

280 DOUGLAS AVENUE

OLD OAKVILLE



MACKEY &
McCORMICK
BLAIRANDPETER.CA











ROOM DETAILS

MAIN LEVEL

FOYER

- Hardwood Flooring
- Upgraded Lighting
- Wainscoting

LIVING ROOM

- Hardwood Flooring
- Wood Burning Fireplace
- Wainscoting
- Crown Molding

DINING ROOM

- Hardwood Flooring
- Upgraded Lighting
- Wainscoting
- Crown Molding

KITCHEN

- Hardwood Flooring
- Neutral Kraft Made Cabinetry with Dovetail Drawers
- Upgraded Quartz Countertop (2016)
- White Built-In Bosch Dishwasher (2020)
- White GE Electric Self Cleaning Oven & Glass Top Range (2016)
- White Built-In GE Microwave
- White Fisher & Paykel Fridge
- New Upgraded Ceramic Backsplash (2016)
- Refinishing of Cupboards (2016)
- Built-In Pantry Cupboard & Computer Nook
- Eat-In Area
- Fold-Up Counter Extension
- Double Coat Closet
- Walkout to Back Deck
- Pot Lighting
- Ceiling Fan

BATHROOM

- 2 Piece
- Hardwood Flooring
- Upgraded Lighting

FAMILY ROOM

- Neutral Broadloom
- Bright Window Filled Room Overlooking Back Gardens
- Crown Molding

UPPER LEVEL

UPPER FOYER

- Hardwood Flooring
- Linen Closet
- Hardwood Staircase with White Pickets
- Wainscoting

MASTER BEDROOM

- Neutral Broadloom
- Ceiling Fan
- Walk-In Closet with Built-In Shelving

BATHROOM

- 4 Piece
- Tile Flooring (2016)
- Upgraded Neutral Vanity with Marble Countertop (2016)
- Undermount Sink
- Step-In Shower/Tub Enclosure
- Built-In Storage Cupboard
- New Toilet (2016)
- Wall Sconces

BEDROOM

- Neutral Broadloom
- Ceiling Fan
- Crown Molding
- Clothes Closet

BEDROOM

- Neutral Broadloom
- Ceiling Fan
- Decorative Shelf
- Clothes Closet

BEDROOM/DEN

- Neutral Broadloom
- Bookshelf Rail



WELCOME HOME

TAXES: \$7,923 / 2021
LOT SIZE: 46' X 142'
POSSESSION: Flexible

Beautifully maintained 4 bedroom character home with charming curb appeal situated on a stunning 46' x 142' lot on one of Oakville's most desirable streets. This offering rarely becomes available and won't last long! This home features 4 bedrooms upstairs including a spacious master with walk-in closet, dark hardwood flooring, 9' ceilings on main level, beautiful baseboards, casements and crown moldings, a classic front living room with wood burning fireplace, a spacious dining room, a bright and cozy family room and an updated kitchen. Mechanicals, roof and windows replaced by current owners, classic front covered verandah to enjoy summer days, detached oversized single car garage, beautiful back garden with great sun exposure and mature privacy. Great school district. Walk to parks, the new community centre, the lake and beautiful downtown Oakville.

ADDITIONAL FEATURES

EXTERIOR FEATURES

FRONT GARDEN

- Single Car Driveway
- Front Covered Verandah
- New Decking on Front Porch (2019)

BACK GARDEN

- Single Detached Oversized Garage
- New Wooden Deck (2016)
- Interlock Stone Patio
- Fully Fenced
- Children's Playhouse
- Beautifully Landscaped & Mature Private Back Garden

ROOM DETAILS

LOWER LEVEL

LOWER FOYER

- Neutral Broadloom
- Side Door Access
- Pot Lighting

RECREATION ROOM/BEDROOM

- Neutral Broadloom
- Clothes Closet
- Window Blinds

STORAGE ROOM

- Upgraded Laminate Flooring
- Access to Utility Room
- Under Stair Closet

BATHROOM

- 3 Piece
- Ceramic Tile Flooring
- Pedestal Sink
- Walk-In Shower Enclosure with Sliding Glass Door

