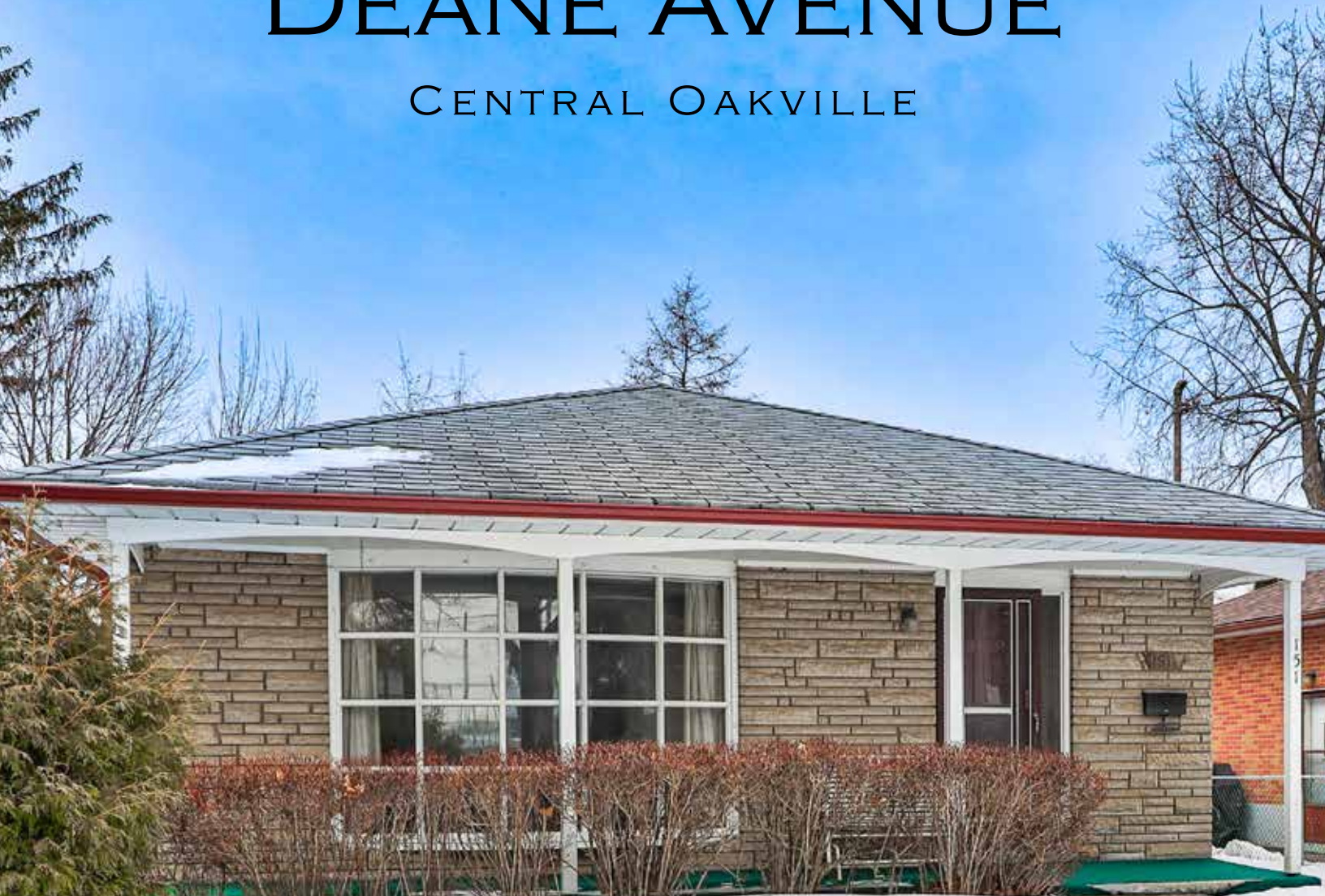


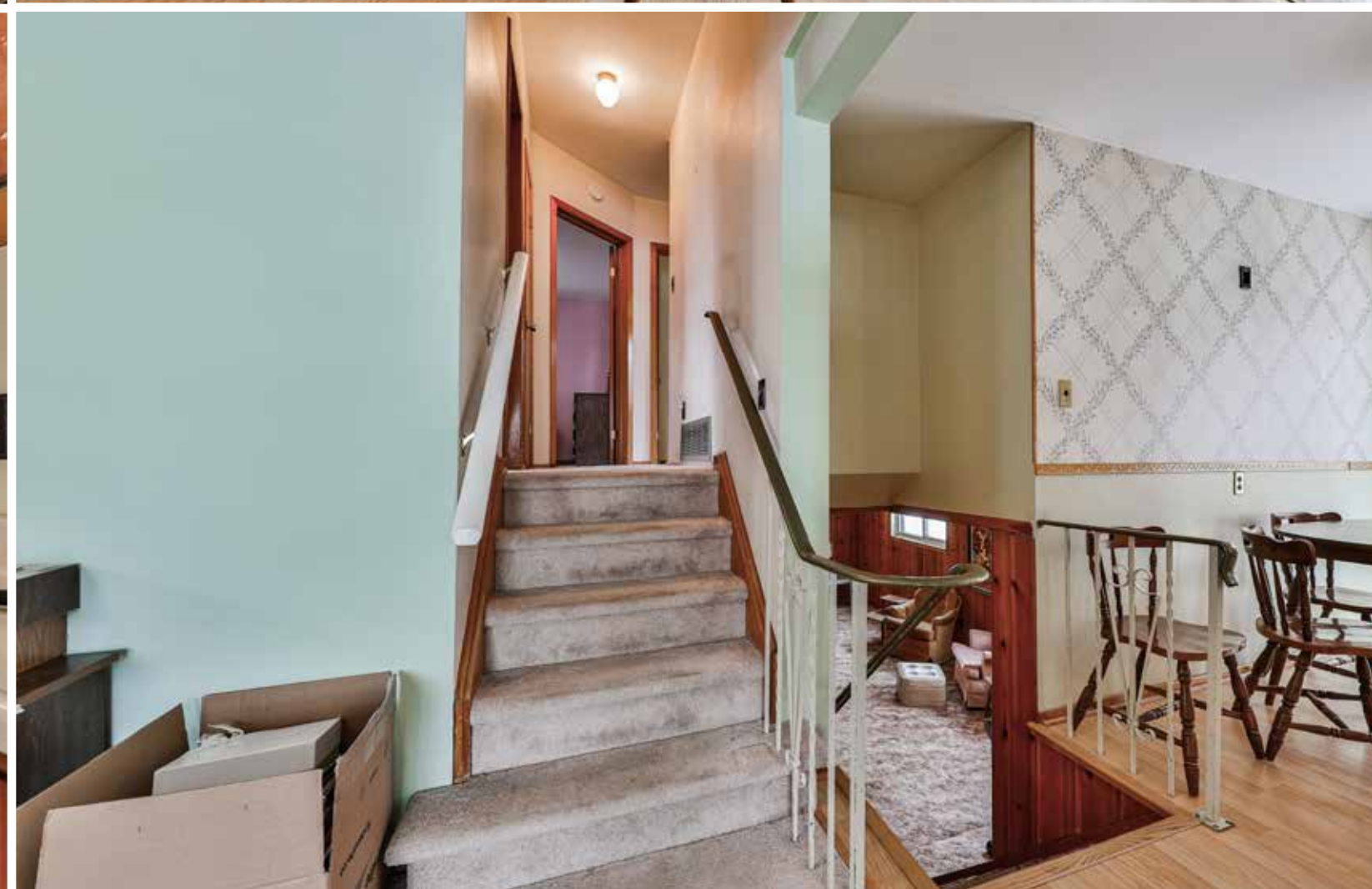
151 DEANE AVENUE

CENTRAL OAKVILLE



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ROOM DETAILS

MAIN LEVEL

FOYER

- Storm Door
- Laminate Flooring
- Double Coat Closet

LIVING ROOM/DINING ROOM

- Neutral Broadloom (Hardwood Flooring Under Carpet)
- Bright & Spacious Front Room with Floor-to-Ceiling Bay Window
- Window Coverings
- Crown Molding

