

279 WESTWOOD DRIVE

SOUTHWEST OAKVILLE



MACKEY &
McCORMICK
BLAIRANDPETER.CA











ROOM DETAILS

MAIN LEVEL

FOYER

- Ceramic Tile Flooring

LIVING ROOM

- Dark Hardwood Flooring
- Wood Burning Fireplace (As Is Condition)
- Built-In Shelving
- Crown Molding
- Walkout to Front Patio

DINING ROOM

- Dark Hardwood Flooring
- Open to Kitchen

KITCHEN

- Dark Cabinetry
- Quartz Countertops
- Island with Undermount Sink & Stool Seating
- GE Monogram Stainless Steel Exhaust Hood
- Thor Stainless Steel 6 Range Gas Stove
- Built-In Stove & Microwave
- LG Stainless Steel Fridge
- Undercabinet Lighting

FAMILY ROOM

- Dark Plank Flooring
- Vaulted Ceiling
- Wood Burning Fireplace
- Ceiling Fan
- Walkout to Back Garden
- Window Blinds

POWDER ROOM

- Vinyl Flooring
- Pedestal Sink

BEDROOM

- Dark Hardwood Flooring
- Closet

BEDROOM

- Dark Hardwood Flooring
- Closet

BEDROOM

- Dark Hardwood Flooring

BATHROOM

- 4 Piece
- Neutral Vinyl Flooring
- Double Sink
- Neutral Cabinetry
- Walk-In Shower Enclosure

LOFT

MASTER BEDROOM

- Dark Vinyl Flooring
- Walk-In Closet
- Wood Burning Fireplace (As Is Condition)

ENSUITE

- 4 Piece
- Dark Vinyl Flooring
- Shower/Tub Enclosure
- Neutral Cabinetry & Countertop

LOWER LEVEL

RECREATION ROOM

- Dark Vinyl Flooring
- Games Area
- Pot Lighting

LAUNDRY

- Washer & Dryer
- Laundry Tub
- Storage Area



WELCOME HOME

TAXES: \$8,997 / 2021
LOT SIZE: 158' x 200' x 30' x 215' x 55' Irregular
POSSESSION: 90+ Days

Spacious 4 bedroom bungalow (over 2,700 square feet) on a spectacular 1/2 acre lot located on one of southwest Oakville's most desirable quiet crescents. Hardwood floors, open concept, loft master bedroom retreat with ensuite, family room with vaulted ceiling and wood burning fireplace. Great curb appeal, Inground heated saltwater pool, private and mature neighbourhood, walk to lake, parks and schools. Live in as-is, renovate further or build your dream home on this special lot offering size, location and privacy.

