

196 SABEL STREET BRONTE



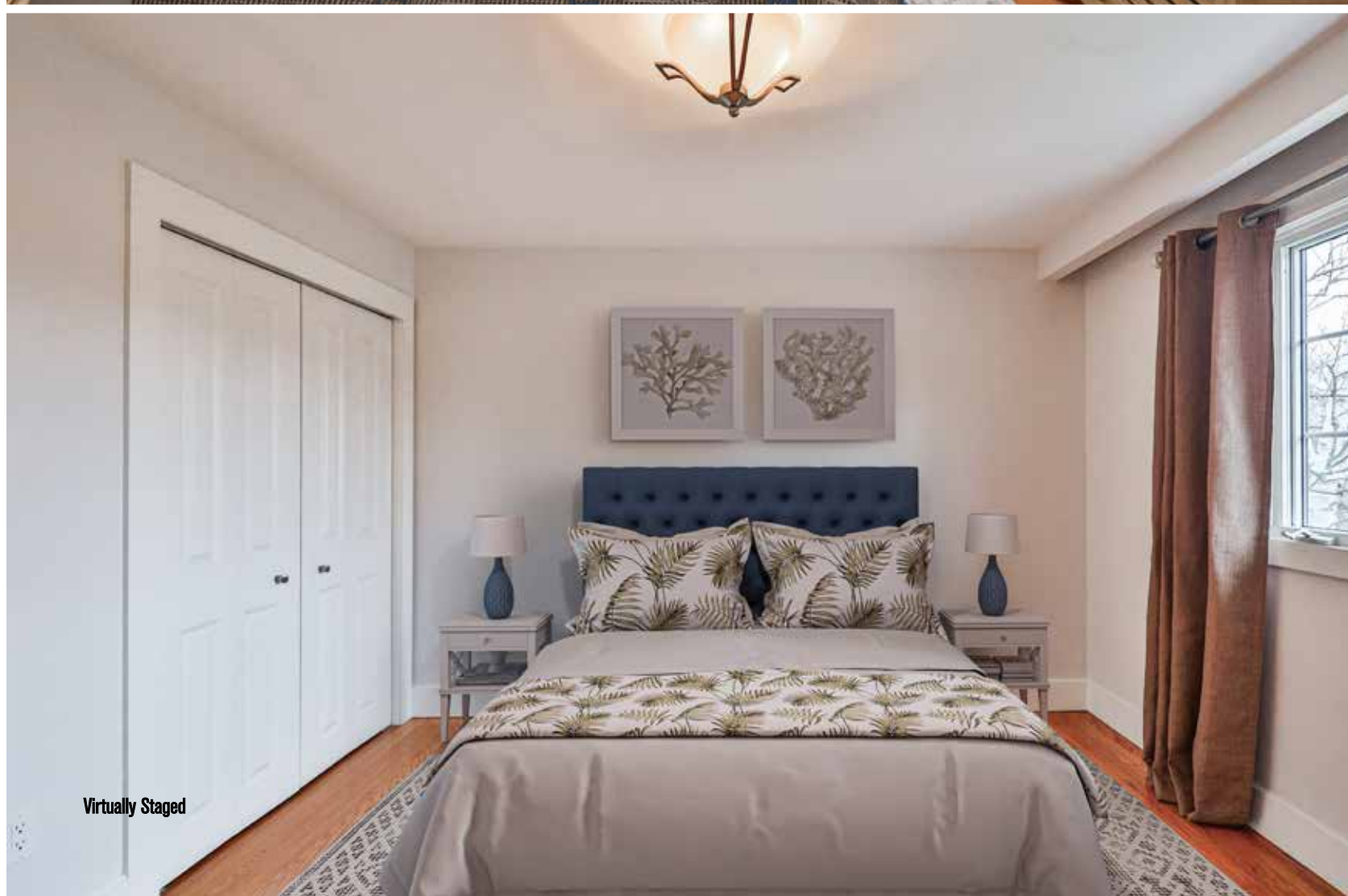
