



MACKEY &  
McCORMICK  
BLAIR AND PETER, CA



55

SOUTH FORSTER PARK DRIVE

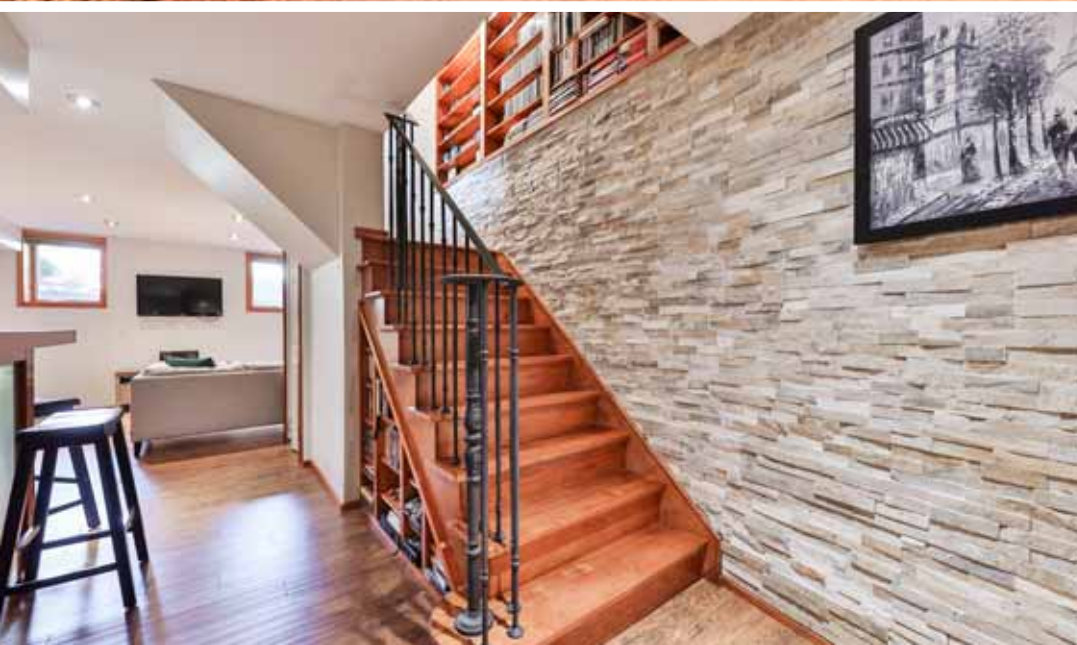
CENTRAL OAKVILLE













## ROOM DETAILS

### MAIN LEVEL

#### FOYER

- Ceramic Tile Flooring
- Coat Closet
- Access to Garage

#### DINING ROOM

- Laminate Flooring
- Wood Burning Fireplace with Concrete & Tile Surround & Custom Railway Tie Mantle
- Large Double Casement Windows
- Window Blinds
- Ceiling Fan
- Double French Doors
- Crown Molding

#### KITCHEN

- Laminate Flooring
- Neutral Custom Cabinetry with Ample Storage
- Stainless Steel Fisher Paykel Fridge
- Stainless Steel Blomberg Dishwasher
- Stainless Steel Viking Gas Range & Stove
- Stainless Steel Vent Hood
- Stainless Steel Panasonic Built-In Microwave
- Travertine Backsplash
- Rolling Drawers
- Large Island with Double Sink & Breakfast Bar Seating
- Built-In Desk Nook
- Window Blinds
- Walkout to Back Garden
- Pot Lighting

#### FAMILY ROOM

- Hardwood Flooring
- Gas Burning Fireplace with Pebble Stone Hearth
- Halogen Lighting
- Large Expansive Wall of Casement Windows Overlooking Rear Garden
- Window Blinds
- Double Door Walkout to Back Deck & Terrace

#### BATHROOM

- 2 Piece
- Ceramic Tile Flooring

### OFFICE

- Ceramic Tile Flooring
- Built-In Desk & Shelving
- Double Casement Windows Overlooking Pool
- Pocket Shaker Door
- Track Lighting

