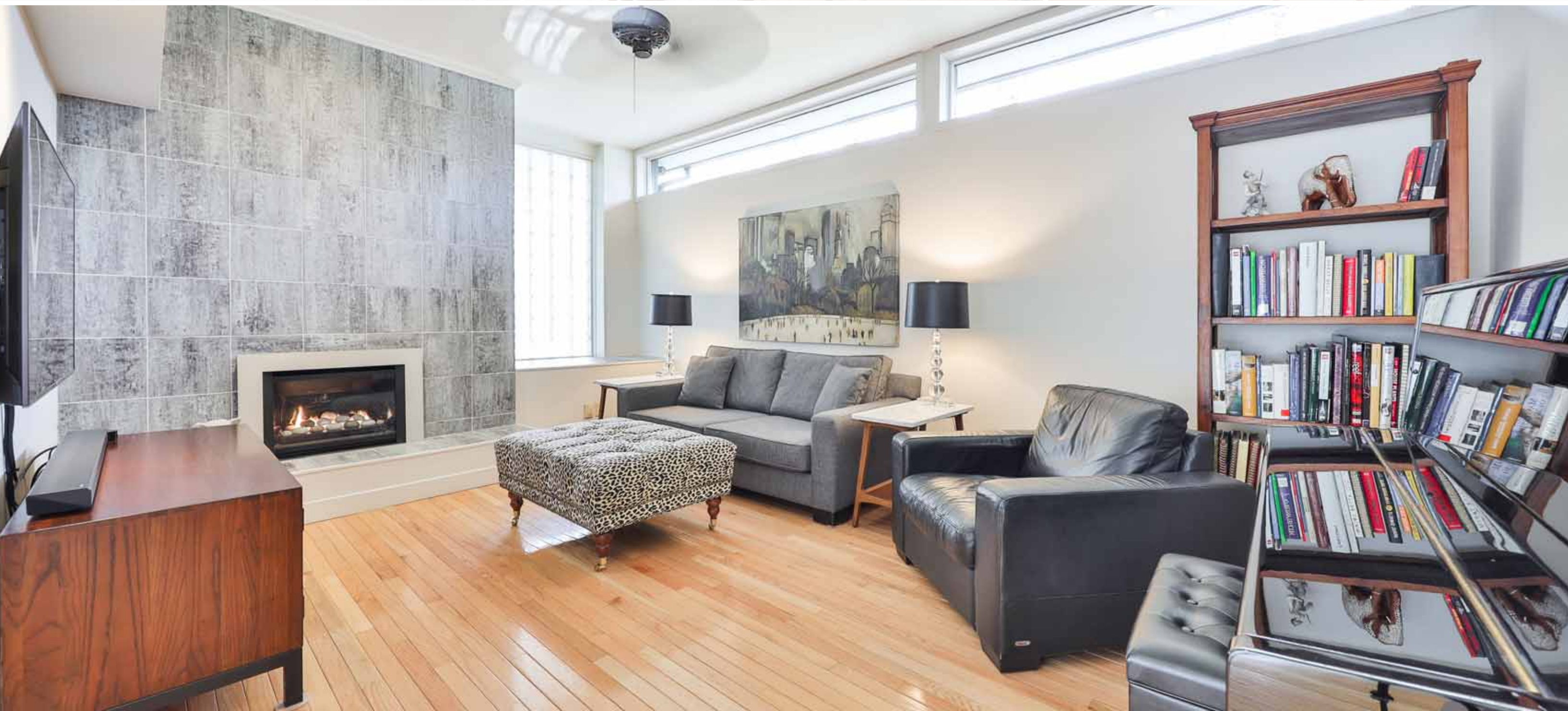


202 CAIRNCROFT ROAD

MORRISON



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ROOM DETAILS

MAIN LEVEL

FOYER

- Tile Flooring
- Double Coat Closet
- Pot Lighting
- Leads to Garage/Side Door/Laundry

LIVING ROOM

- Hardwood Flooring
- Custom Curtains
- Atomic Sconces
- Wood Burning Fireplace with Porcelain Tile Surround Wall
- 17' x 7' Custom German Made Sliding Glass Wall (2017)
- Walkout to Pool & Patio

DINING ROOM

- Hardwood Flooring
- Walkout to Side Patio
- Sliding Glass Wall to Wall Door
- Clerestory Windows

KITCHEN

- Hardwood Flooring
- White High Gloss Cabinetry (2019)
- Granite Countertop
- Updated Pendant Lighting
- KitchenAid Stainless Steel Fridge
- KitchenAid Stainless Steel Induction Stove
- Stainless Steel Vent Hood
- Miele Stainless Steel Dishwasher
- Porcelain Tile Backsplash (2019)
- Under Cabinet Lighting
- Stainless Steel 2 Tired Freestanding Island
- Shiplap Detailing on Walls & Ceiling