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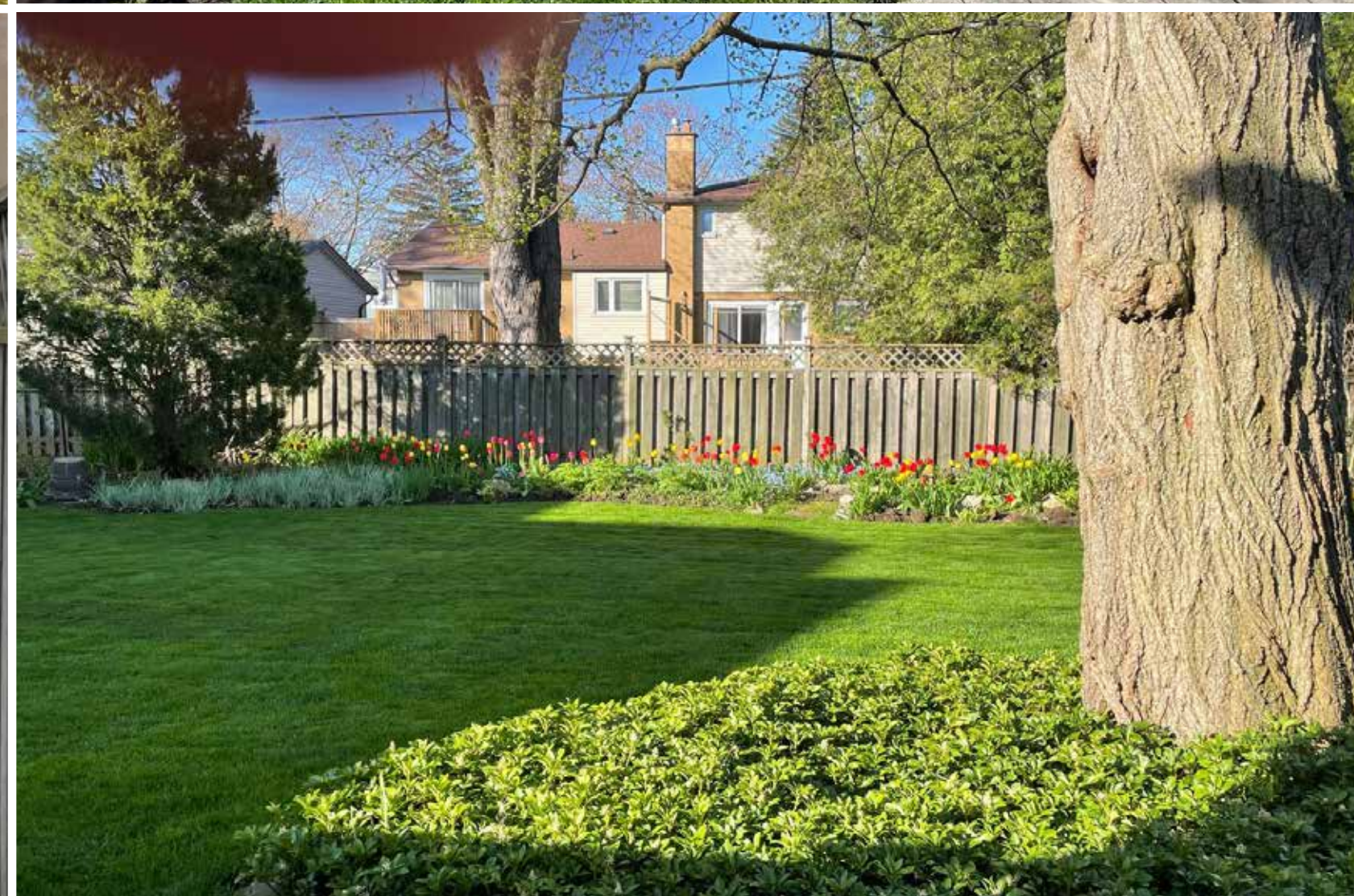