ADDITIONAL FEATURES

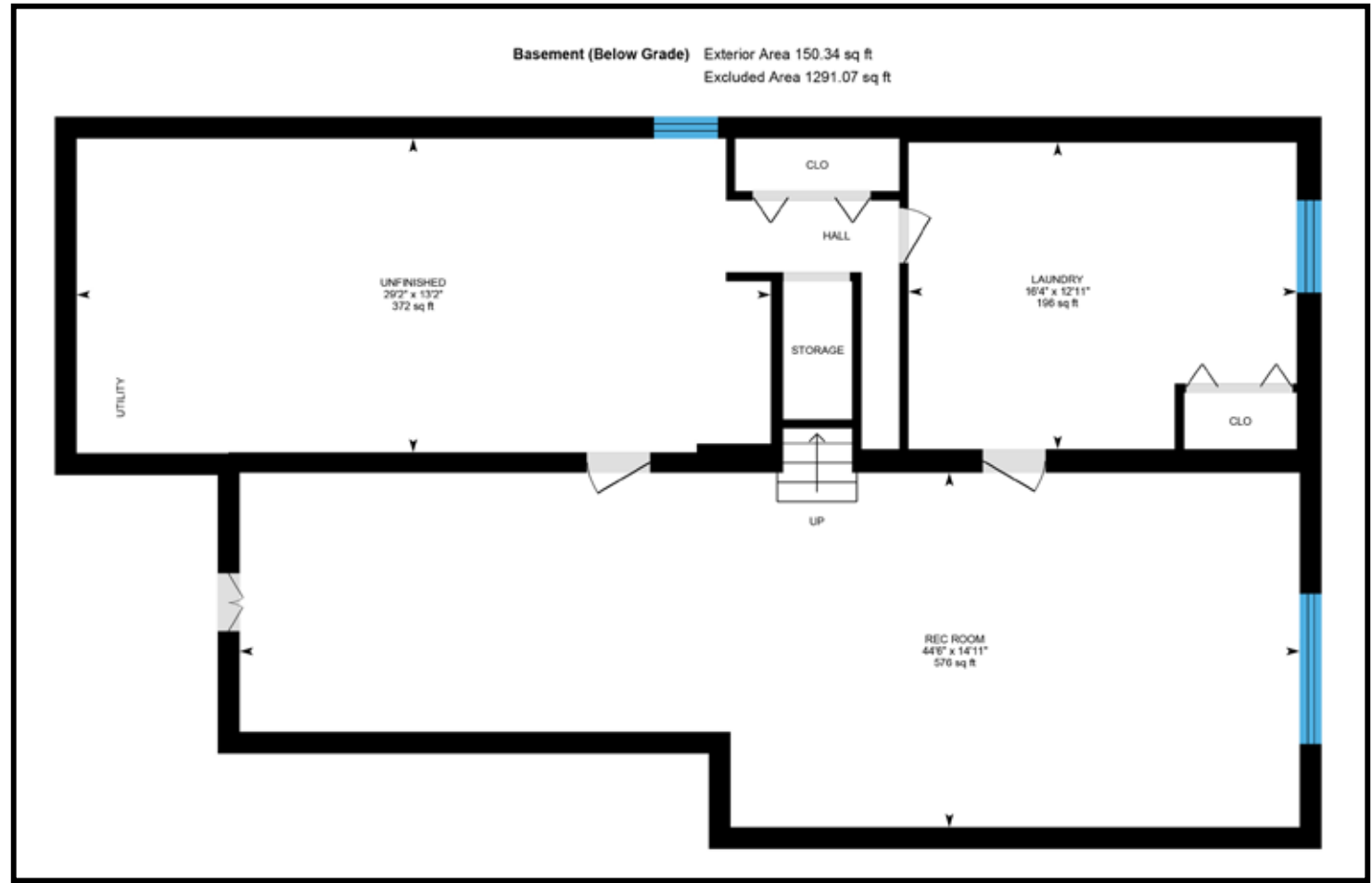
