



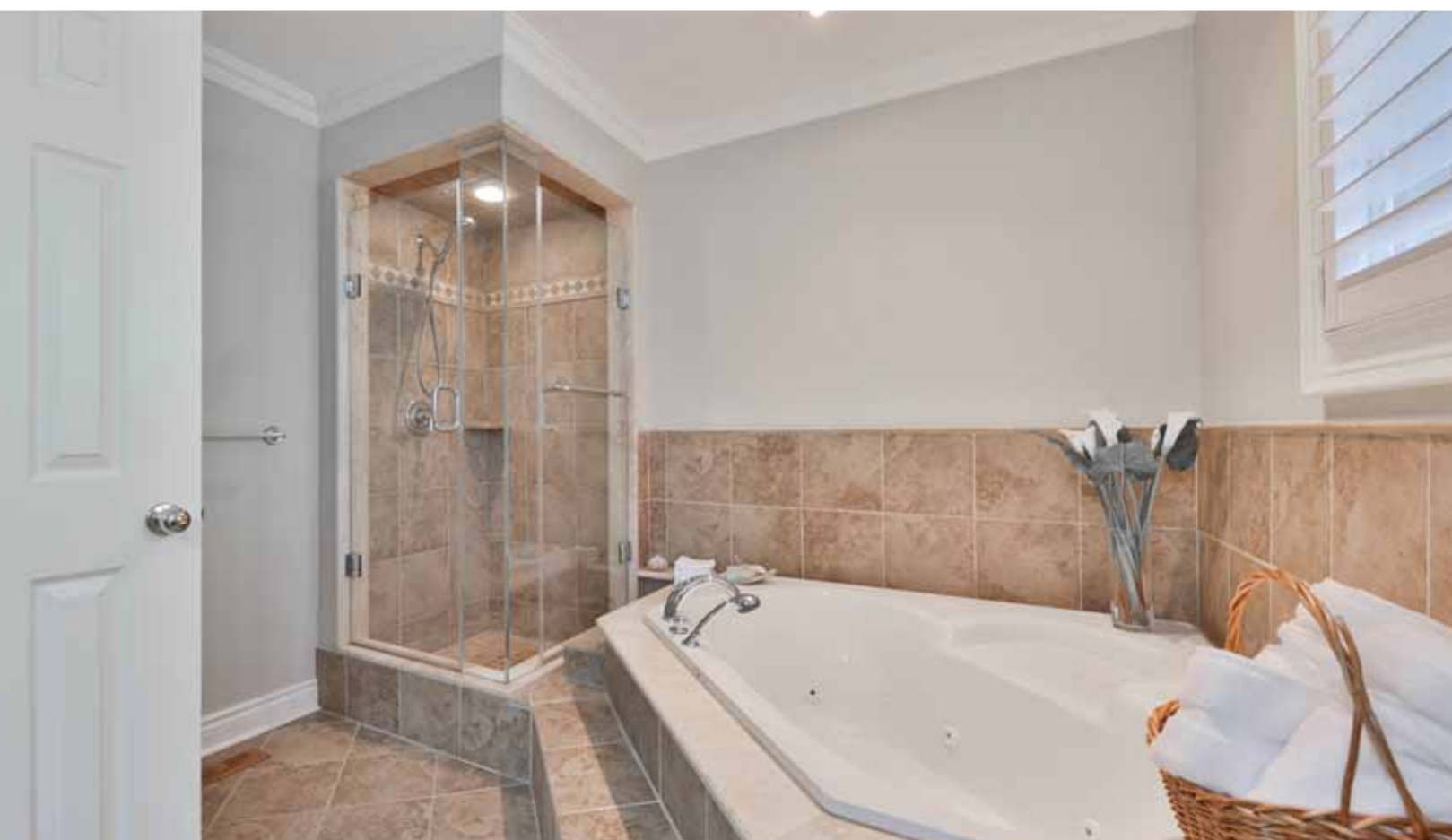
MACKEY &
McCORMICK
BLAIR AND PETER, CA

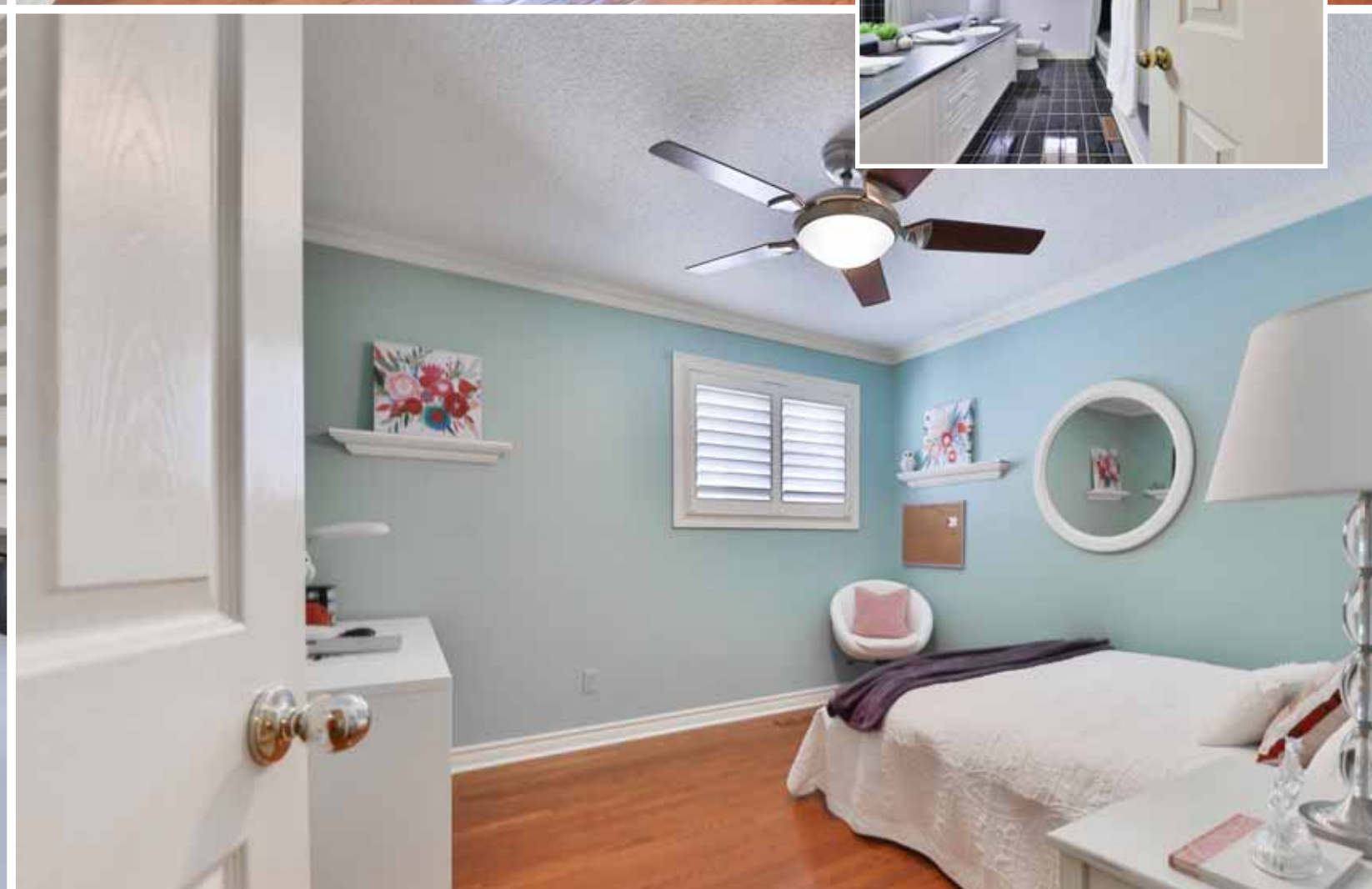
136
HOPEWELL ROAD
RIVER OAKS















ROOM DETAILS

MAIN LEVEL

FOYER

- Upgraded Front Door with Decorative Side Lights
- Upgraded Tile Flooring
- Pot Lighting
- Crown Molding
- Upgraded Electric Light Fixtures
- Double Closet with Mirrored Doors

LIVING ROOM

- Hardwood Flooring
- Crown Molding
- Custom Draperies

DINING ROOM

- Hardwood Flooring
- Crown Molding
- Upgraded Electric Light Fixtures
- Custom Draperies

KITCHEN

- Ceramic Tile Flooring
- Upgraded Cameo Cabinetry with Tray Rack Storage, Spice Drawer, Custom Pull Outs & Pot Drawer
- Large Pantry
- Upgraded Quartz Countertops
- Undermount Sink
- Upgraded Ceramic Backsplash
- Under Cabinet Lighting
- Stainless Steel Kenmore Built-In Dishwasher
- Stainless Steel Kenmore Gas Stove
- Stainless Steel Kenmore Fridge
- Upgraded Electric Light Fixtures
- Crown Molding

