

265 RICHLER DRIVE

RIVER OAKS



MACKEY &
McCORMICK
BLAIRANDPETER.CA













ROOM DETAILS

MAIN LEVEL

FOYER

- Ceramic Tile Flooring
- Coat Closet
- Pot Lighting

LIVING ROOM

- Hardwood Flooring
- Pot Lighting

DINING ROOM

- Hardwood Flooring
- Pot Lighting & Ceiling Fan
- Bay Window

KITCHEN

- Ceramic Tile Flooring
- Neutral Cabinetry & Countertops
- Kenmore Black Fridge
- Stainless Steel Bosch Dishwasher
- Kenmore Black Stove
- Double Sink
- Pot Lighting
- Eat-In Area with Pantry Closet
- Walk Out to Back Garden

FAMILY ROOM

- Hardwood Flooring
- Wood Burning Fireplace
- French Door Entry
- Pot Lighting

DEN

- Hardwood Flooring
- Closet
- Pot Lighting

BATHROOM

- 2 Piece
- Ceramic Tile Flooring
- Upgraded Vanity & Countertop with Undermount Sink
- Pot Lighting

LAUNDRY

- Ceramic Tile Flooring
- Kenmore Front Load Washer & Dryer
- Laundry Sink
- Stand Up Freezer
- Inside Entry from Garage
- Side Yard Access

UPPER LEVEL

UPPER FOYER

- Hardwood Flooring
- Hardwood Staircase with Broadloom Runner
- Linen Closet
- Pot Lighting

MASTER BEDROOM

- Neutral Broadloom
- Walk-In Closet
- Pot Lighting & Ceiling Fan

ENSUITE

- New 5 Piece Ensuite (2018)
- Heated Tile Flooring
- Upgraded Double Vanity with Soft Close Drawers
- Upgraded Countertop with Double Undermount Sinks & Upgraded Faucets
- Standalone Soaker Tub
- Steam Shower with Glass Door Enclosure & Bench

BEDROOM

- Neutral Broadloom
- Walk-In Closet
- Pot Lighting & Ceiling Fan
- Ensuite

ENSUITE

- 2 Piece
- Ceramic Tile Flooring
- Upgraded Vanity & Countertop
- Pot Lighting

BEDROOM

- Neutral Broadloom
- Double Closet
- Pot Lighting

BEDROOM

- Neutral Broadloom
- Clothes Closet
- Pot Lighting

BATHROOM

- 3 Piece
- Ceramic Tile Flooring
- Upgraded Lighting
- Upgraded Vanity & Countertop with Undermount Sink
- Walk-In Shower with Glass Door Entry & Bench



WELCOME HOME

TAXES: \$6,021 / 2020
LOT SIZE: 59.15' x 114.20'
POSSESSION: 90+ Days

Well maintained spacious 4 bedroom home offering over 3,100 square feet plus a fully finished lower level complete with kitchen area, 4-piece bathroom, 3 more bedrooms and a rec room. Spacious and bright main level with large eat-in kitchen, family room with fireplace, main floor den, hardwood flooring and pot lights. Upper level has large second bedroom with 2-piece ensuite, updated main bath and spacious master with walk-in closet and stunning 5-piece ensuite with steam shower and soaker tub. Great quiet family location, private oversized lot, walk to schools, parks and amazing trail system. Close to shopping, transit and highway access.

ADDITIONAL FEATURES

EXTERIOR FEATURES

FRONT GARDEN

- Double Car Driveway
- Double Car Garage
- Interlock Stone Walkway

BACK GARDEN

- Wood Deck
- Fully Fenced
- Shed
- Oversized Private Back Garden

OTHER FEATURES

- Central Vacuum
- Garage Door Opener
- Upgraded 200 AMP Services
- Close to Transit, Shopping & 407 Access
- Walking Distance to Schools, Parks & Amazing 16 Mile Creek Trail System

ROOM DETAILS

LOWER LEVEL

RECREATION ROOM

- Neutral Broadloom
- Pot Lighting
- Projector

KITCHEN

- Upgraded Vinyl Flooring
- Upgraded Cabinets & Countertop
- Whirlpool Cooktop
- Kenmore Fridge
- Built-In Samsung Stainless Steel Dishwasher
- Pot Lighting

BEDROOM

- Neutral Broadloom
- Pot Lighting

BEDROOM

- Neutral Broadloom
- Pot Lighting

BEDROOM

- Neutral Broadloom
- Pot Lighting

OTHER

- Vinyl Flooring
- Double Door Entry
- Pot Lighting

BATHROOM

- 4 Piece
- Upgraded Vinyl Flooring
- Neutral Cabinets & Countertop
- Shower & Tub Enclosure



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.

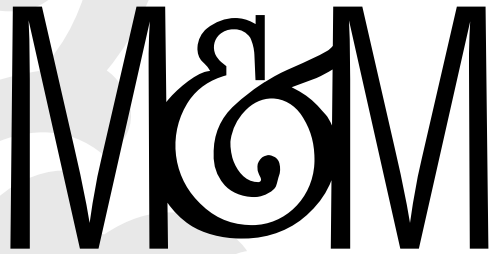
Destination for both visitors and residents
 A 30-minute drive from downtown Toronto, and an hour's drive from the U.S. border, Oakville is a great destination for visitors.

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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TOP 1% NATIONALLY



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SALES REPRESENTATIVE



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CHAIRMAN'S CLUB
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2020



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