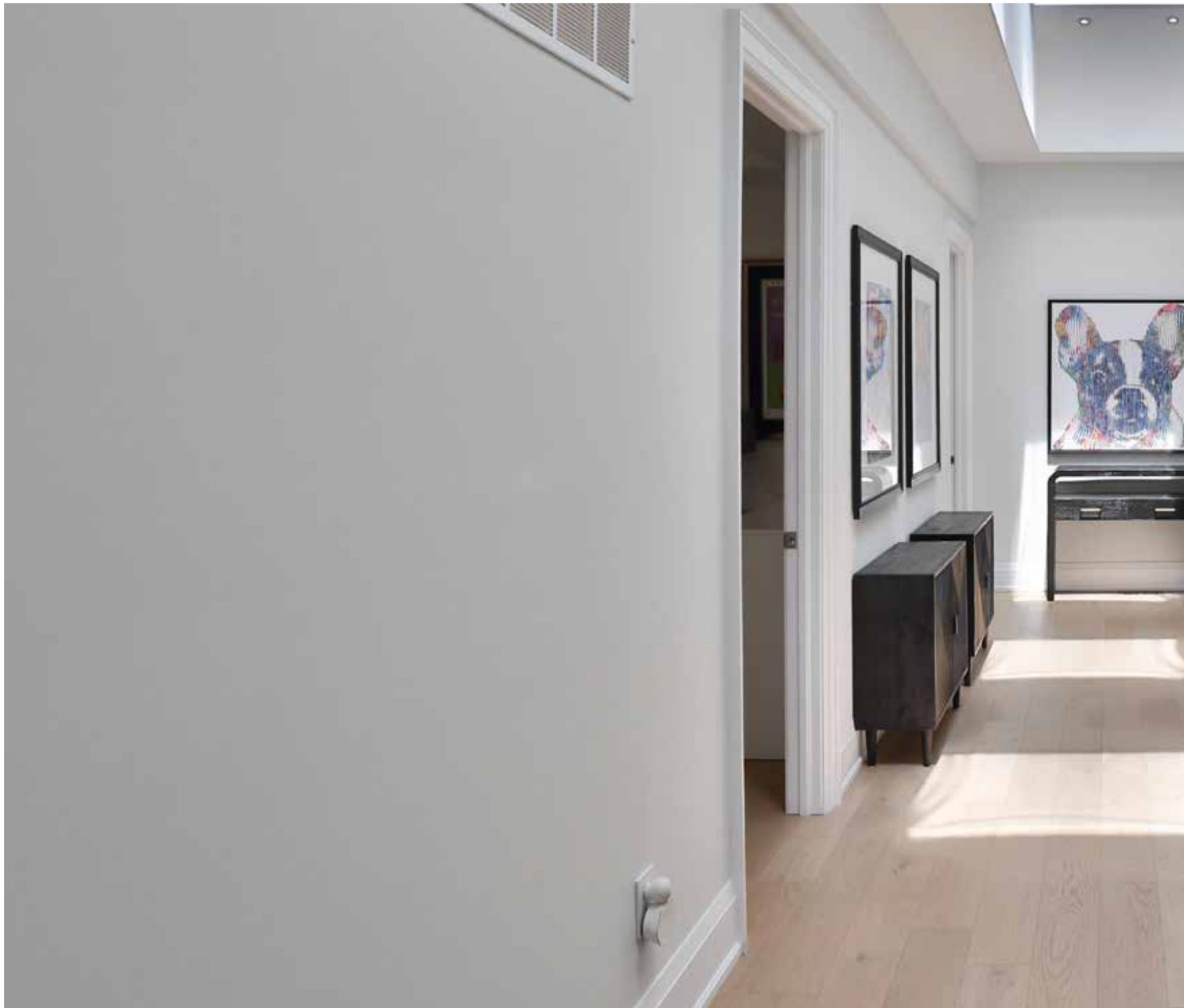


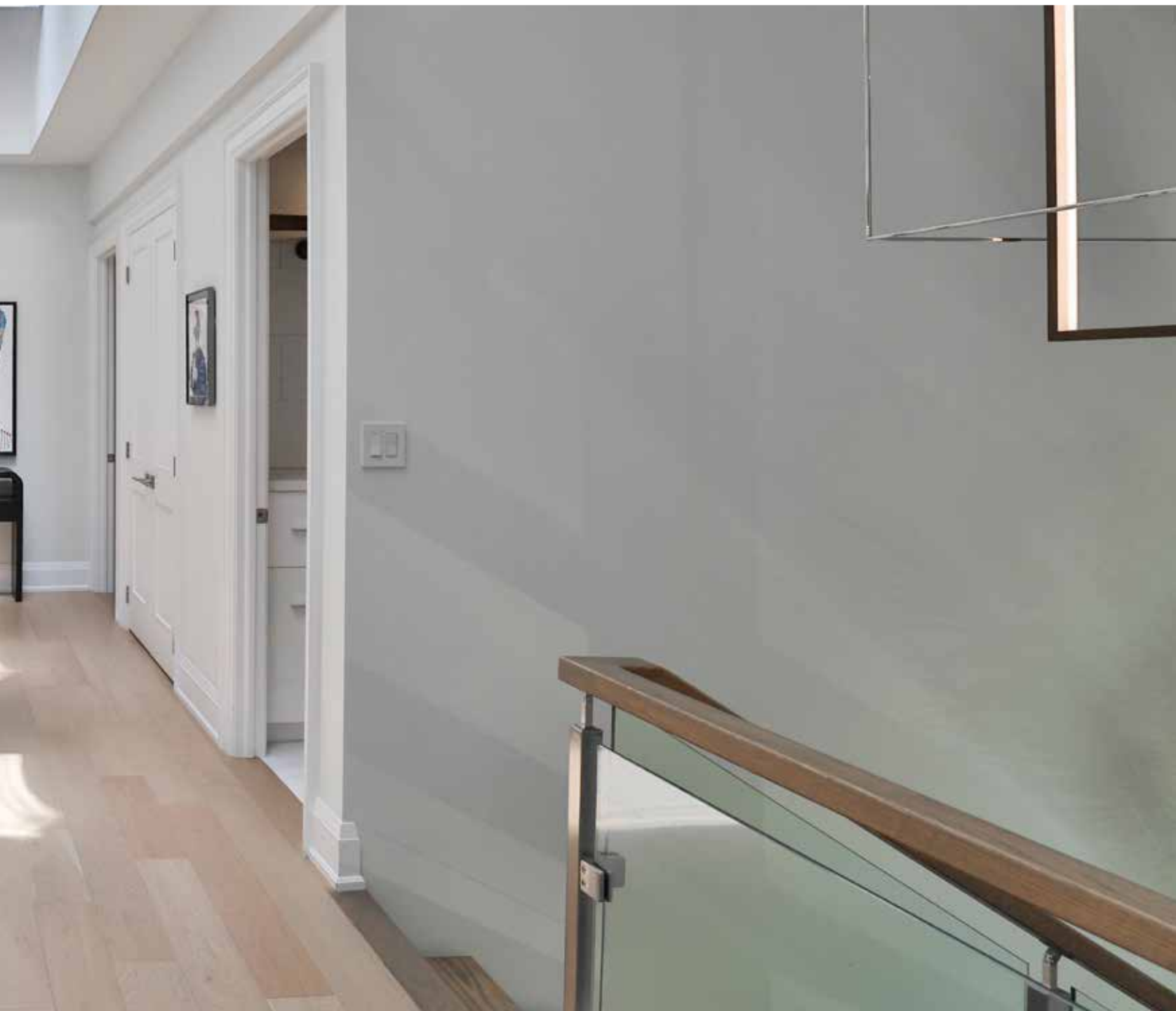






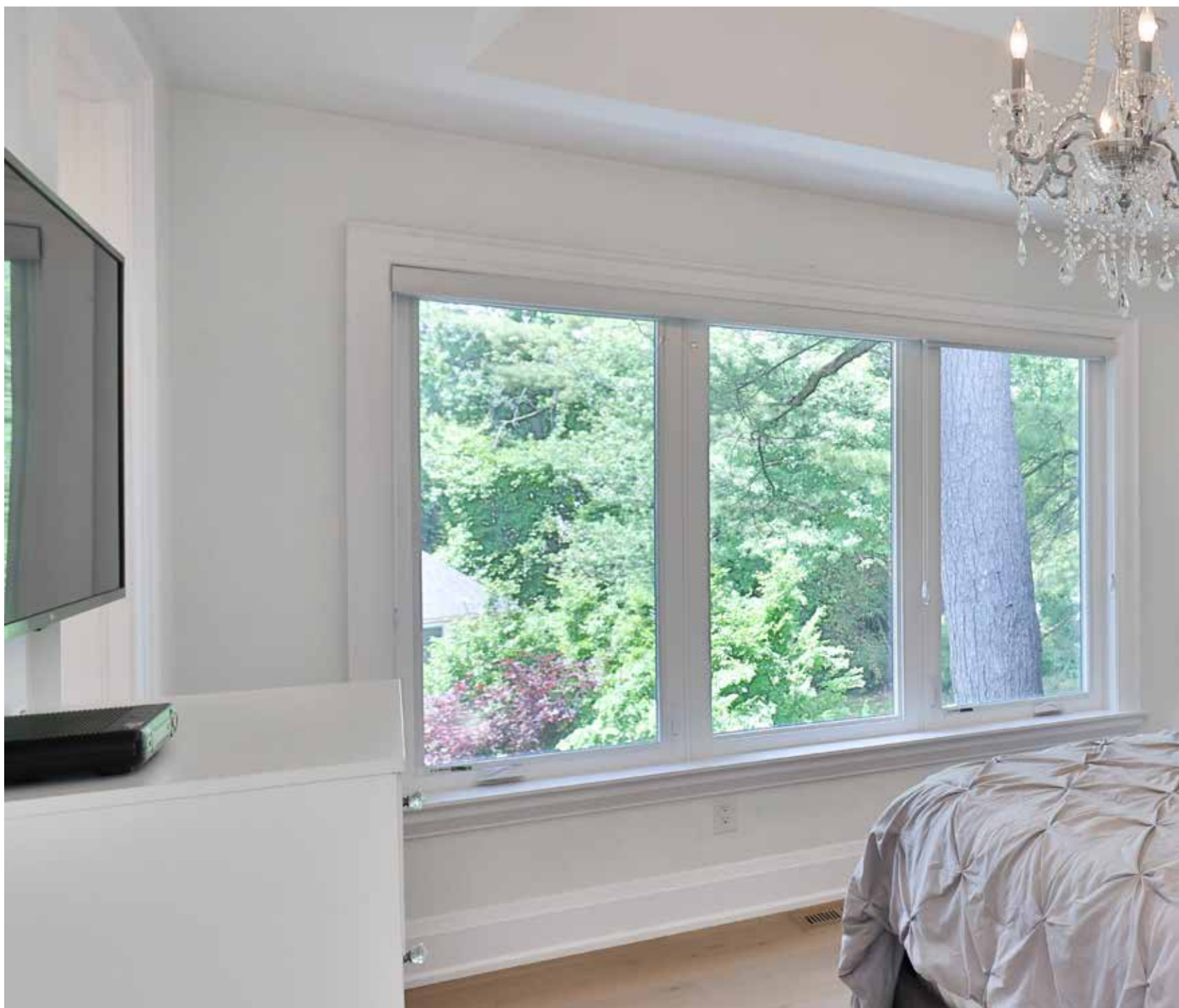






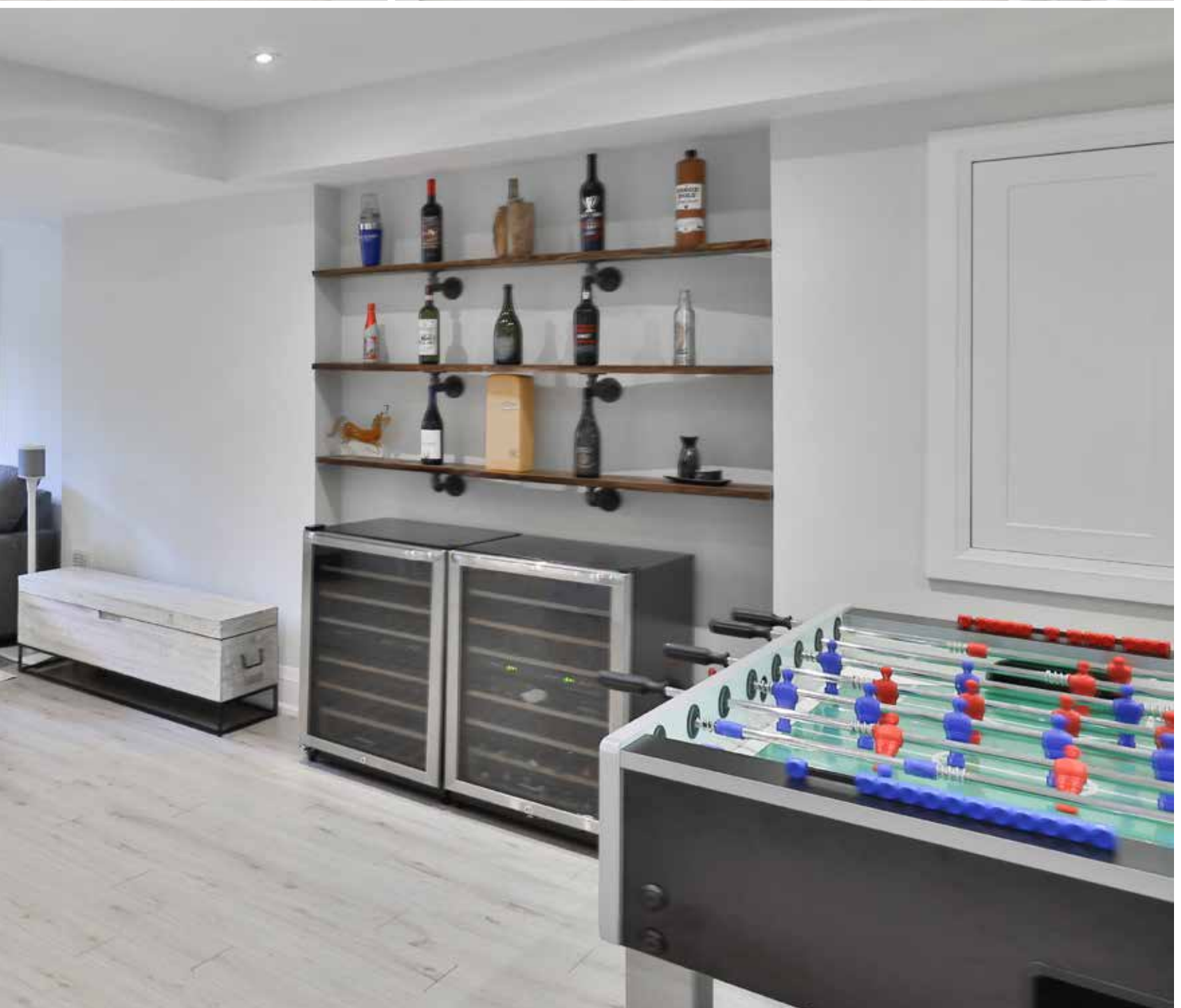




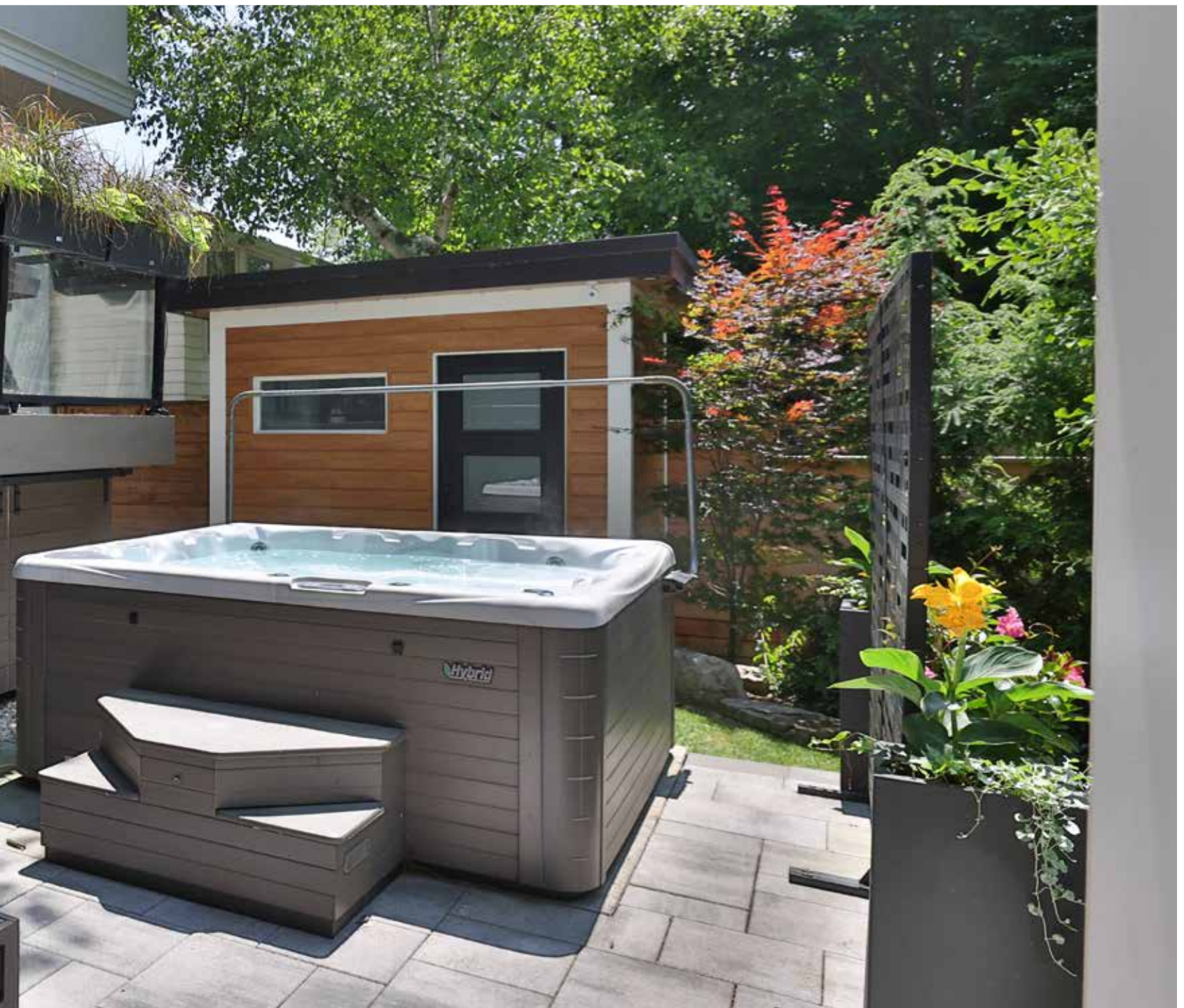


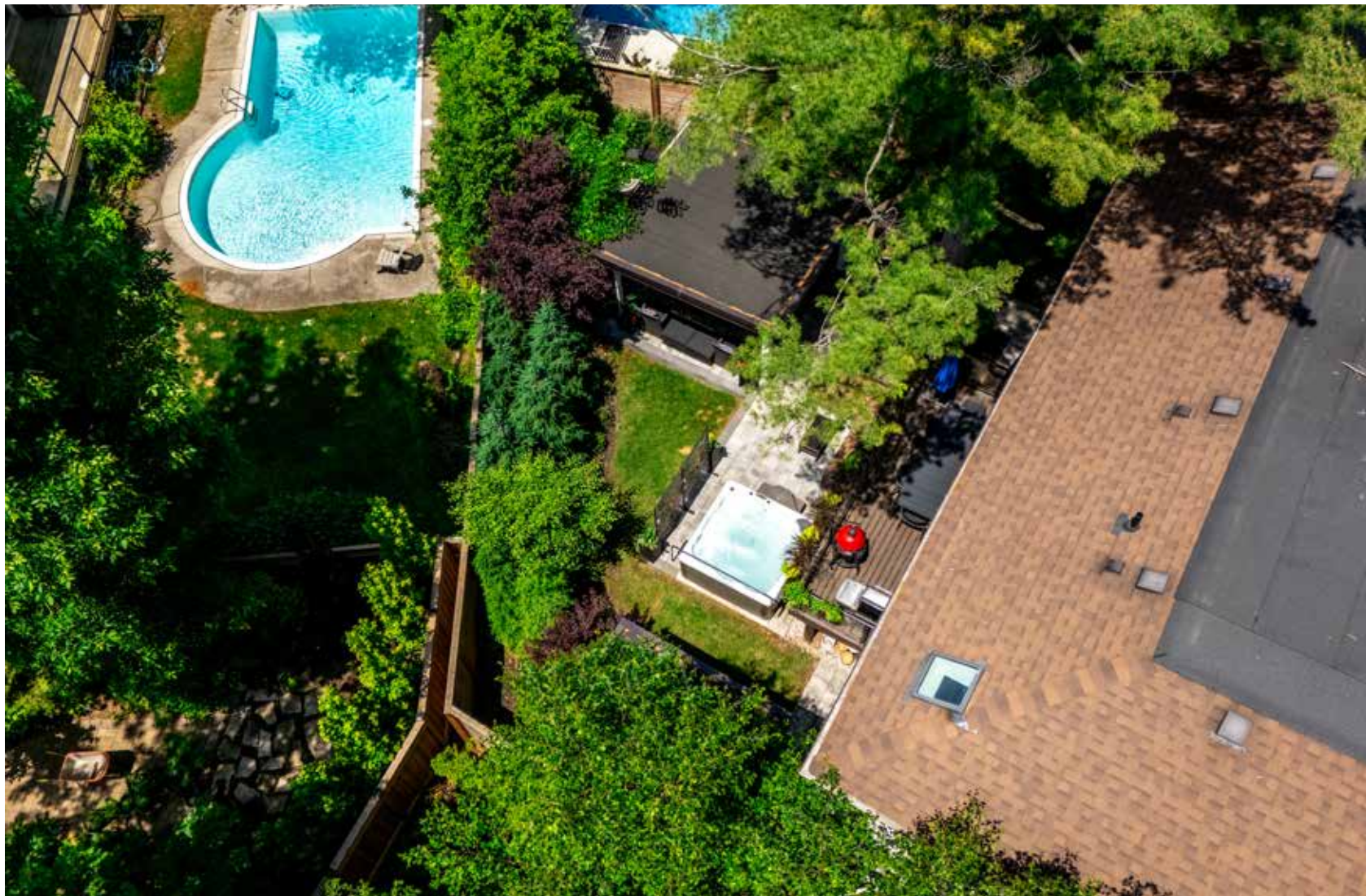


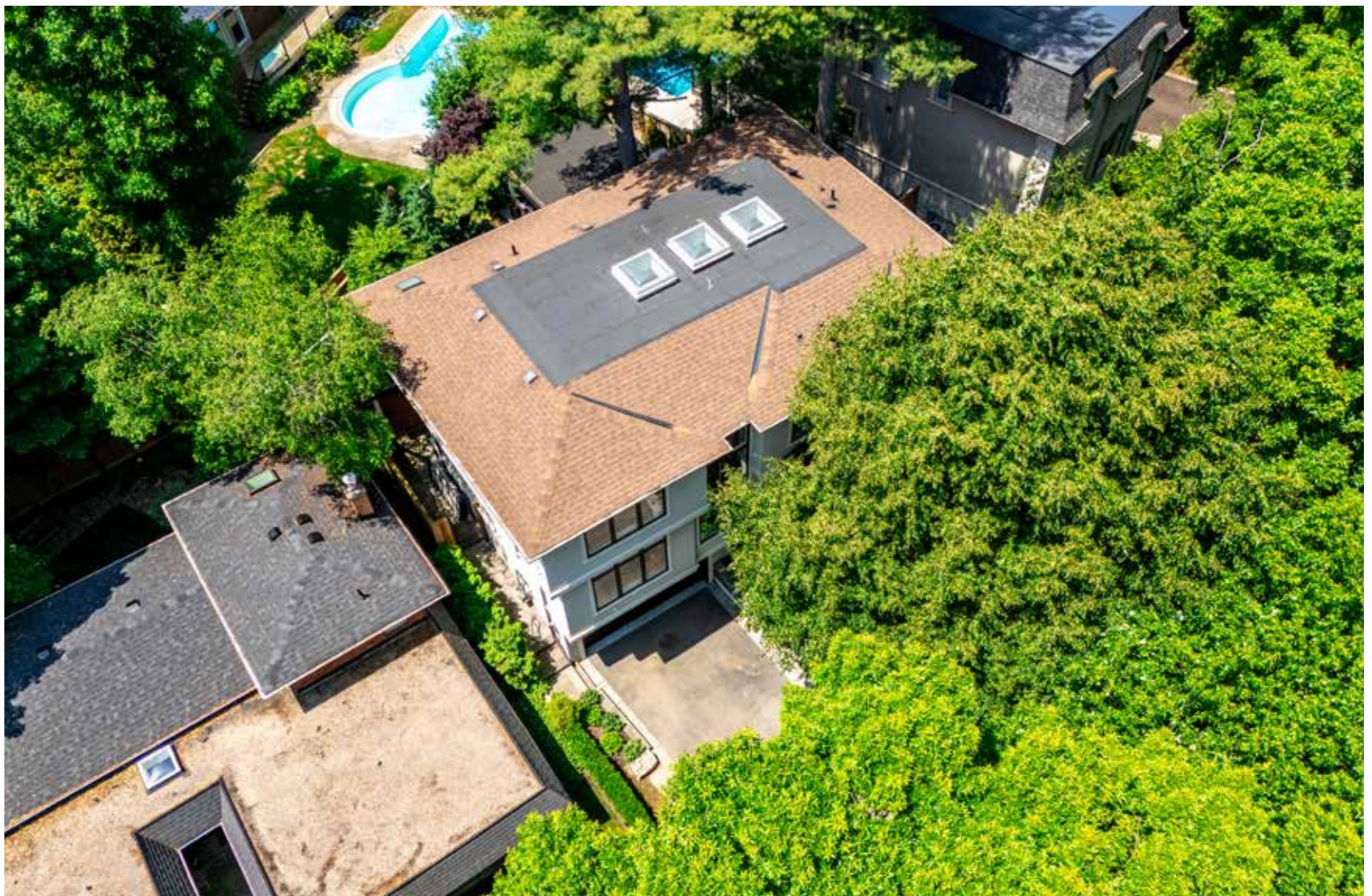














WELCOME HOME

TAXES: \$14,914
LOT SIZE: 82.54 x 100.23 feet
POSSESSION: Flexible

ADDITIONAL FEATURES

FRONT GARDEN

- Double Car Driveway
- Double Car Garage with Epoxy Flooring
- Electric Car Charger

BACK GARDEN

- Custom Pergola with Full Electrical & Pivoting TV Mount
- Outdoor Kitchen with Natural Gas BBQ & Fontana Forni Italian Pizza Oven