### UPPER LEVEL

#### UPPER FOYER

- Hardwood Flooring
- Wood Staircase with Wrought Iron Railings

#### MASTER BEDROOM

- Hardwood Flooring
- Pot Lighting
- Window Blinds
- Built-In Speakers
- Pocket Door
- Freestanding Wardrobe

#### ENSUITE

- 3 Piece Ensuite
- Oversized Walk-In Shower with Bench & Travertine Tile Surround
- Rain Showerhead

#### BEDROOM

- Hardwood Flooring
- Ceiling Fan
- Double Clothes Closet
- Full Wall of Windows

#### BEDROOM

- Hardwood Flooring
- Double Clothes Closet
- Pocket Door
- Large Casement Window

#### BEDROOM

- Hardwood Flooring
- Ceiling Fan
- Clothes Closet
- Large Double Casement Window

#### BATHROOM

- 4 Piece
- Ceramic Tile Flooring
- Shaker Style Cabinetry
- Marble Countertop
- Clawfoot Tub with Shower Attachment



# WELCOME HOME

**TAXES:** \$5,793 / 2020  
**LOT SIZE:** 60' X 142'  
**POSSESSION:** 90+ Days

Lovely renovated family home located in the heart of Central Oakville/Kerr Village with inground pool! Walk to Kerr Village, Downtown and Lake. This home is bigger than it looks with over 2,300 sq ft above grade featuring a large addition (2009) with master and ensuite, family room and recreation room with oversized windows. There are a total of 4 bedrooms and 3.5 bathrooms. Great floor plan, convenient main floor office overlooking the pool, powder room and inside access to garage, spacious dining room with crown molding and wood burning fireplace, sun-filled family room with ample windows, fireplace and walkout to the garden and pool. Large, updated kitchen with centre island, breakfast bar, high-end stainless steel appliances and lots of storage perfect for family gatherings. The lower level offers a great area for entertaining with 2 recreation rooms, oversized windows, built in bar, 3 piece bath and laundry. The rear garden is truly amazing, very private with towering mature trees. Backyard oasis features decking, a dining area, natural gas fire pit, cabana and garden shed, irrigation system and heated inground saltwater pool (2017). Easy access to major highways and Oakville GO. Do not miss, this home has it all!

## ADDITIONAL FEATURES

### EXTERIOR FEATURES

#### FRONT GARDEN

- Double Car Driveway
- Single Car Garage with Built-In Storage
- Aggregate Stone Front Walkway/Border
- Landscaped Perennial Gardens with Arbour

### BACK GARDEN

- Aggregate Stone Terrace
- Large Wooden Deck with Lighting
- Fully Fenced Lot with Privacy Hedging & Mature Trees
- Inground Heated Saltwater 5'4" (23'x30'x15') Pool. Installed in 2017 by Fox Pools
- Pool Heater
- Pool Cleaner
- Pool Safety Cover
- Pool Hut with Change Area, Fridge & TV
- Shed
- Gas Fireplace

### OTHER FEATURES

- 2 Furnaces (1 Replaced in 2020)
- 2 Air Conditioners
- 2 Hot Water Tanks (1 Owned, 1 Rental)
- House Addition (2009)
- Sprinkler System Installed