BREAKFAST AREA

- Upgraded Tile Flooring
- Workstation Nook with Upgraded Countertop & Cabinetry
- Walkout to Back Garden
- Crown Molding
- Upgraded Electric Light Fixtures
- Custom Drapery

FAMILY ROOM

- Hardwood Flooring
- Gas Fireplace
- Pot Lighting
- Crown Molding
- Custom Drapery

BATHROOM

- 2 Piece
- Upgraded Tile Flooring
- Upgraded Cabinetry & Quartz Countertop
- Undermount Sink
- Crown Molding

DEN

- Hardwood Flooring
- Custom Window Shades
- Crown Molding

LAUNDRY

- Upgraded Tile Flooring
- Neutral Cabinetry & Countertop
- Stacked Kenmore Elite Washer & Gas Dryer
- California Shutters
- Crown Molding
- Access to Double Garage

UPPER LEVEL

UPPER FOYER

- Hardwood Staircase with Broadloom Runner
- Crown Molding
- Upgraded Electric Light Fixtures
- Linen Closet

MASTER BEDROOM

- Hardwood Flooring
- Walk-In Closet with Built-In Storage
- Ceiling Fan
- California Shutters & Draperies
- Crown Molding



WELCOME HOME

TAXES: \$6,858 / 2020
LOT SIZE: 49.21' x 131.32'
POSSESSION: 60-90 Days

Stunning 5 bedroom home on beautiful 49 x 131' private lot with inground saltwater pool in desirable River Oaks. Upgraded throughout including hardwood floors, crown molding, renovated kitchen with stainless steel appliances and quartz countertops, spacious master bedroom retreat with walk-in closet and gorgeous ensuite with soaker tub and glass shower, over 3000 square feet plus a fully finished lower level which includes a stunning 800+ bottle custom chilled wine cellar, a games room, exercise area, rec room and 3-piece bathroom. Mature landscaping and trees provide a private backyard retreat with a fully fenced pool, cabana with outdoor shower with its own tankless water heater and interlocking stonescape surround. Close to excellent schools, parks, trails, transit and highways, shopping and more.

EXTERIOR FEATURES

FRONT GARDEN

- New Interlock Stone Double Car Driveway & Flagstone Front Porch
- Double Car Garage
- Garage Shelving & Slat Walls

BACK GARDEN

- Interlock Stone Patio
- Fully Fenced
- Gas Firepit
- Gas BBQ Hookup
- Heated Inground Saltwater Pool with Waterfall
- Pool House with Outdoor Shower & Instant Hot Water Tank
- Safety Pool Cover
- T-Cell
- Safety Fence Surrounding Pool Area
- Hayward Variable Speed VS 700 Pool Pump (2018)
- Filter & Salt Replacement
- Polaris 9450 Sport 4WD Robotic Cleaner (2019)
- Sump Well Pump (2020)
- In Pool Pump (2020)
- Outdoor Spot Lighting

ROOM DETAILS

ENSUITE

- 4 Piece
- Upgraded Tile Floors
- Upgraded Cabinetry & Countertop
- Undermount Sink
- Crown Molding
- Walk-In Shower with Glass Door Enclosure
- Step-Up Jet Tub
- California Shutters

BATHROOM

- 5 Piece
- Ceramic Tile Flooring
- Neutral Cabinetry & Countertop
- Upgraded Electric Light Fixtures
- Double Sinks
- Crown Molding

LOWER LEVEL

LOWER FOYER

- Hardwood Staircase with Broadloom Runner
- Laminate Flooring

RECREATION ROOM

- Laminate Flooring
- Gas Fireplace
- Pot Lighting
- Storage Room with Built-In Shelving
- Walk-In Pantry

EXERCISE ROOM

- Laminate Flooring
- Pot Lighting
- TV & TV Mount Included

BATHROOM

- 3 Piece
- Tile Flooring
- Corner Shower
- Pedestal Sink

BILLIARDS ROOM

- Laminate Flooring
- Pot Lighting
- Billiard Table & Balls Included

WINE CELLAR

- Custom Made Mahogany with Wisperkool Cooling Unit Can House 800+ Bottles (2018)

BEDROOM

- Hardwood Flooring
- Ceiling Fan
- California Shutters
- Crown Molding
- Clothes Closet
- Shared Jack & Jill 2 Piece Bath