Stunning contemporary designed custom 4+1 bedroom, 5 bathroom home in prestigious Southeast Oakville, directly facing Charnwood Park. With over 4,000 sq ft of luxurious living space across three levels, this home features 10 ceilings on the main floor and 9 on the second. The main level offers a formal living and dining room, spacious family room, private office, and powder room. Wall-to-wall windows flood the space with natural light. The modern kitchen includes a large island, quartz countertops, high-end cabinetry, and top-tier appliances and walk-out to composite deck. Premium finishes throughout include floating stairs, solid core doors, designer lighting, coffered ceilings, heated floors, a convenient upper-level laundry room, and custom motorized blinds in the main and primary bedrooms. All 4 upper-level bedrooms feature their own private ensuite. The fully finished basement includes a large recreation room, oversized windows, additional bedroom, and full bath, ideal as an in-law/teenage suite. Additionally, there are multiple storage closets and inside entry to double car garage with epoxy floors. Outside, enjoy a stunning fully fenced backyard nestled among mature trees, perfect for entertaining. Features include a large deck, outdoor kitchen with gas BBQ and Fontana Forni pizza oven, 8-person Beachcomber hot tub, natural gas firebowl, beautiful gardens, a custom pergola with full electrical and pivoting TV mount, two custom sheds, and an irrigation system. Additional upgrades include an EV charger, home security cameras, and custom closets. Located in Oakville's top school district (Maple Grove PS, EJ James, St. Vincents, and Oakville Trafalgar HS) and just a short walk to the lake, parks, and scenic trails. Truly one of a kind.

- Natural Gas Fire Pit
- 8 Person Beachcomber Hot Tub
- Remote Lighting (Operable from Inside & Outside)
- Separate Natural Gas Line for Second BBQ
- Custom Shed with Composite Walls (50 Year Lifespan)
- Custom Shed with Steel & Wood Walls