Virtually Staged



Virtually Staged





WELCOME HOME

TAXES: \$5,133 / 2024
LOT SIZE: 126.32 x 52.70 x 125.39 x 68.00 ft
POSSESSION: 30-60 Days

Situated on a quiet, family-friendly street just a short stroll from the lake, shops and restaurants of Bronte Village, this beautifully updated 2-storey home on a generous 68'x125' lot offering the perfect blend of comfort, style and location. Extensively renovated in 2014/2015, the home showcases a stunning shaker-style kitchen complete with high-end stainless-steel appliances, including a 6-burner Wolf gas oven/stove, Quartzite counters, soft-close cabinetry with lazy susan, pot lights and oversized picture windows with serene views of the backyard. The main floor features a classic centre hall layout with a generous separate dining room, a spacious living room with a cozy gas fireplace and walkout to the rear garden, a versatile family room or den off the kitchen and stylish 2-piece powder room. Upstairs, you'll find four well-proportioned bedrooms and a renovated main bathroom. The finished basement offers additional living space with a large recreation room featuring a gas fireplace, a gym/media room and functional laundry area with ample storage. Additional upgrades include newer custom doors, many updated windows, hardwood floors, upgraded trim, a newer furnace, A/C, roof (2015) and a welcoming covered front porch. This fabulous home sits on a beautifully landscaped, west-facing lot and must be seen!

ADDITIONAL FEATURES

EXTERIOR FEATURES

FRONT GARDEN

- Double Car Interlock Driveway
- Oversized Single Car Garage
- Upgraded Front Door with Sidelights
- Covered Front Porch with Cedar Ceiling
- Shaker Style Pillars

BACK GARDEN

- Interlock Patio
- Fully Fenced Yard
- Gas BBQ Hookup
- Mature Trees & Gardens

OTHER FEATURES

- Upgraded Hardware Throughout
- Central Vacuum

- Furnace (2014/2015)
- Air Conditioner (2014/2015)
- Roof (2014/2015)
- Owned Water Heater
- Garage Door Opener & 2 Remotes
- Custom Doors
- Many Updated Windows
- Upgraded Trim

ROOM DETAILS

MAIN LEVEL

FOYER

- Ceramic Tile Flooring
- Coat Closet

POWDER ROOM

- 2 Piece
- Ceramic Tile Flooring
- Frosted Window

LIVING ROOM

- Hardwood Flooring
- Gas Burning Fireplace with Quartzite Surround
- Double Door Walkout to Rear Yard
- Pot Lighting
- Crown Molding
- Draperies

DINING ROOM

- Hardwood Flooring
- Chandelier
- Pot Lighting
- Draperies

KITCHEN

- Renovated (2014/2015)
- Ceramic Tile Flooring
- Custom White Shaker Style Cabinetry
- Quartzite Countertops
- Stainless Steel Fisher Paykel Refrigerator
- Stainless Steel Bosch Dishwasher
- Stainless Steel Wolf 6 Burner Gas Oven/Stove

- Stainless Steel Hood Vent
- Stainless Steel Panasonic Microwave
- Garburator
- Tile Backsplash
- Soft Close Drawers with Built-In Organizers
- 2 Corner Lazy Susans
- Pot Lighting
- Window Blinds
- Crown Molding
- Oversized Picture Windows Overlooking Backyard