# ROOM DETAILS

## LOWER LEVEL

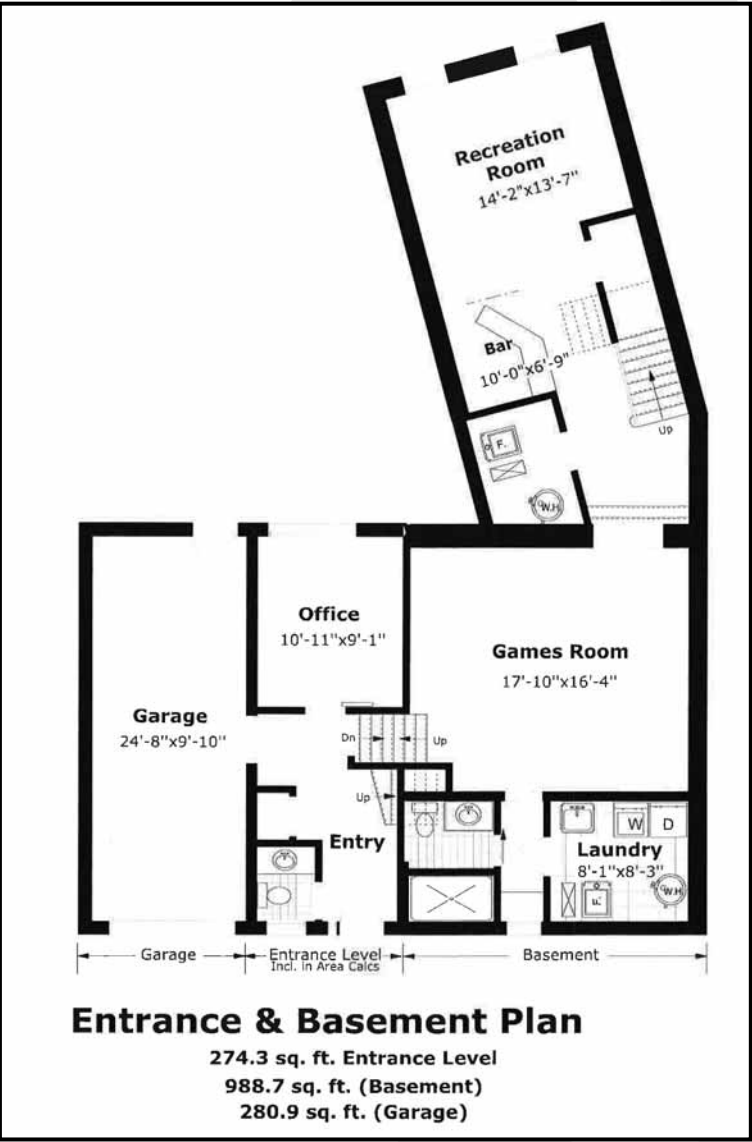
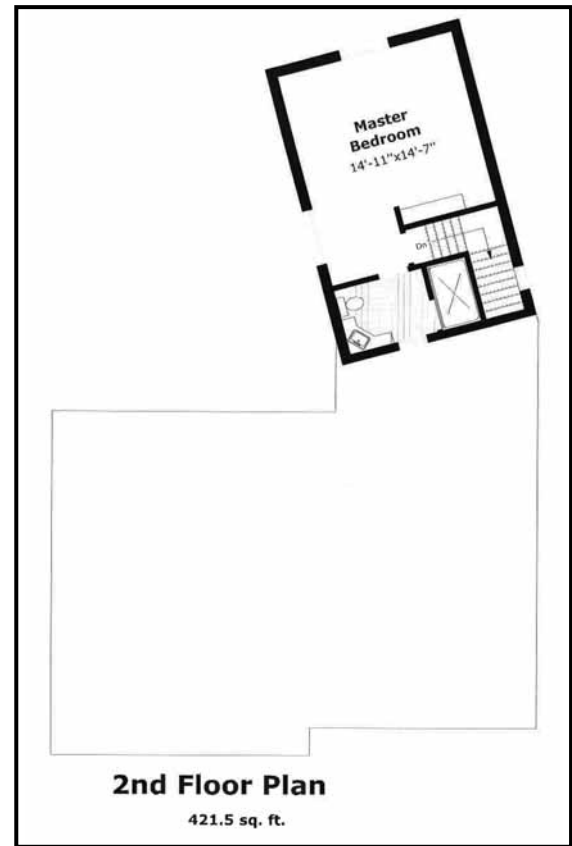