BEDROOM

- Hardwood Flooring
- Ceiling Fan
- California Shutters
- Crown Molding
- Clothes Closet
- Shared Jack & Jill 2 Piece Bath

BEDROOM

- Hardwood Flooring
- Ceiling Fan
- California Shutters
- Clothes Closet
- Wraparound Wall Shelf

BEDROOM

- Hardwood Flooring
- Ceiling Fan
- California Shutters
- Clothes Closet
- Crown Molding

BATHROOM

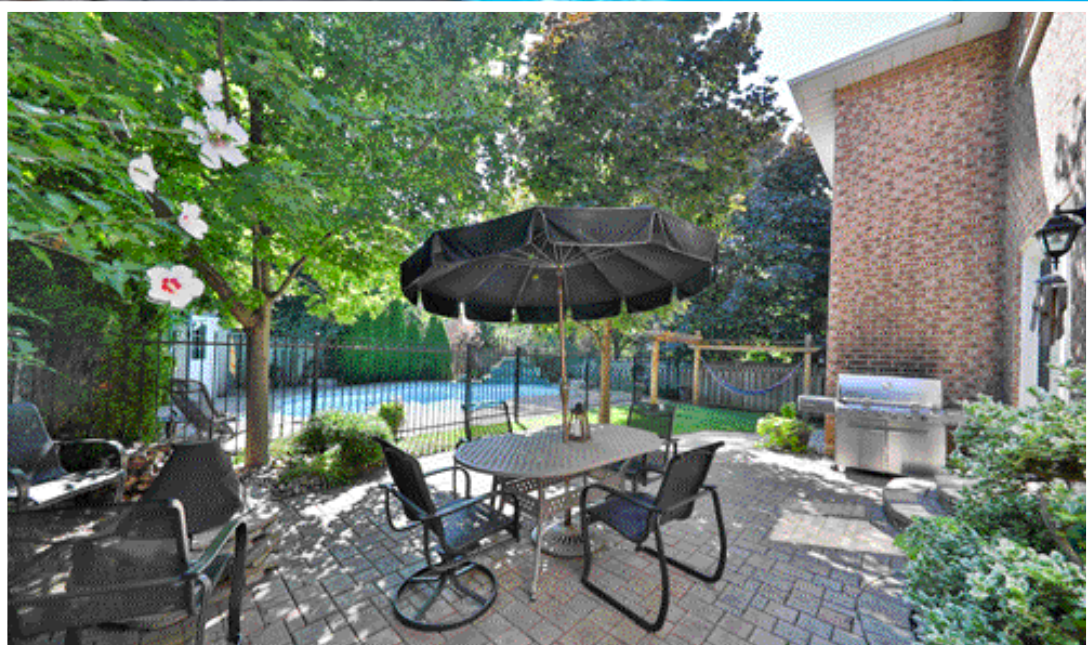
- 2 Piece Semi-Ensuite



OTHER FEATURES

- Skybell & NVR 8 Channel Exterior Cameras (4 Active with Option to Expand to 8)
- Navian Tankless Water Heater
- Regal Outdoor Lighting
- Fantech Air Filtration System (Hepa DM 3000)
- Fantech VHR 150R Air Cleaner
- Sanuvox R4000GX Ultraviolet Air Purification System
- Goodman High Efficiency Furnace (95%) Variable Speed
- Goodman High Efficiency Central Air Conditioner
- Central Vacuum & Attachments
- NetworX NX-1448E Control Panel & Security System
- Garage Door Opener
- Inground Sprinkler System
- 2 Owned Tankless Hot Water Heaters







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.

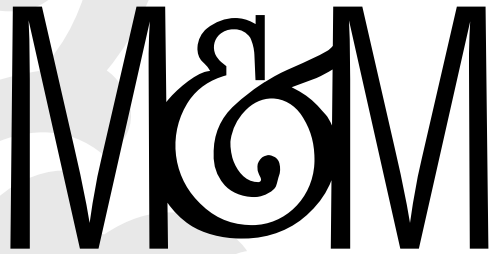
Residents and visitors enjoy theatre, dance, music and comedy performances at the Oakville Centre for the Performing Arts. They can visit the Oakville Museum at Erchless Estate, located in the home of the Chisolms, Oakville's founding family. Other points of interest include galleries, historical societies 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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TOP 1% NATIONALLY



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SALES REPRESENTATIVE



ROYAL LePAGE
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LIFETIME MEMBER
2020



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