KITCHEN

- Laminate Flooring
- Wood Cabinetry & Neutral Countertop
- White Kenmore Fridge
- White Frigidaire Stove
- Double Sink
- Pantry Closet
- Eat-In Area
- Walkout to Side Yard

UPPER LEVEL

UPPER FOYER

- Neutral Broadloom (Hardwood Flooring Under Carpet)
- Linen Closet

MASTER BEDROOM

- Hardwood Flooring
- Double Closet + Single Closet
- Window Blinds
- Overlooking Back Garden

BEDROOM

- Hardwood Flooring
- Double Closet
- Overlooking Back Garden

BEDROOM

- Hardwood Flooring
- Single Closet

BATHROOM

- 4 Piece
- Wood Cabinet with Laminate Countertop
- Tiled Tub/Shower Enclosure

LOWER LEVEL

FAMILY ROOM

- Broadloom
- Wood Burning Fireplace (As Is Condition)
- Oversized Windows with Ample Natural Light

LAUNDRY/STORAGE AREA

- Laundry Tub
- White Washer & Dryer
- Additional Storage Area
- Crawl Space Access
- Walk-Up to Back Garden



WELCOME HOME

TAXES: \$4,040 / 2021

LOT SIZE: 39.99' x 120'

POSSESSION: 90+ Days

Great opportunity for detached living in South Central Oakville within walking distance of shopping, schools, lake and downtown. Hardwood flooring, eat-in kitchen, spacious living/dining room combo and bright family room with wood burning fireplace. Fully fenced private back garden. Live-in, renovate or build your dream home.