DEN

- Hardwood Flooring
- Bay Window
- Closet
- Walkout to Backyard

UPPER LEVEL

UPPER FOYER

- Hardwood Flooring
- 2 Linen Closets

PRIMARY BEDROOM

- Hardwood Flooring
- 2 Double Closets with Custom Built-In Shelving
- Draperies

BATHROOM

- 5 Piece
- White Cabinetry with Soft Close Drawers
- Quartz Countertop

- Double Sink
- Shower/Tub Combination

BEDROOM

- Hardwood Flooring
- Double Closet
- Window Blinds

BEDROOM

- Hardwood Flooring
- Double Closet
- Draperies

BEDROOM

- Hardwood Flooring
- Closet
- Window Blinds

LOWER LEVEL

FAMILY / RECREATION ROOM

- Laminate Flooring
- Gas Burning Fireplace
- Pot Lighting

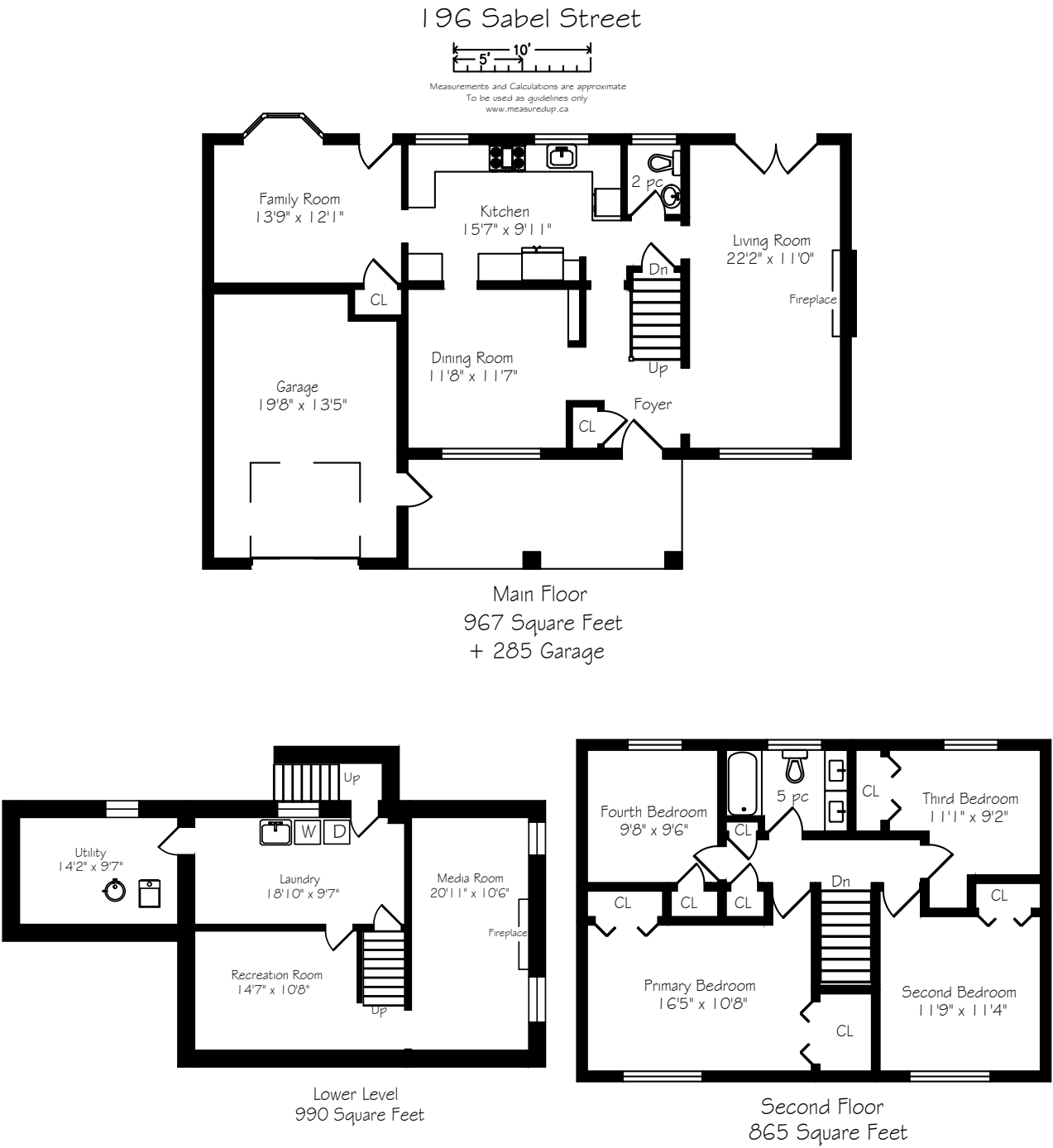
EXERCISE ROOM

- Laminate Flooring
- Pot Lighting

LAUNDRY

- LG Front Load Washer & Dryer
- Laundry Tub
- Additional Cabinetry
- Walkup to Back Yard

FLOOR PLAN



* 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-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.

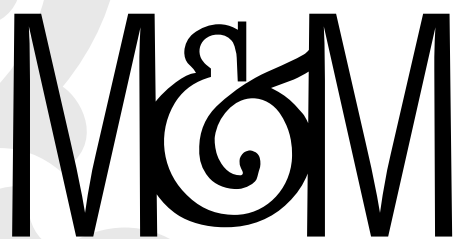
Destination for both visitors and residents
A 30-minute drive from downtown Toronto, and an hour's drive from the U.S. border, Oakville is a great destination for visitors.

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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