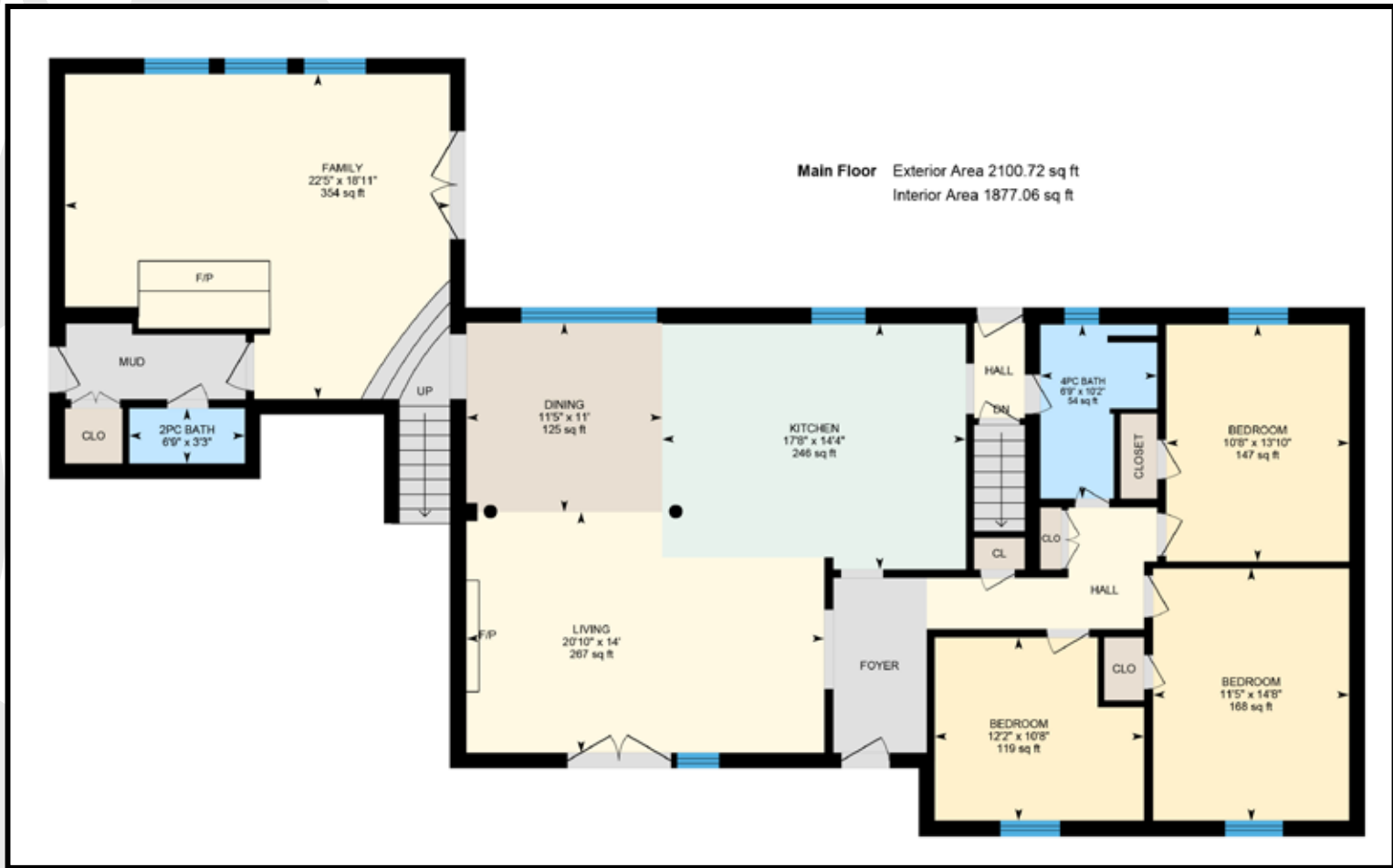
EXTERIOR FEATURES