ADDITIONAL FEATURES

EXTERIOR FEATURES

FRONT GARDEN

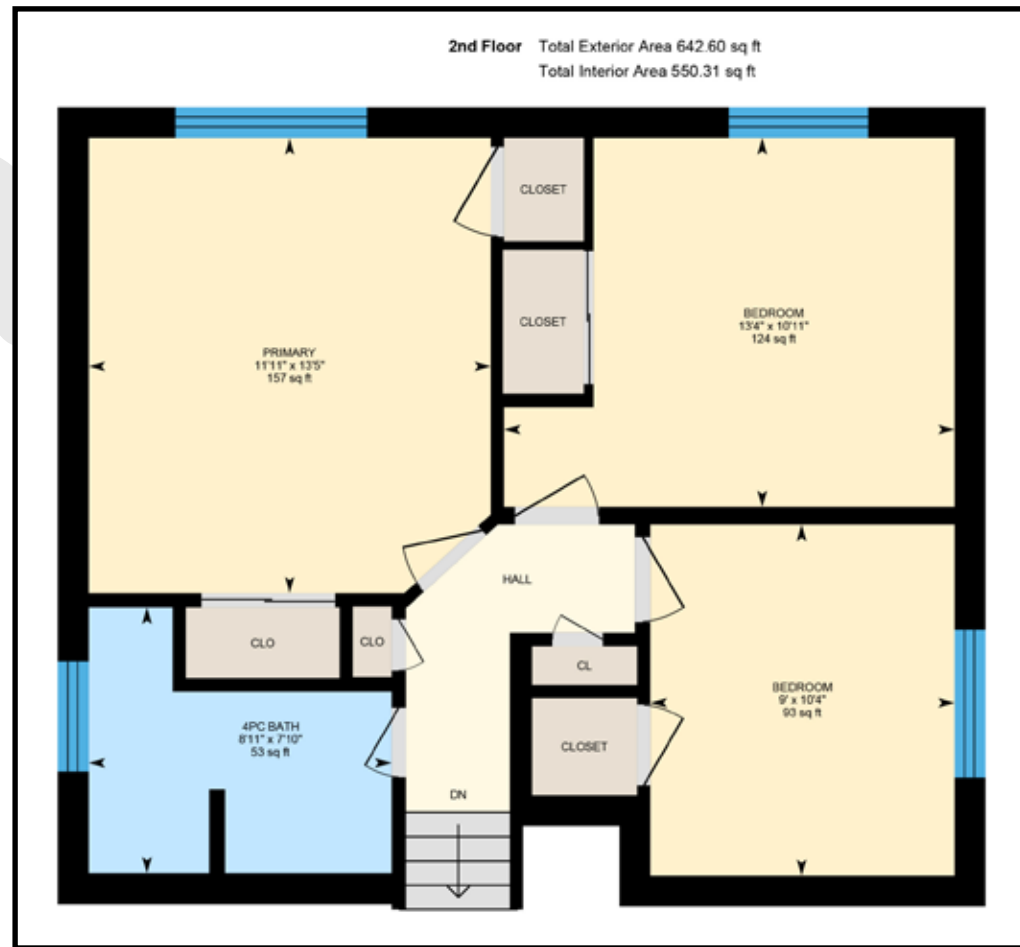
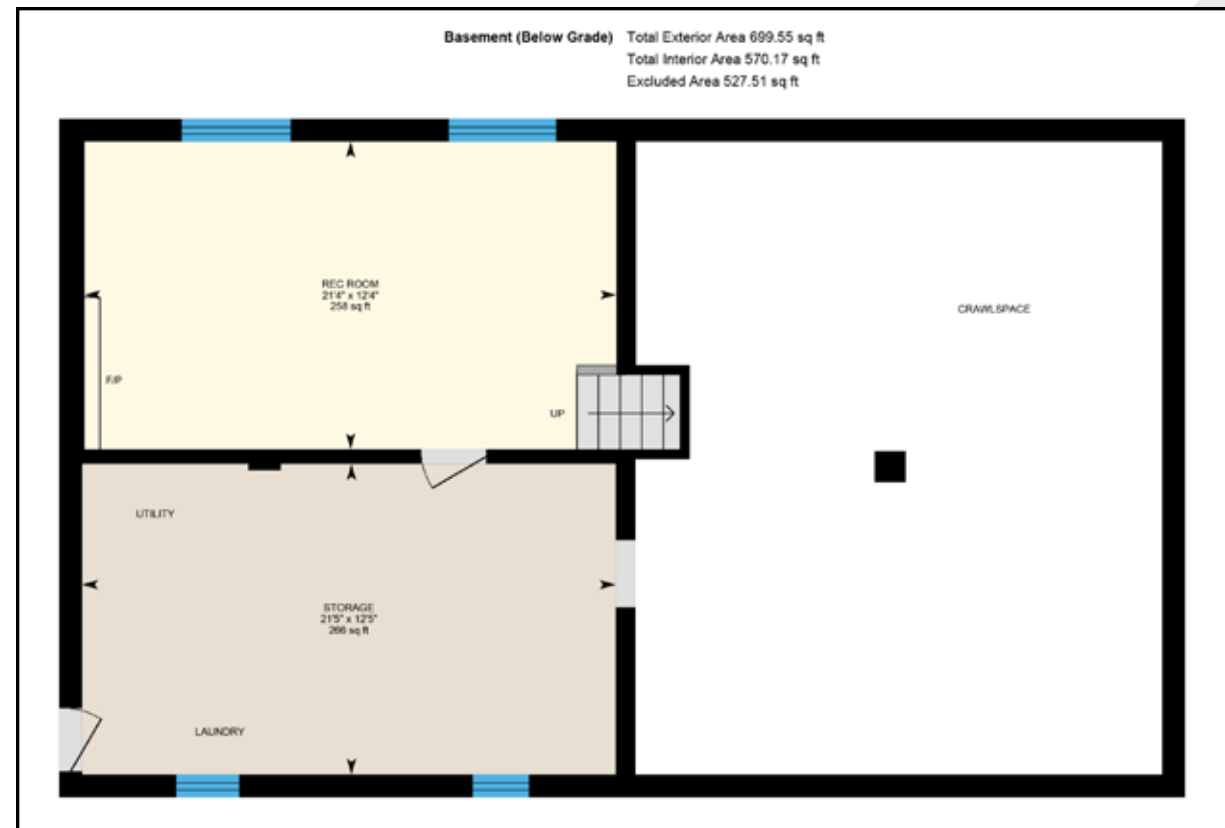