OTHER FEATURES

- Architectural Design by Steve Hamelin Studio
- Interior Design by Mitchell Sadowski

- Front & Backyard Inground Irrigation System
- Front & Backyard Planter Boxes
- Arlo Home Security Cameras
- Custom Blinds Throughout
- All Closets have Custom Inserts
- Solid Core Doors Throughout
- Rough-In Central Vacuum
- Oversized Baseboards

ROOM DETAILS

MAIN LEVEL

FOYER

- Porcelain Tile Flooring
- Double Extra Wide Coat Closet with Built-In Shelving
- Pot Lighting

POWDER ROOM

- 2 Piece
- Ceramic Tile Flooring
- Victoria & Albert Sink
- Toto Toilet
- Vanity Lights
- Solid Core Door

LIVING ROOM

- Premium Wide Plank 6.5" Engineered Hardwood Flooring
- Expanded Gas Burning Fireplace for TV Insert
- Walkout to Deck
- Custom Motorized Blinds
- Pot Lighting

DINING ROOM

- Premium Wide Plank 6.5" Engineered Hardwood Flooring
- Custom Motorized Blinds
- Pot Lighting

KITCHEN

- Premium Wide Plank 6.5" Engineered Hardwood Flooring
- Quartz Countertop & Backsplash
- White High Gloss Contemporary Cabinetry
- Cabinet Faced Miele Built-In Refrigerator
- Cabinet Faced Miele Dishwasher
- Miele Wall Oven
- 6 Burner Miele Gas Cooktop
- Pot Filler
- Miele Built-In Microwave
- Breakfast Bar with Custom Pendant Lighting
- Garburator
- Under Cabinet Lighting
- Walkout to Deck
- Custom Motorized Blinds
- Pot Lighting