EAT-IN AREA

- Hardwood Flooring
- Custom Levolor Shades
- Walkout to Outdoor Dining Area & Patio
- Expansive Cross Sectional Windows
- Pot Lighting

KITCHEN EXTENSION/SERVERY

- Ceramic Tile Flooring
- Pot Lighting
- Walkout to Pool/Closet/Pantry

FAMILY ROOM

- Hardwood Flooring
- Ceiling Fan
- Pot Lighting
- Valor Gas Burning Fireplace with Porcelain Tile Surround Wall
- Clerestory Windows

BATHROOM

- 2 Piece
- Ceramic Tile Flooring
- Kohler Sink & Toilet
- Pot Lighting

LAUNDRY

- Ceramic Tile Flooring
- Laundry Tub
- Additional Cabinetry
- Closet
- Front Load Maytag Washer & Kenmore Dryer

UPPER LEVEL

UPPER FOYER

- Laminate Flooring
- Shiplap Wall Detail
- Levolor Blinds
- Wall to Wall Windows
- Pot Lighting

MASTER BEDROOM

- Laminate Flooring
- Wall to Wall Closet with Built-Ins
- Expansive Windows
- Levolor Blinds
- Pendant Lights
- Shiplap Detail
- Ensuite



WELCOME HOME

TAXES: \$10,209/2020
LOT SIZE: 185' X 130' Irregular (See Survey Attached)
LOT AREA: 14,929 Square Feet
POSSESSION: TBD

Stunning architecturally designed home in the heart of Ennisclare Park in South East Oakville. 185 x 130 ft lot with 14,929 lot sq footage. Built in the 1950's with a strong Frank Lloyd Wright influence – a classic mid-century modern home. Expansive use of glass, windows connecting the interior to the exterior. Main floor Clerestory windows for ultimate privacy and open concept fluid layout. Custom 17 x 7 ft German made sliding glass door/wall (2017) in living room. Formal dining room with walk out and family room with gas fireplace. 4 bedrooms, currently 2nd and 3rd bedroom have been opened up, could easily be converted back. Master with double entry ensuite, heated floors. 3 "stacked" fireplaces, in keeping with the architecture and design. Beautifully updated throughout with shiplap detail, custom lighting. Modern kitchen with high gloss cabinetry, stainless steel appliances, eat-in area with walk out to side patio and servery and pantry leading to 2nd walk out to gorgeous spa-like yard. Inground pool, maintenance free landscaping and incredible privacy with mature trees. Gas BBQ hook up, irrigation system, double car garage and extra long driveway accommodating 6 cars. Top school zone, EJ James, Oakville Trafalgar High School, Linbrook School and St. Mildred's. Short stroll to Gairloch Gardens and lake.

ADDITIONAL FEATURES

EXTERIOR FEATURES FRONT GARDEN

- Extra Long Double Car Driveway Accommodates 6 Cars
- Double Wide Garage
- New Garage Door (2019)
- Concrete Walkway
- Deep Covered Entrance

BACK GARDEN

- Inground Pool with Waterfall Coping
- Exposed Aggregate Decking
- Diving Platform
- Double Skimmers
- Constant Temperature Controlled with Deep End Water Return Jets
- High Efficiency Pump
- Pool Heater
- Pool Safety Cover
- Gas BBQ Hookup

OTHER FEATURES

- Security System
- Garage Door Opener & Remote
- Full Sprinkler System
- Low Maintenance Landscaping
- Incredible Privacy with Mature Trees & Hedge

ROOM DETAILS

- ENSUITE**
- 4 Piece
 - Heated Porcelain Tile Flooring
 - Double Door Entry
 - Floating Cabinetry
 - Porcelain Tiled Stand Up Shower with Rain Head
 - Pot Lights & Wall Sconces

- BEDROOM**
- Laminate Flooring
 - Wood Burning Fireplace
 - Built-In Bookshelf
 - Queen Size Murphy Bed
 - Shiplap Ceiling
 - Pot Lighting