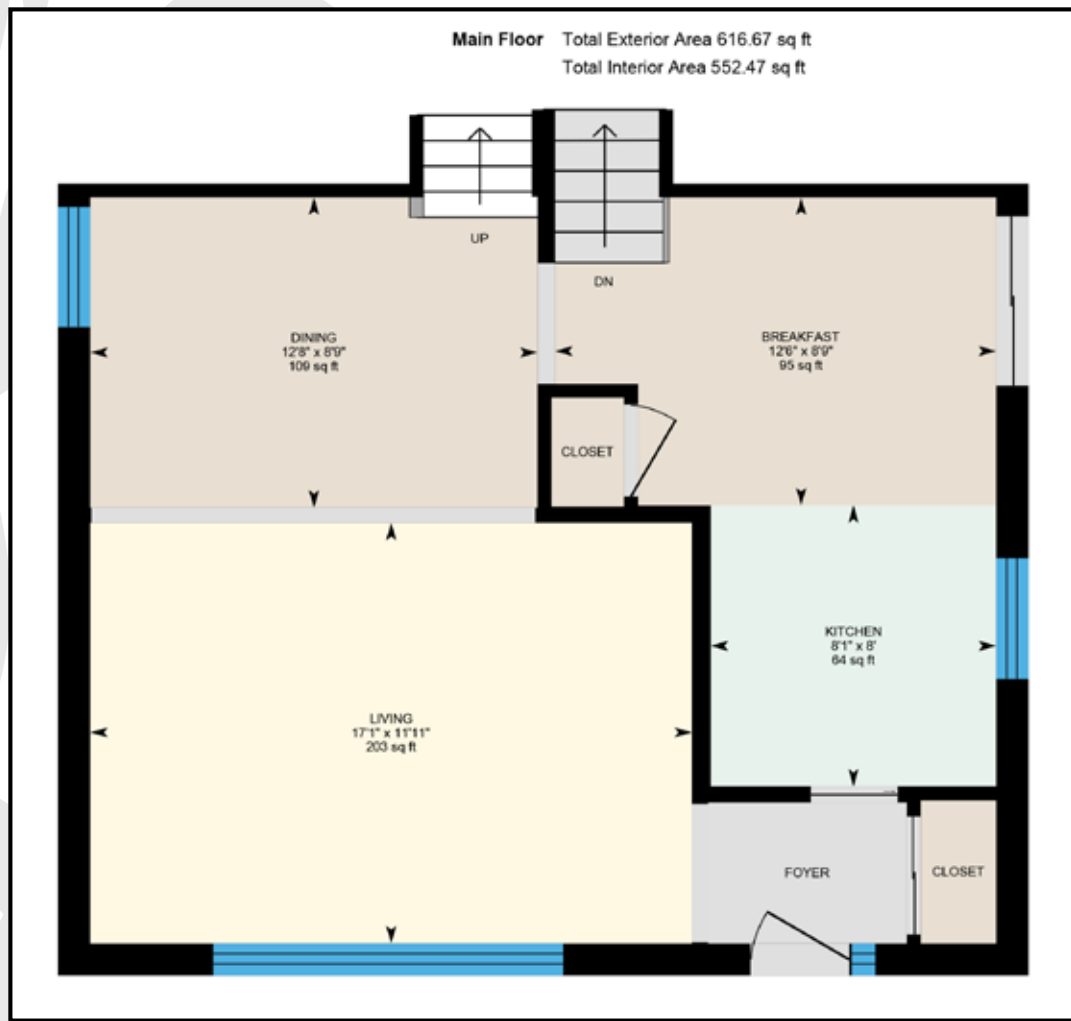
- Single Car Driveway Accommodates 2 Cars
- Walkout from Kitchen to Side Paved Area
- Covered Front Porch