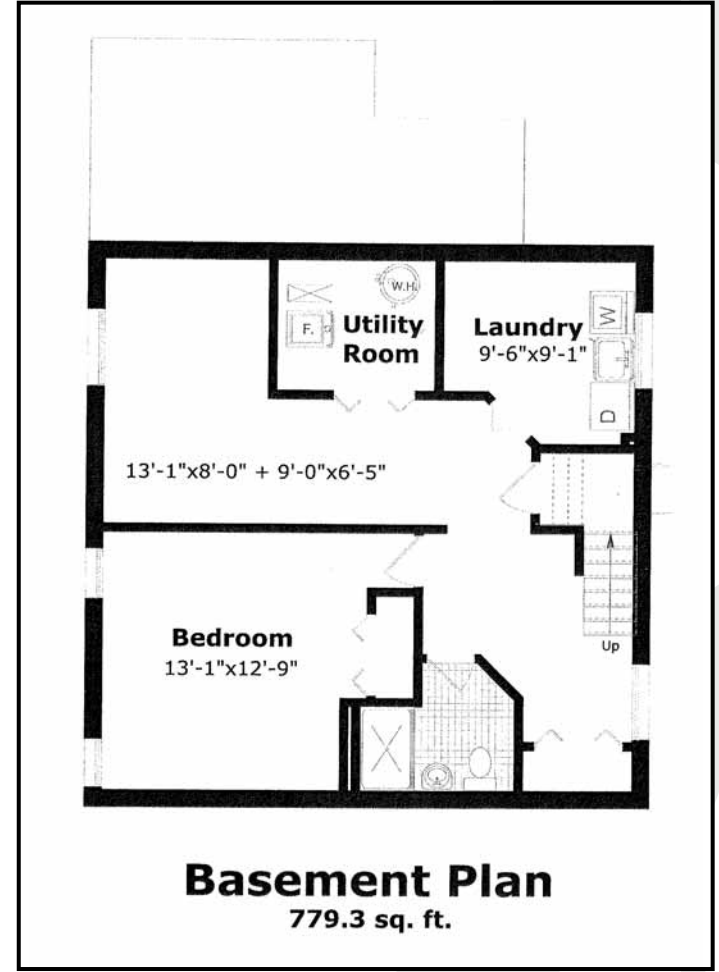
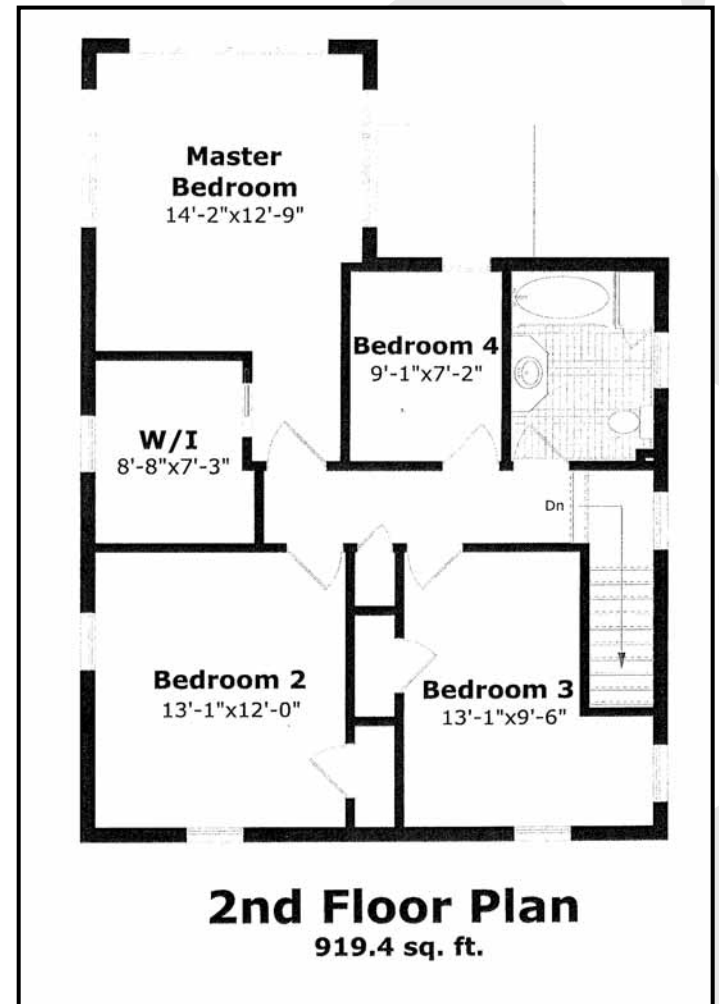
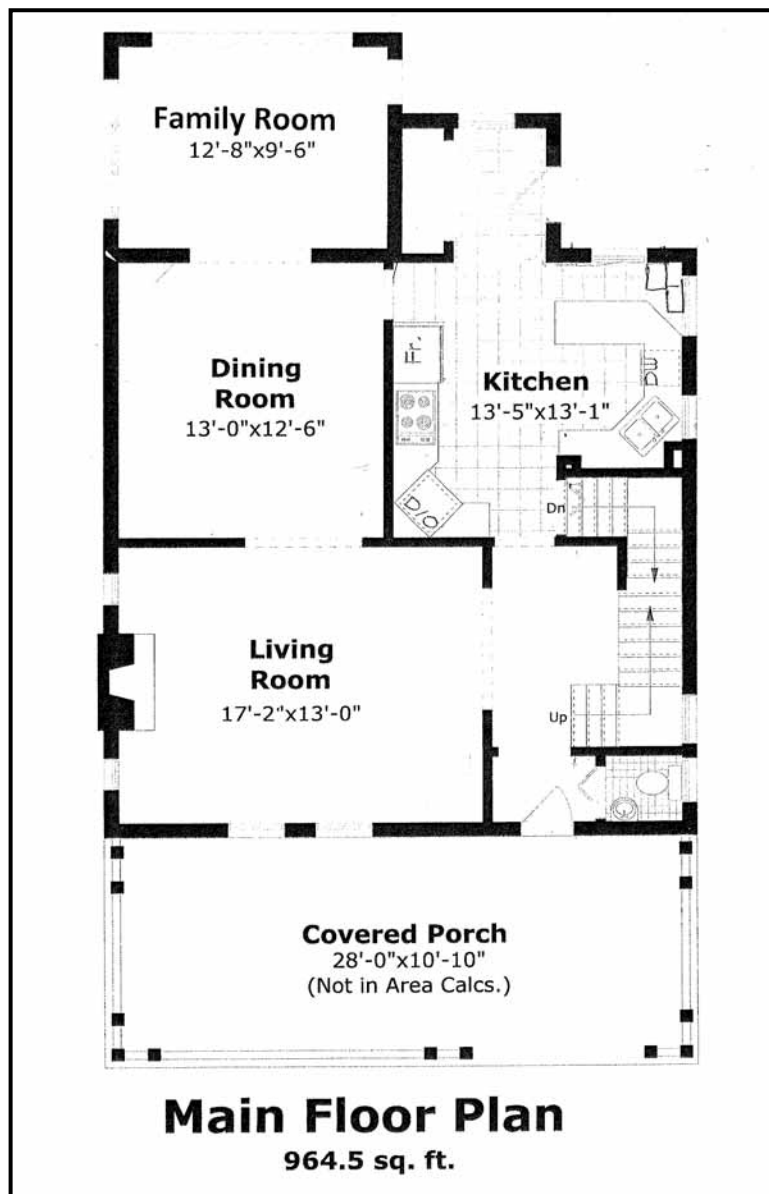
LAUNDRY