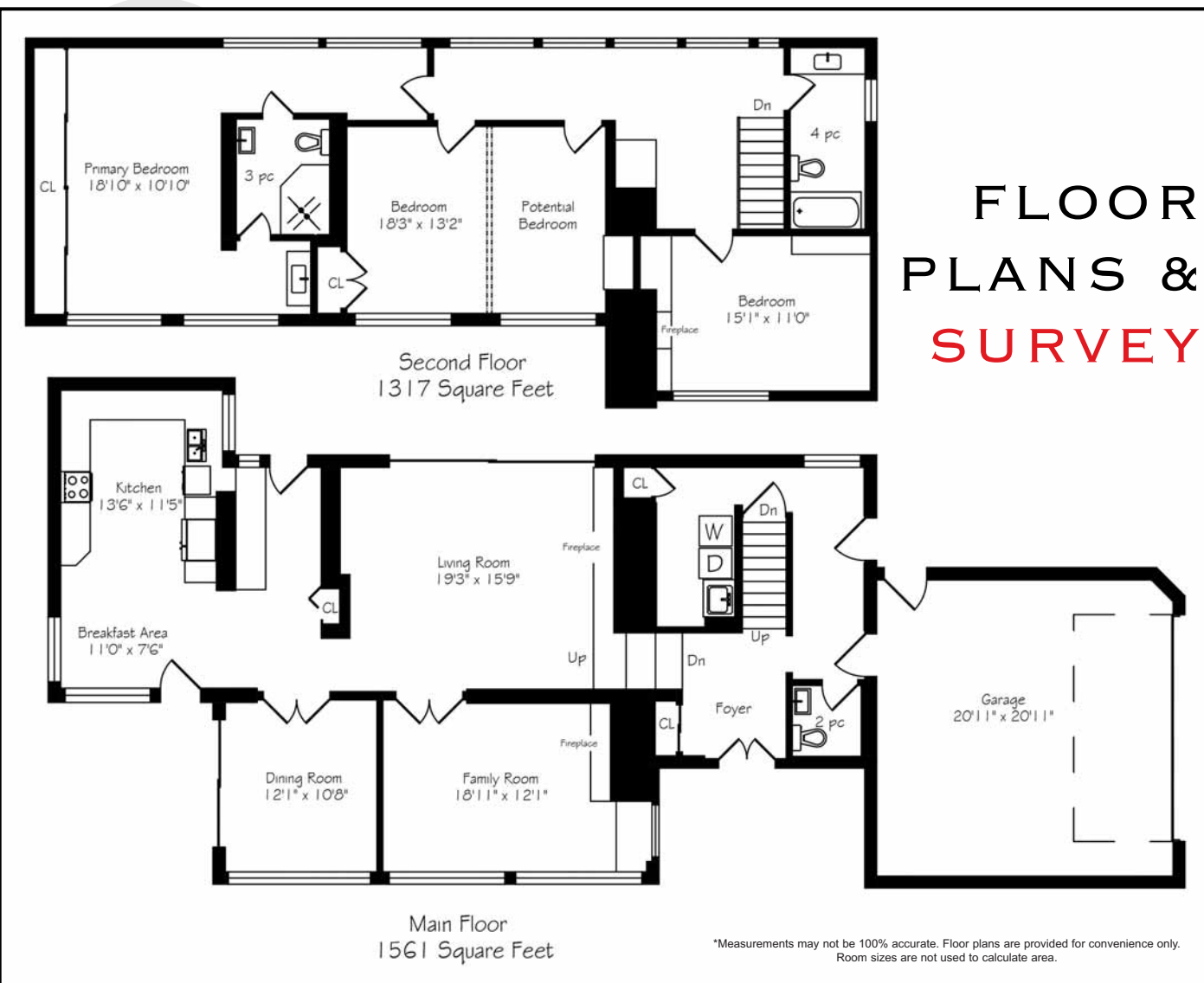
- BEDROOM**
- Laminate Flooring
 - Double Clothes Closet
 - Built-In Bookshelf
 - Pendant & Pot Lighting
 - Shiplap Detail Surrounding Windows

- BATHROOM**
- 4 Piece
 - Porcelain Tile Flooring
 - Pot Lighting

- BEDROOM**
- Laminate Flooring
 - Built-In Desk
 - Pendant & Pot Lighting
 - Shiplap Detail Surrounding Windows







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.

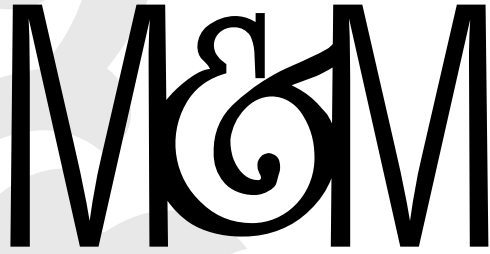
Residents and visitors enjoy theatre, dance, music and comedy performances at the Oakville Centre for the Performing Arts. They can visit the Oakville Museum at Erchless Estate, located in the home of the Chisolms, Oakville's founding family. Other points of interest include galleries, historical societies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