OFFICE

- Premium Wide Plank 6.5" Engineered Hardwood Flooring
- Large Window Overlooking Park
- Double Doors to Living Room
- Custom Motorized Blinds
- Pot Lighting
- Solid Core Doors

UPPER LEVEL

UPPER FOYER

- Floating Hardwood Staircase with Glass Railing
- Premium Wide Plank 6.5" Engineered

- Hardwood Flooring
- 3 Skylights
- Double Linen Closet with Built-In Shelving
- Pot Lighting

PRIMARY BEDROOM

- Premium Wide Plank 6.5" Engineered Hardwood Flooring
- Walk-In Closet with Built-In Shelving & Skylight
- Custom Motorized Blinds
- Cross Sectional Windows
- Tray Ceiling
- Pendant & Pot Lighting
- Solid Core Double Doors

PRIMARY ENSUITE

- 5 Piece
- Ceramic Tile Heated Flooring
- Contemporary Cabinetry
- Standalone Vida Bathtub
- Walk-In Shower with Handheld & Wall Jets, Rain Showerhead & Glass Door Surround
- Grohe Faucets
- Toto Toilet
- Pot Lighting & Vanity Lights
- Custom Motorized Blinds
- Solid Core Door

BEDROOM

- Premium Wide Plank 6.5" Engineered Hardwood Flooring
- Tray Ceiling with Pot Lighting
- Walk-In Closet with Built-In Shelving
- Custom Window Blinds
- Ensuite
- Pot Lighting
- Solid Core Door

ENSUITE

- 4 Piece
- Ceramic Tile Flooring
- Contemporary Cabinetry
- Toto Toilet
- Shower/Tub Combination with Grohe Faucets & Showerhead, Porcelain Tile Surround & Glass Enclosure
- Solid Core Door

BEDROOM

- Premium Wide Plank 6.5" Engineered Hardwood Flooring
- Tray Ceiling with Pot Lighting
- Double Closet with Built-In Shelving
- Murphy Bed
- Custom Window Blinds
- Ensuite
- Solid Core Door

ENSUITE

- 4 Piece
- Ceramic Tile Flooring
- Contemporary Cabinetry
- Toto Toilet

- Shower/Tub Combination with Grohe Faucets & Showerhead, Porcelain Tile Surround & Glass Enclosure
- Solid Core Door

BEDROOM

- Premium Wide Plank 6.5" Engineered Hardwood Flooring
- Tray Ceiling with Pot Lighting
- Double Closet with Built-In Shelving
- Custom Window Blinds
- Ensuite
- Solid Core Door

ENSUITE

- 3 Piece
- Ceramic Tile Flooring
- Toto Toilet
- Walk-In Shower with Grohe Faucets & Showerhead, Porcelain Tile Surround & Glass Enclosure
- Solid Core Door

LAUNDRY

- Ceramic Tile Flooring
- Samsung Front Load Washer & Dryer
- Large Quartz Folding Table
- Additional Cabinetry & Drying Rack
- Laundry Sink
- Custom Window Blinds
- Pot Lighting
- Solid Core Door

LOWER LEVEL

RECREATION ROOM

- Engineered Hardwood Flooring
- Oversized, Above Grade Windows
- 3 Storage Closets
- Pot Lighting

BATHROOM

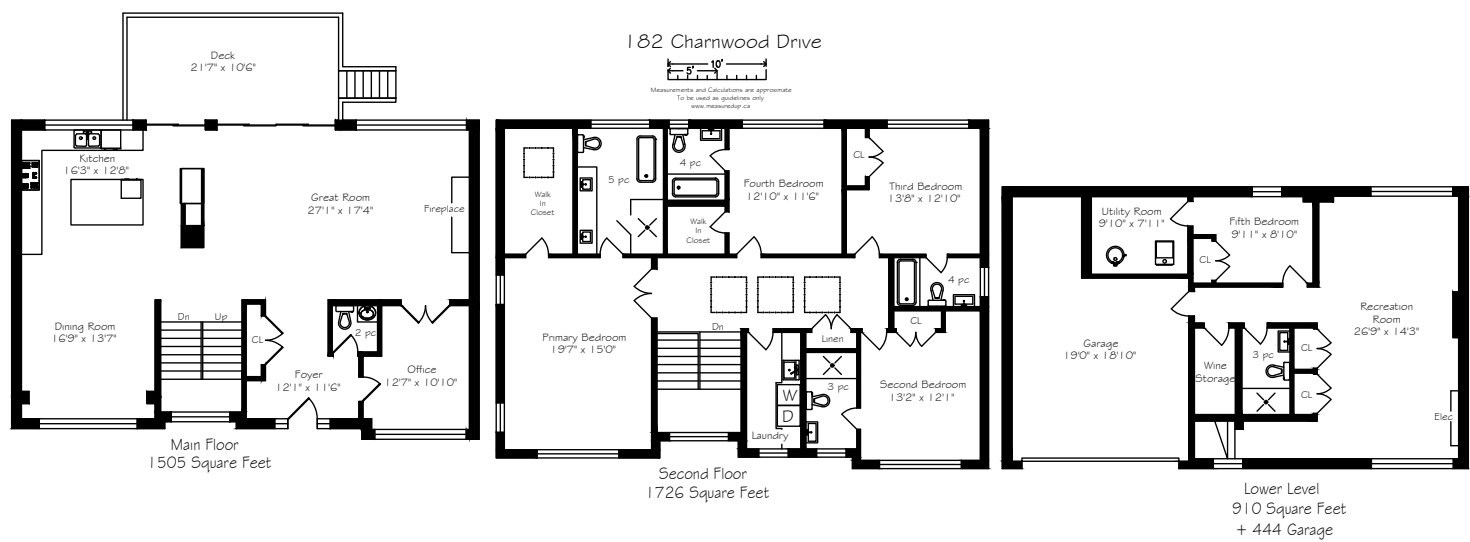
- 3 Piece
- Caromo Sink
- Walk-In Shower with Glass Door
- Grohe Showerhead with Handheld Wand
- Contemporary Cabinetry
- Vanity Light
- Solid Core Door