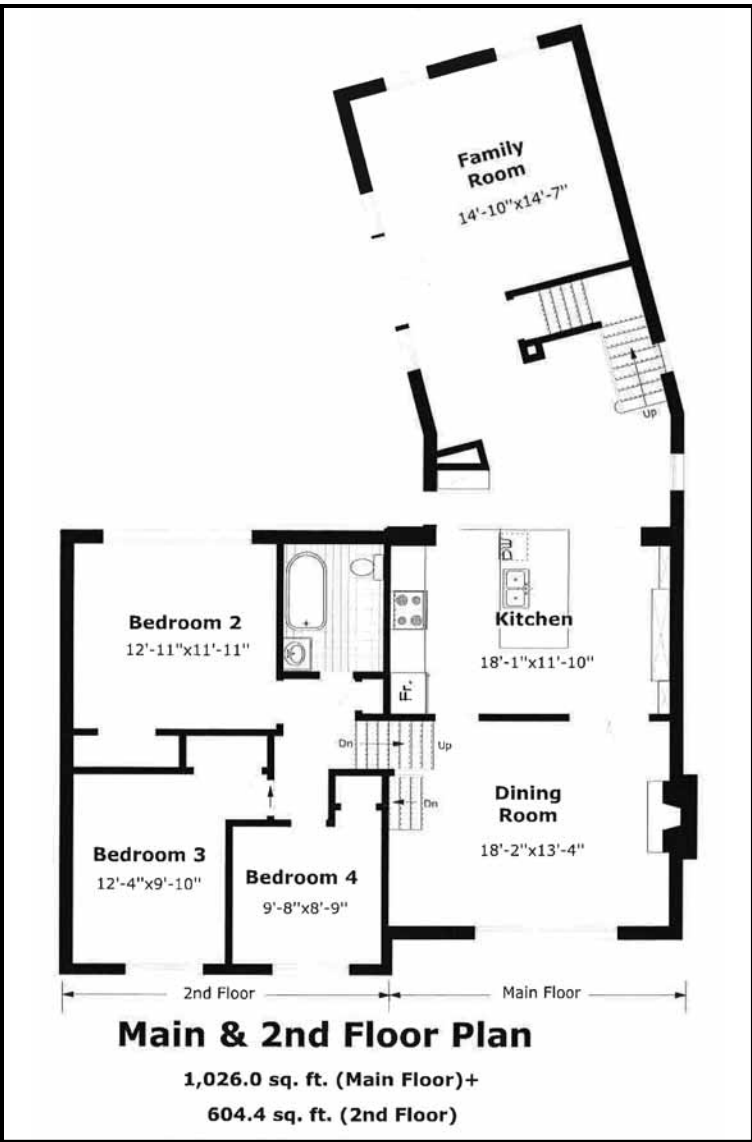
- LOWER FOYER**
- Wooden Staircase with Wrought Iron Railings
  - Cut Stone Detail Wall with Built-In Shelving