BACK GARDEN

- Fully Fenced
- Private Hedged Back Garden
- Walk-In to Lower Level

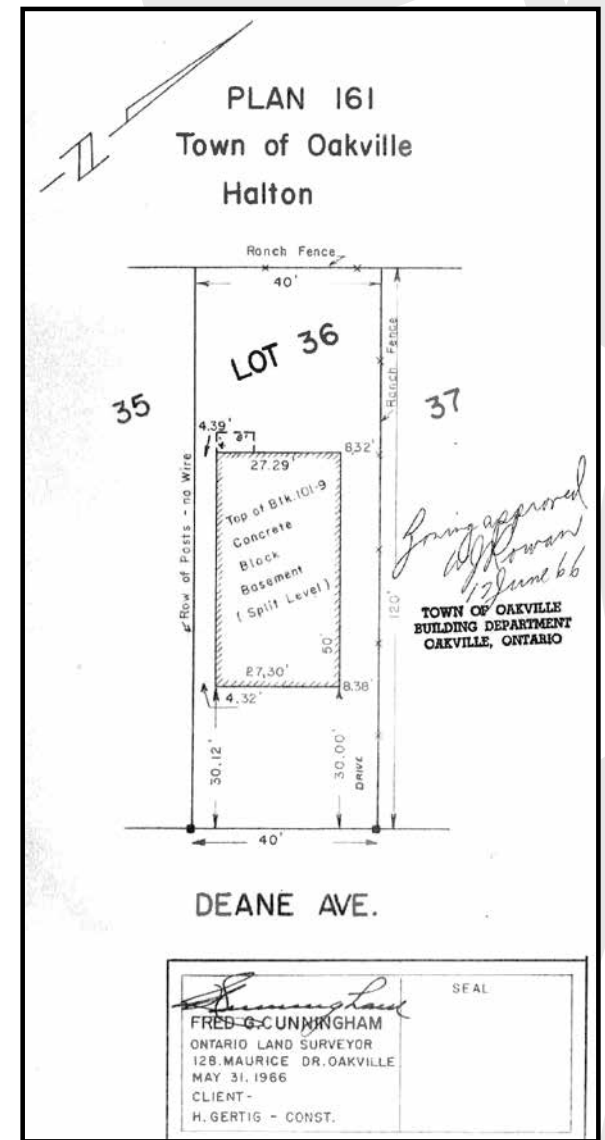
OTHER FEATURES

- Hot Water Tank, Furnace & Air Conditioner are Rentals



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.

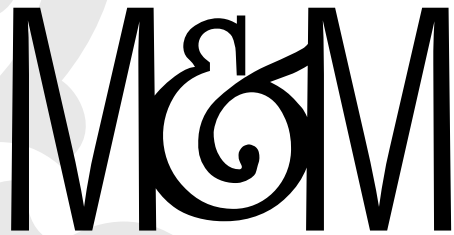
Residents and visitors enjoy theatre, dance, music and comedy performances at the Oakville Centre for the Performing Arts. They can visit the Oakville Museum at Erchless Estate, located in the home of the Chisolms, Oakville's founding family. Other points of interest include galleries, historical societies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



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