

398 RIVER SIDE DRIVE

CENTRAL OAKVILLE

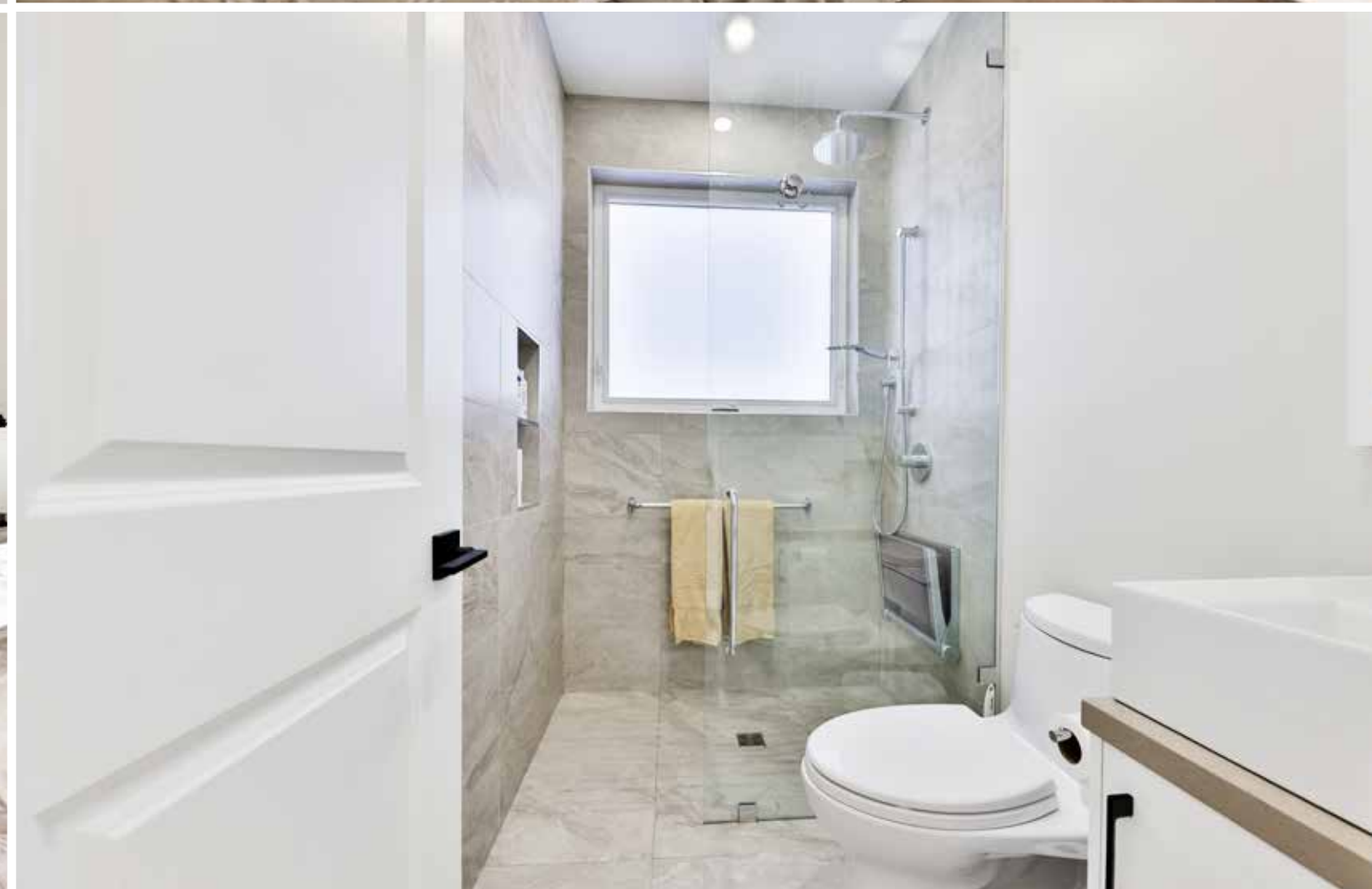
398
RIVER SIDE DRIVE



MACKEY &
McCORMICK
BLAIRANDPETER.CA













ROOM DETAILS

MAIN LEVEL

FOYER

- Engineered Hardwood Flooring
- Pot Lighting

DINING ROOM

- Engineered Hardwood Flooring
- Upgraded Designer Electric Light Fixtures

KITCHEN #1

- Engineered Hardwood Flooring
- Custom Kattus Kitchen with Soft Close Pot Drawers & Glass Display Cabinetry To Ceiling
- Quartz Countertops
- Double Kohler Sink & Upgraded Gooseneck Faucet
- Bosch Microwave/Convection Oven
- Bosch Oven
- Fisher & Paykel Fridge
- Bosch Dishwasher
- Wolf 36" 6 Burner Gas Cooktop
- Vent-A-Hood Exhaust
- Under Cabinet Lighting
- Marble Tile Backsplash
- Large Island with Quartz Countertop & Walnut Accent
- 6 Stage Reverse Osmosis Water Filtration System
- UV Film on Walkout & Windows
- Walkout to Deck

FAMILY ROOM

- Engineered Hardwood Flooring
- Coffered Ceiling with Pot Lighting
- Electric Fireplace
- Built-in Cabinetry
- Double Sliding Door Walkout to Back Garden

LAUNDRY/MUDROOM

- Upgraded Ceramic Tile Flooring
- Maytag Washer & Dryer
- Access from Garage
- Quartz Countertop with Undermount Sink & Gooseneck Faucet

- Subway Tile Backsplash
- Laundry Tub
- Pot Lighting
- Built-In Walnut Bench
- Built-In Extra Cabinetry/Closets
- Access to Both Main Living Space & Secondary Unit

BATHROOM

- 5 Piece
- Upgraded Ceramic Tile Flooring
- Upgraded Wall Sconces & Pot Lights
- White Cabinetry with Quartz Countertop & Undermount Sinks
- Riobel Faucets
- Toto Toilet