FRONT GARDEN

- Double Car Driveway
- Double Car Garage
- Great Curb Appeal
- Desirable, Quiet Crescent
- Flagstone Walkway & Interlock Stone Patio
- Inground Sprinkler System

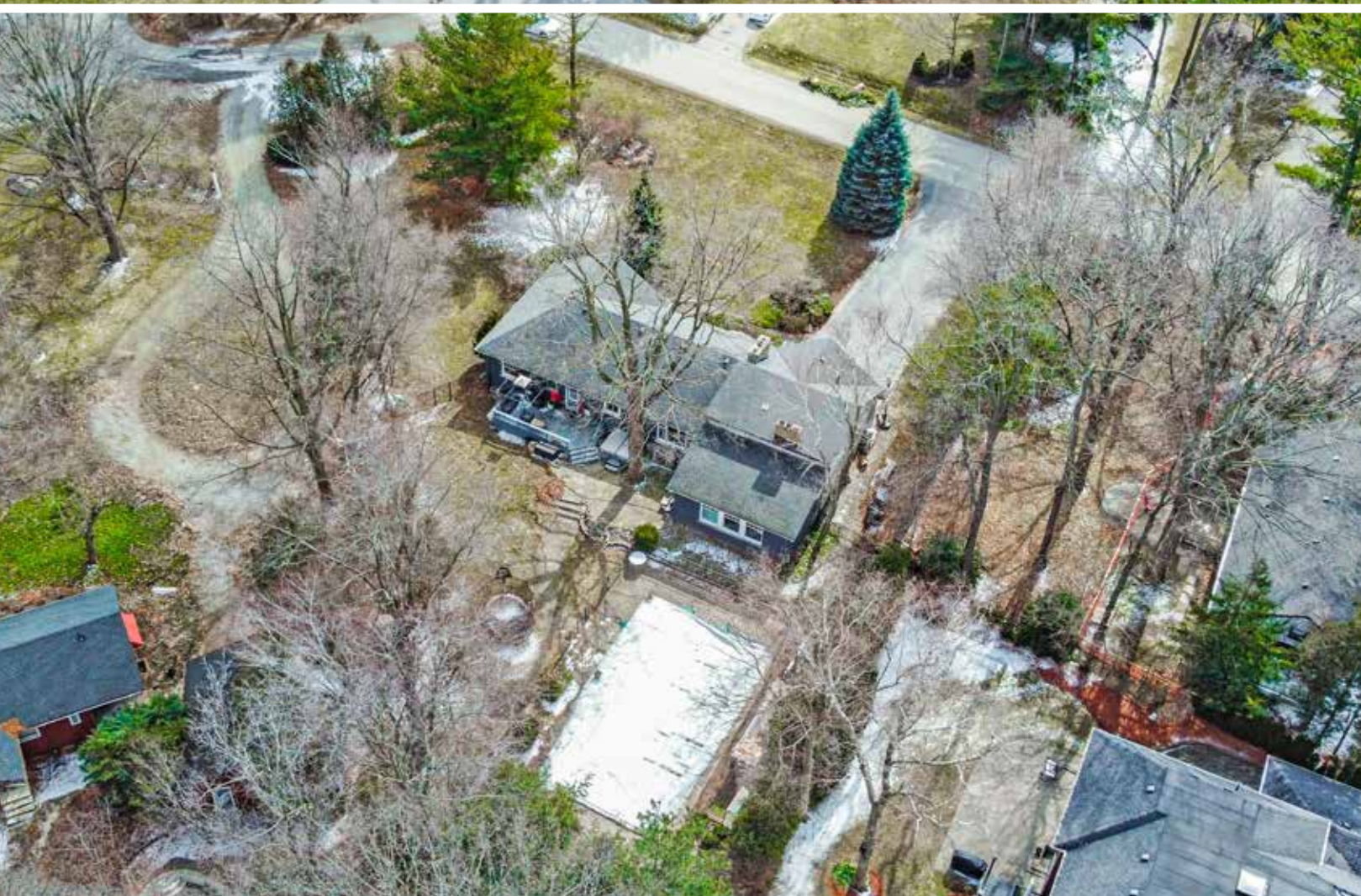
BACK GARDEN

- Fully Fenced
- Inground Concrete Saltwater Pool, Fully Fenced
- Pool Heater
- Pool Shed
- Deck
- BBQ Gas Hookup



FLOOR PLANS

* 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.

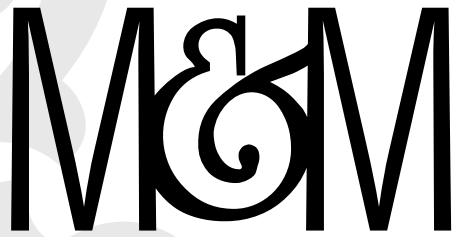
Residents and visitors enjoy theatre, dance, music and comedy performances at the Oakville Centre for the Performing Arts. They can visit the Oakville Museum at Erchless Estate, located in the home of the Chisolms, Oakville's founding family. Other points of interest include galleries, historical societies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