BEDROOM

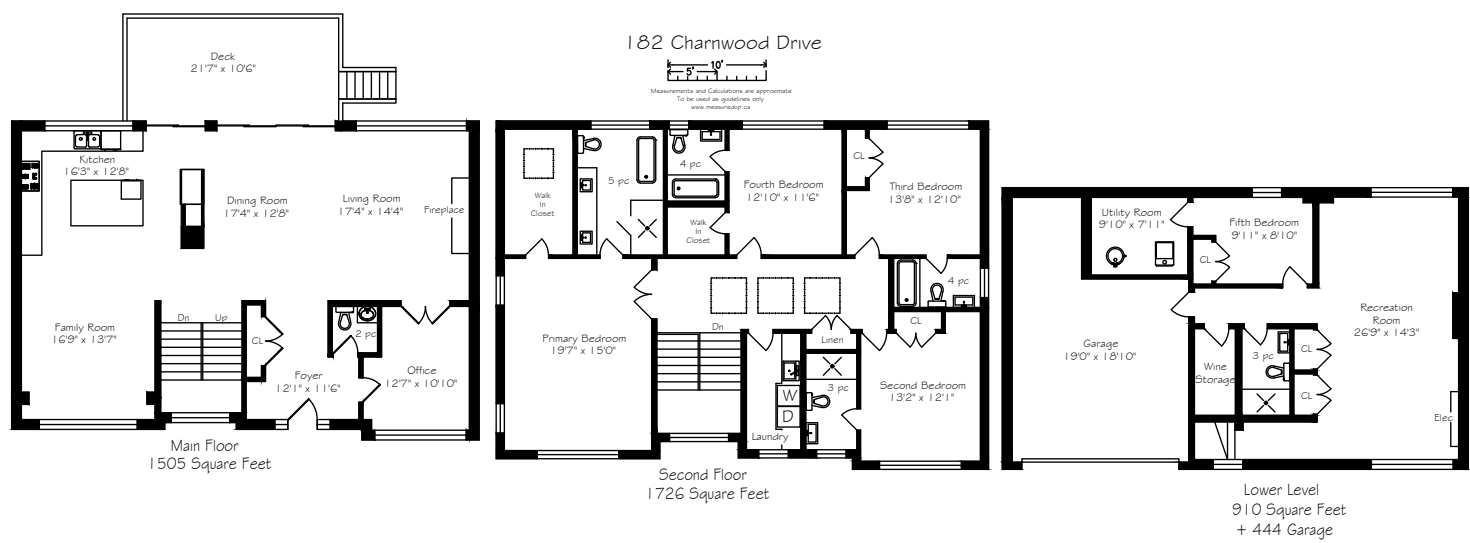
- Engineered Hardwood Flooring
- Double Closet with Built-In Shelving
- Pot Lighting
- Solid Core Door

FLOOR PLAN

Model 1



Model 2



* 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.

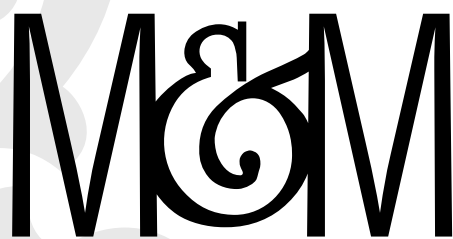
Residents and visitors enjoy theatre, dance, music and comedy performances at the Oakville Centre for the Performing Arts. They can visit the Oakville Museum at Erchless Estate, located in the home of the Chisolms, Oakville's founding family. Other points of interest include galleries, historical societies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



MACKEY &
McCORMICK

BLAIRANDPETER.CA

TOP 1% NATIONALLY



BLAIR MACKEY

BROKER



PETER MCCORMICK

SALES REPRESENTATIVE



ROYAL LEPAGE®
NATIONAL
CHAIRMAN'S
CLUB® TOP 1%
LIFETIME MEMBER
2023



D. 905.845.4267

326 LAKESHORE ROAD EAST

OAKVILLE ONTARIO L6J 1J6

BLAIR@BLAIRANDPETER.CA

PETER@BLAIRANDPETER.CA

WWW.BLAIRANDPETER.CA