- Tub/Shower Enclosure with Ceramic & Glass Surround

MASTER BEDROOM

- Engineered Hardwood Flooring
- Walk-In Closet with Built-In Cabinetry
- Custom Blinds
- Pot Lighting
- Ensuite

ENSUITE

- 3 Piece
- Upgraded Ceramic Tile Flooring
- Upgraded Wall Sconces & Pot Lights
- Upgraded Cabinetry with Quartz Countertop & Undermount Sink
- Riobel Faucet
- Oversized Walk-In Shower with Ceramic & Glass Surround
- Rain Showerhead

BEDROOM

- Engineered Hardwood Floor
- Custom Blinds
- Pot Lighting
- Built-In Cabinetry & Closet



WELCOME HOME

TAXES: \$6,010 / 2021
LOT SIZE: 60' x 164'
POSSESSION: 90+ Days

This complete custom renovation/rebuild with addition is almost brand new including plumbing, electrical, sewer, mechanicals, roof, elevated ceiling height and entire luxurious interior. A rare offering with a spectacular independent in-law suite including its own basement which is perfect for 2 family living or teenagers. It could easily be reverted to single family with the removal of one wall if preferred. The home has 6 bedrooms and 5 bathrooms, stunning finishings throughout including a dream custom kitchen open to family room and spacious dining area, engineered hardwood floors, luxurious ensuite, quartz counters, pot lights, built in cabinetry, smart home features, fully finished lower level with bar, rec room, bedrooms and bathroom. List is too long and complete details available. Beautiful fully fenced lot, nicely landscaped with patio, deck and fabulous covered front veranda. Great location, walk to parks, Kerr Village, downtown and the lake.