- RECREATION ROOM**
- Broadloom
  - Pot Lighting

- LOWER FAMILY ROOM**
- Laminate Flooring
  - High Ceilings
  - Bar with Bar Fridge
  - Oversized Above Grade Casement Windows

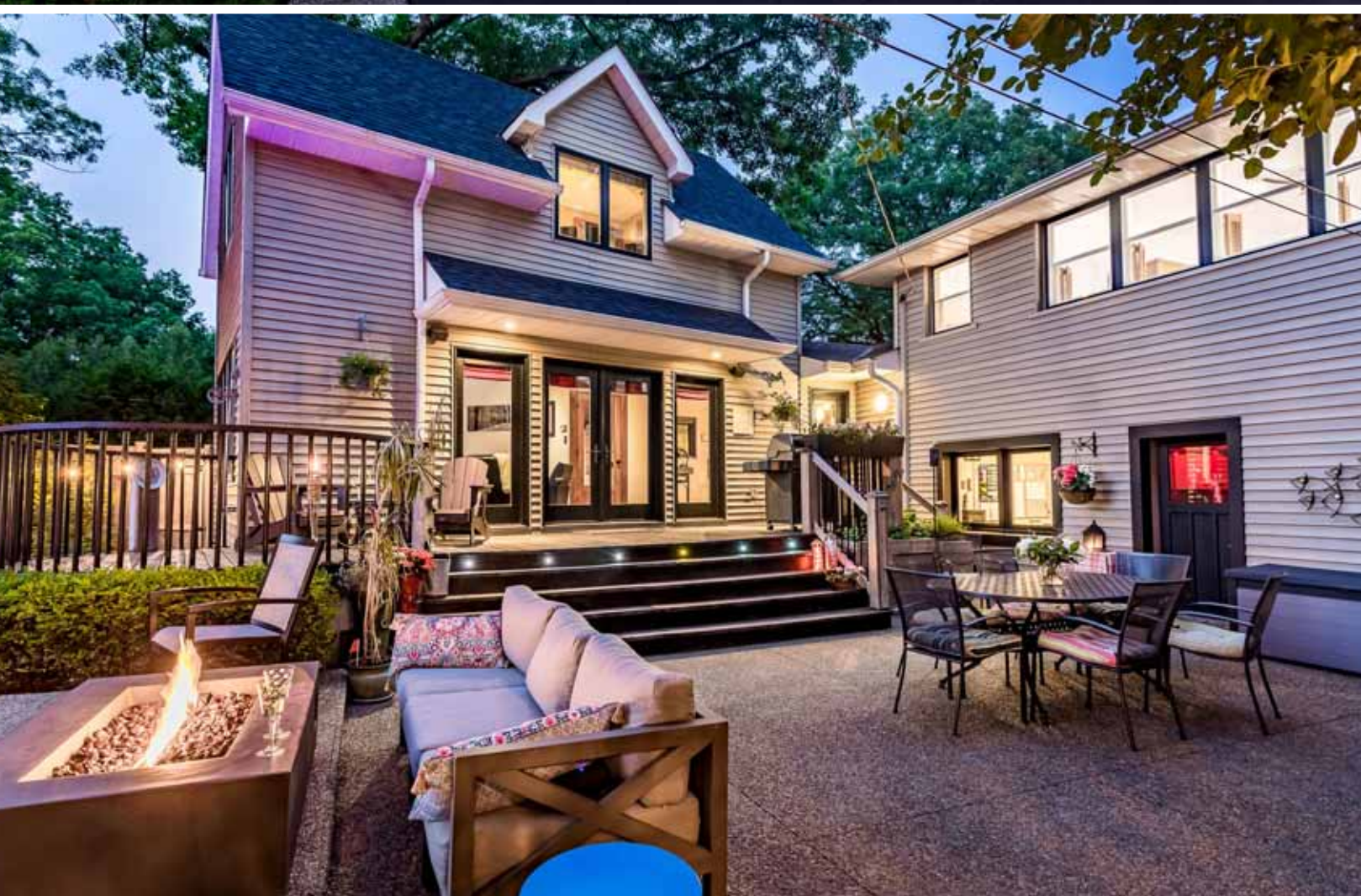
- BATHROOM**
- 3 Piece
  - Mosaic Ceramic Tile
  - Shower with Subway Tile Surround & Rain Showerhead

- LAUNDRY**
- Samsung Washer & LG Dryer
  - Laundry Tub
  - Additional Cabinetry



# FLOOR PLANS





# 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.

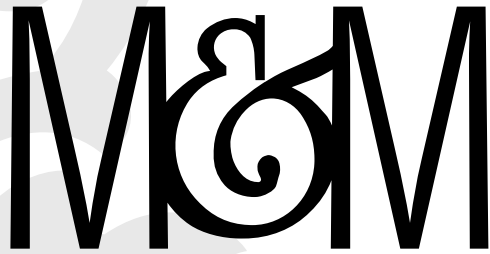
Among the many special attractions and activities for the whole family, Oakville's annual RibFest and Jazz Festival draw crowds from around the GTA. The community also provides plenty of recreational opportunities. Golfers can play at one of Oakville's many golf courses, including PGA-recognized Glen 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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McCORMICK

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TOP 1% NATIONALLY



BLAIR MACKEY, PETER McCORMICK & SHARIS GRIGORIAN

BROKER

SALES REPRESENTATIVE

SALES REPRESENTATIVE



ROYAL LePAGE  
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905.845.4267

326 LAKESHORE ROAD EAST

OAKVILLE ONTARIO L6J 1J6

BLAIR@BLAIRANDPETER.CA

PETER@BLAIRANDPETER.CA

SHARIS@BLAIRANDPETER.CA