- Ceramic Tile Flooring
- White LG Washer & Dryer (2013)
- Additional Cabinetry with Laundry Sink
- Access to Additional Storage
- Pot Lighting

OTHER FEATURES

- 9' Ceilings on Most of Main Floor
- Beautiful Character Baseboards & Casements
- Fireplace Glass Door Replacement (2019)
- Leaf Filters Installed on all Gutters (2018)
- GE 40 Gal Gas Water Heater (2013)
- All New Vinyl Triple-Glazed Windows (2010)
- New Roof (40 Year Shingles) (2009)
- Replacement of Stack (2009)
- New Gutters/Drains (2009)
- Chimney Rebuild (2009)
- New Water & Wastewater Lines to Mains (2008)
- Blown-In R12 Insulation to all Exterior Walls (2008)
- Carrier Comfort 92 High-Efficient Gas Furnace 80,000 BTU (2007)
- Napoleon 2.5 Ton Air Conditioner (2007)
- Additional Attic Insulation R50 - (2007)
- Insulation/Vapour Barrier of Crawl Space (2007)

FLOOR PLANS



*Measurements may not be 100% accurate. Floor plans are provided for convenience only. Room sizes are not used to calculate area.





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.

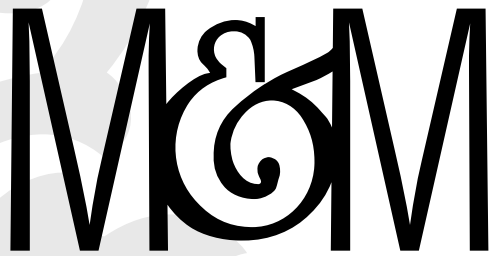
Residents and visitors enjoy theatre, dance, music and comedy performances at the Oakville Centre for the Performing Arts. They can visit the Oakville Museum at Erchless Estate, located in the home of the Chisolms, Oakville's founding family. Other points of interest include galleries, historical societies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



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