ROOM DETAILS

IN LAW SUITE

LIVING ROOM

- Engineered Hardwood Flooring
- Pot Lighting

KITCHEN #2

- Engineered Hardwood Flooring
- Neutral Cabinetry & Upgraded Countertop with Undermount Sink & Gooseneck Faucet
- Pot Lighting
- Under Cabinet Lighting
- Upgraded Tile Backsplash
- KitchenAid Gas Stove
- Bosch Dishwasher
- GE Fridge
- Vent-A-Hood Exhaust Fan

BATHROOM

- 3 Piece
- Upgraded Tile Flooring
- Upgraded Cabinetry With Vessel Sink
- Toto Toilet
- Pot Lighting

BEDROOM

- Engineered Hardwood Flooring
- Built-In Cabinetry
- Window Blinds
- Walkout to Private Back Deck
- Pot Lighting

LOWER LEVEL

LOWER FOYER/SITTING AREA

- Hardwood Staircase with Black Pickets
- Upgraded Vinyl Flooring
- Built-In Custom Bar with Upgraded Cabinetry & Quartz Countertop with Undermount Sink
- Sitting Area
- Pot Lighting
- Designer Backsplash & Floating Shelving with Undermount Lighting
- Bar Fridge
- Storage Cabinetry

RECREATION ROOM

- Neutral Broadloom
- Pot Lighting
- Cold Storage Under Front Terrace
- Storage Area with Built-In Cabinets

BEDROOM

- Upgraded Vinyl Flooring
- Pot Lights

BEDROOM

- Upgraded Vinyl Flooring
- Pot Lighting
- Built-In Cabinetry/Closet
- Access to Sump Pump

BATHROOM

- 3 Piece
- Ceramic Tile Flooring
- Upgraded Wall Sconces & Mirror
- Upgraded Cabinetry & Countertop with Undermount Sink
- Upgraded Faucet
- Walk-In Shower with Tile Glass Surround

BASEMENT #2

FOYER/OFFICE SPACE

- Vinyl Flooring
- Hardwood Stairs with Black Pickets
- Pot Lighting

BEDROOM

- Upgraded Vinyl Flooring
- Built-In Closets
- Window Blinds
- Pot Lighting

BATHROOM

- 4 Piece
- Upgraded Tile Flooring
- Neutral Cabinetry & Countertop with Double Sinks
- Oversized Walk-In Shower with Bench & Glass Enclosure
- Riobel Faucet
- Pot Lighting

ADDITIONAL FEATURES

EXTERIOR FEATURES

- Whole Lot Graded & Leveled

FRONT GARDEN

- New Double Driveway with Room for 5 Cars
- Single Car Garage
- Nicely Landscaped with Interlock Walkways
- Spacious Covered Porch

BACK GARDEN

- New Wood Fence
- New Sundance 780 Series Chelsea Hot tub
- Two Custom Decks
- New Shed with New Base

OTHER FEATURES

- Complete Renovation with 800 Sq Ft Addition
- New 200 Amp Hydro Service with New Buried Service
- New Water Line from Street
- New Sewer Line to Street

- New Drain Lines Under Basement Slab
- All Electrical New
- All Plumbing New
- New Tankless Hot Water Heater
- New Furnace AC Humidifier & HRV System
- All Ductwork New
- Addition with Bench Footing in Basement To Give More Ceiling Height In Basement Addition
- Custom Cabinetry Throughout the House
- Custom Window Shades in All Bedrooms
- Outside Electrical Outlets for Holiday Lights Under Front Roof Eaves with Smart Switch in Garage

Smart Home Features:

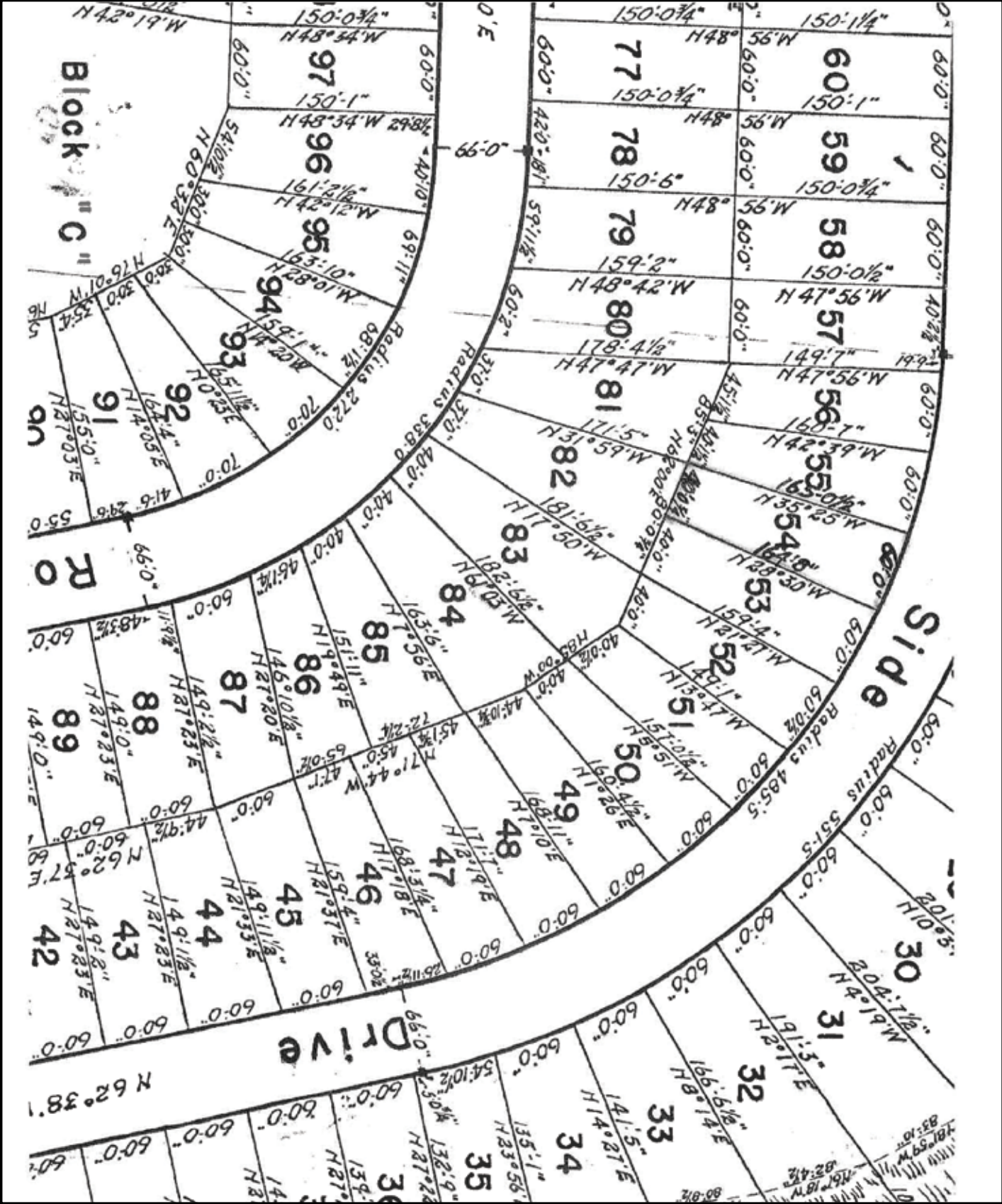
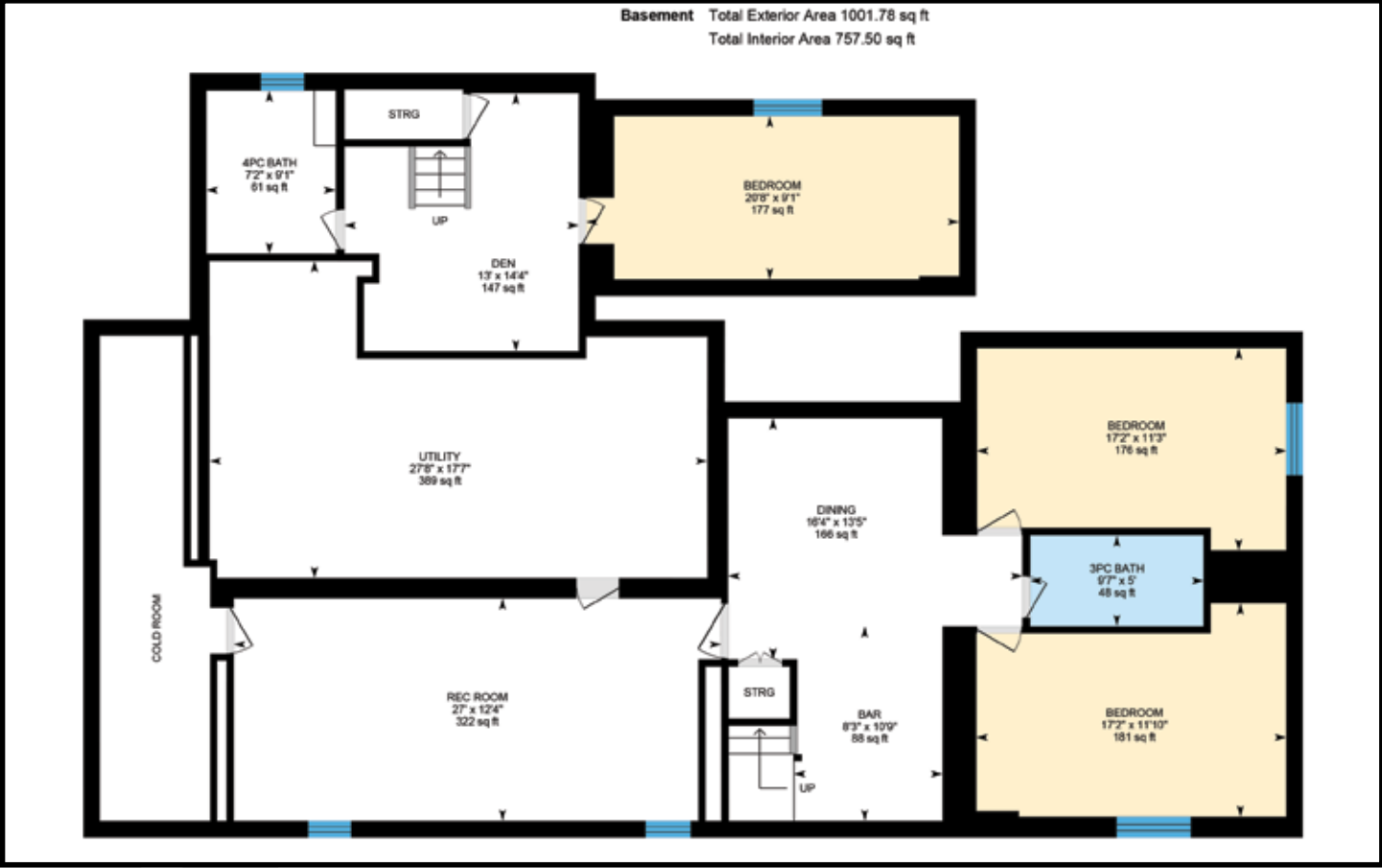
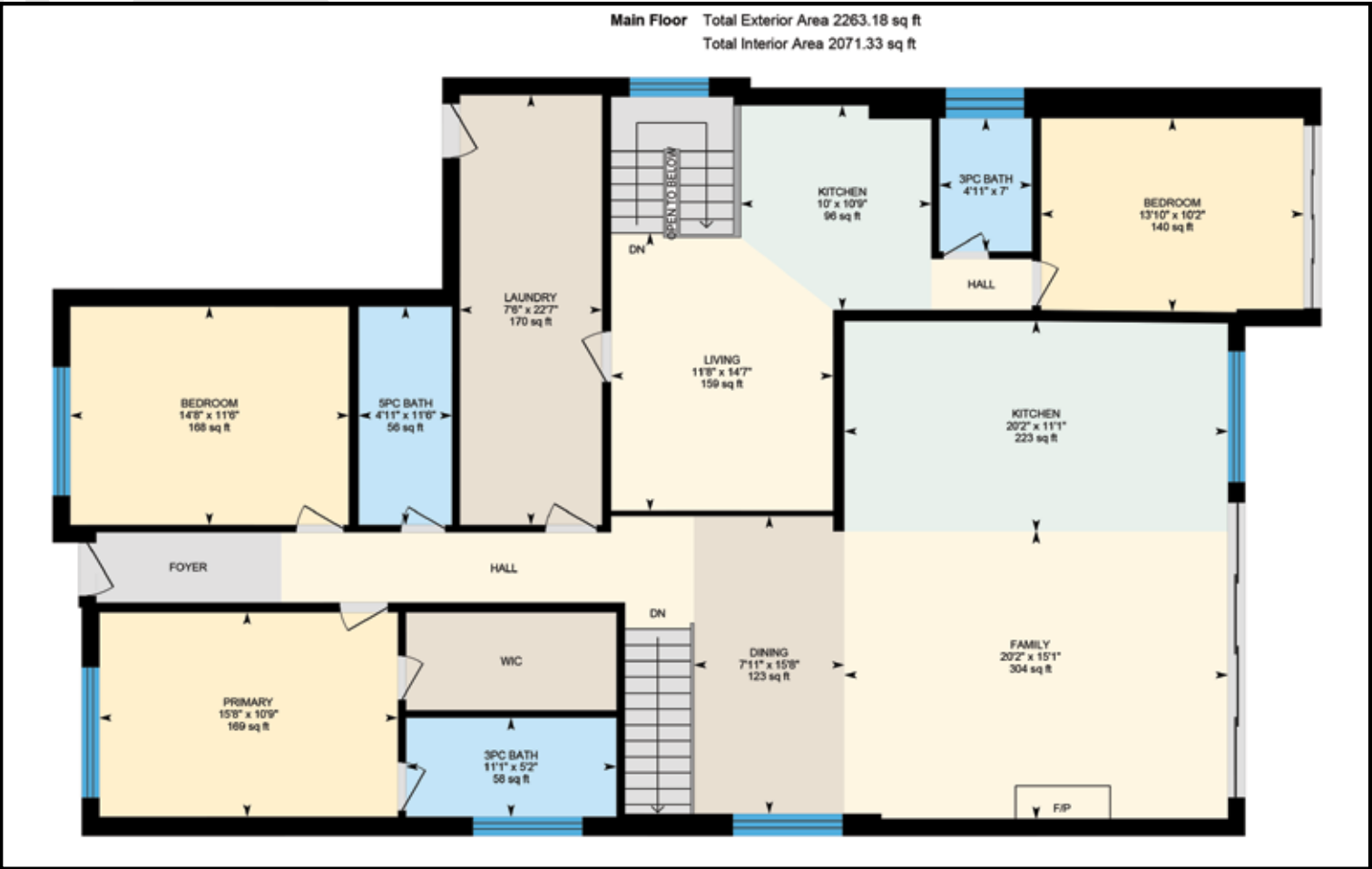
- Whole House Wired for Internet with CAT5e Cabling
- WiFi Smart Switches for All Outside Lights & Many Inside Lights
- EcoBee Smart Thermostat with 3 Remote Room Sensors







FLOOR PLANS & SURVEY



* 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.

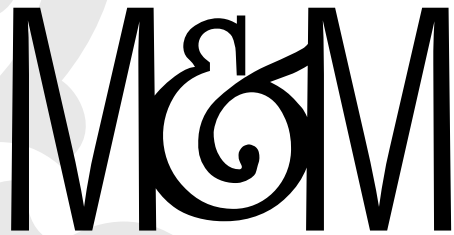
Residents and visitors enjoy theatre, dance, music and comedy performances at the Oakville Centre for the Performing Arts. They can visit the Oakville Museum at Erchless Estate, located in the home of the Chisolms, Oakville's founding family. Other points of interest include galleries, historical societies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

BROKER

SALES REPRESENTATIVE



ROYAL LEPAGE
CHAIRMAN'S CLUB NATIONAL
TOP 1%
LIFETIME MEMBER
2020



905.845.4267
326 LAKESHORE ROAD EAST
OAKVILLE ONTARIO L6J 1J6

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