



MACKEY &
McCORMICK
BEAIRANDPETER.CA



2272 DEVON ROAD

FORD

















ROOM DETAILS

MAIN LEVEL

FOYER

- Ceramic Tile Flooring
- 2 Coat Closets
- Pendant Lighting
- Wainscotting

LIVING ROOM

- Hardwood Flooring
- Pot Lighting
- Curtains

DINING ROOM

- Hardwood Flooring
- Wainscotting
- Chandelier
- Curtains

KITCHEN

- Ceramic Tile Flooring
- Pot Lights/Updated Pendant Lights
- White Cabinetry
- Quartz Cabinetry
- Stainless Steel LG Fridge
- Stainless Steel KitchenAid Dishwasher
- Stainless Steel GE Smooth Top Stove with Double Oven
- Stainless Steel Built-In Panasonic Microwave
- Under Cabinet Lighting
- White Tile Backsplash
- Window Blinds

EAT-IN AREA

- Ceramic Tile Flooring
- Vertical Blinds
- Pot Lights/Pendant Lighting
- Walkout to Yard

FAMILY ROOM

- Hardwood Flooring
- Wood Burning Fireplace with Red Brick Surround
- Pot Lighting
- Curtains
- Walkout to Yard

POWDER ROOM

- 2 Piece
- Ceramic Tile Flooring
- Curtains

LAUNDRY

- Ceramic Tile Flooring
- Stainless Steel LG Front Load Washer & Dryer
- Access to Double Car Garage & Side Door to Yard

UPPER LEVEL

UPPER FOYER

- Broadloom

PRIMARY BEDROOM

- Hardwood Flooring
- Walk-In Closet
- Curtains & Blinds
- Ensuite

ENSUITE

- 4 Piece
- Ceramic Tile Flooring
- Quartz Countertop
- White Cabinetry

BEDROOM

- Hardwood Flooring
- Double Closet
- Curtains & Blinds

BEDROOM

- Hardwood Flooring
- Single Closet
- Curtains & Blinds

BEDROOM

- Hardwood Flooring
- Single Closet
- Window Blinds

BATHROOM

- 4 Piece
- Ceramic Tile Flooring
- Quartz Countertop
- White Cabinetry

LOWER LEVEL

RECREATION ROOM

- Ceramic Tile Flooring
- Pot Lighting
- Electric Fireplace

BATHROOM

- Rough-In



WELCOME HOME

TAXES: \$9,878 / 2021
LOT SIZE: 71.16' x 170' Irregular
POSSESSION: 60-90 Days

Gorgeous south facing premium lot (71x170) with towering pines and pool! Beautifully laid out home with generous sized rooms in South East Oakville with over 3900 sq ft of living space. Main floor features large entryway with double closets, formal living and dining rooms, kitchen with stainless steel appliances, quartz countertop, breakfast area and walk out to garden and pool. You will love the oversized family room with wood burning fireplace and second walkout to yard and pool. Powder room and laundry room with side door access to yard and 2 car garage complete the main level. Upstairs you will find a primary suite with walk-in closet and 4 piece bath, 3 more good sized bedrooms and a main bath. Basement features a large rec room with fireplace and office/den area, tons of storage and rough-in for bath. Features include hardwood floors, newer roof (2018) furnace (2016) water softener (2017) and Chlorinator (2020). Great curb appeal, this beautifully maintained family home is awaiting your personal touches. Oakville Trafalgar, Maplegrove and E J James school district. Walk to parks, trails and lake!

ADDITIONAL FEATURES

EXTERIOR FEATURES

FRONT GARDEN

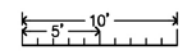
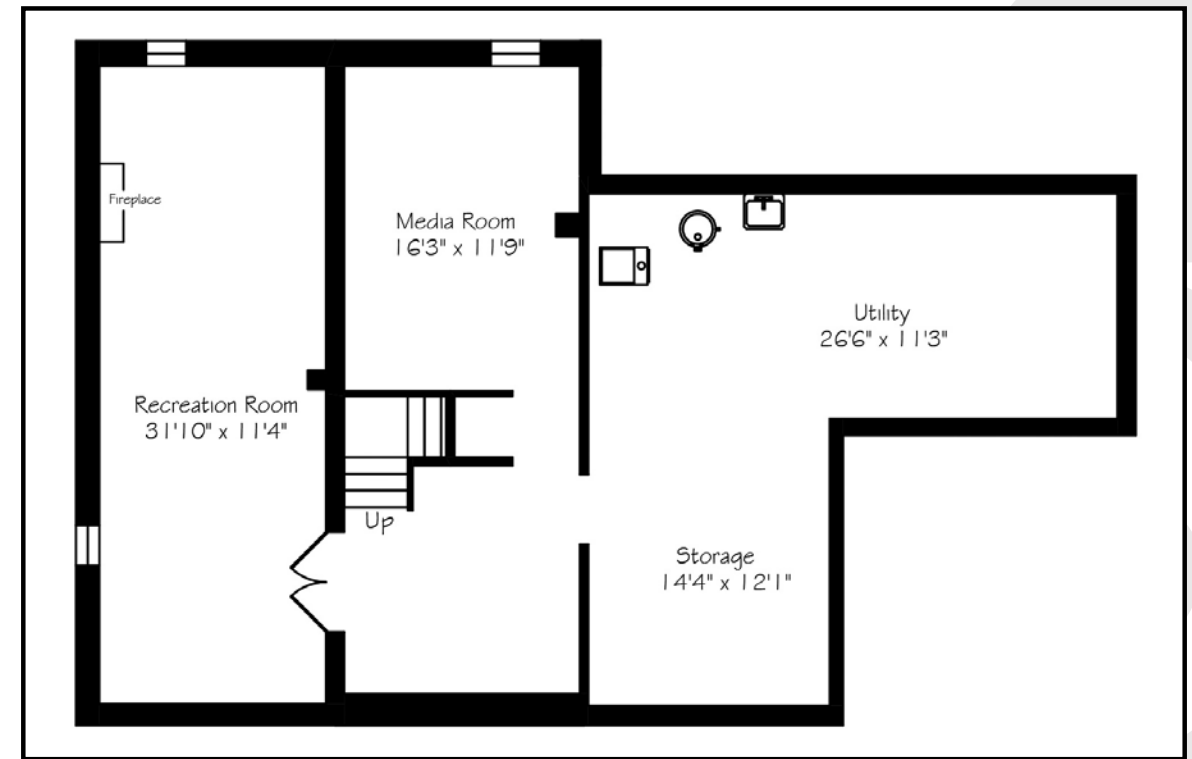
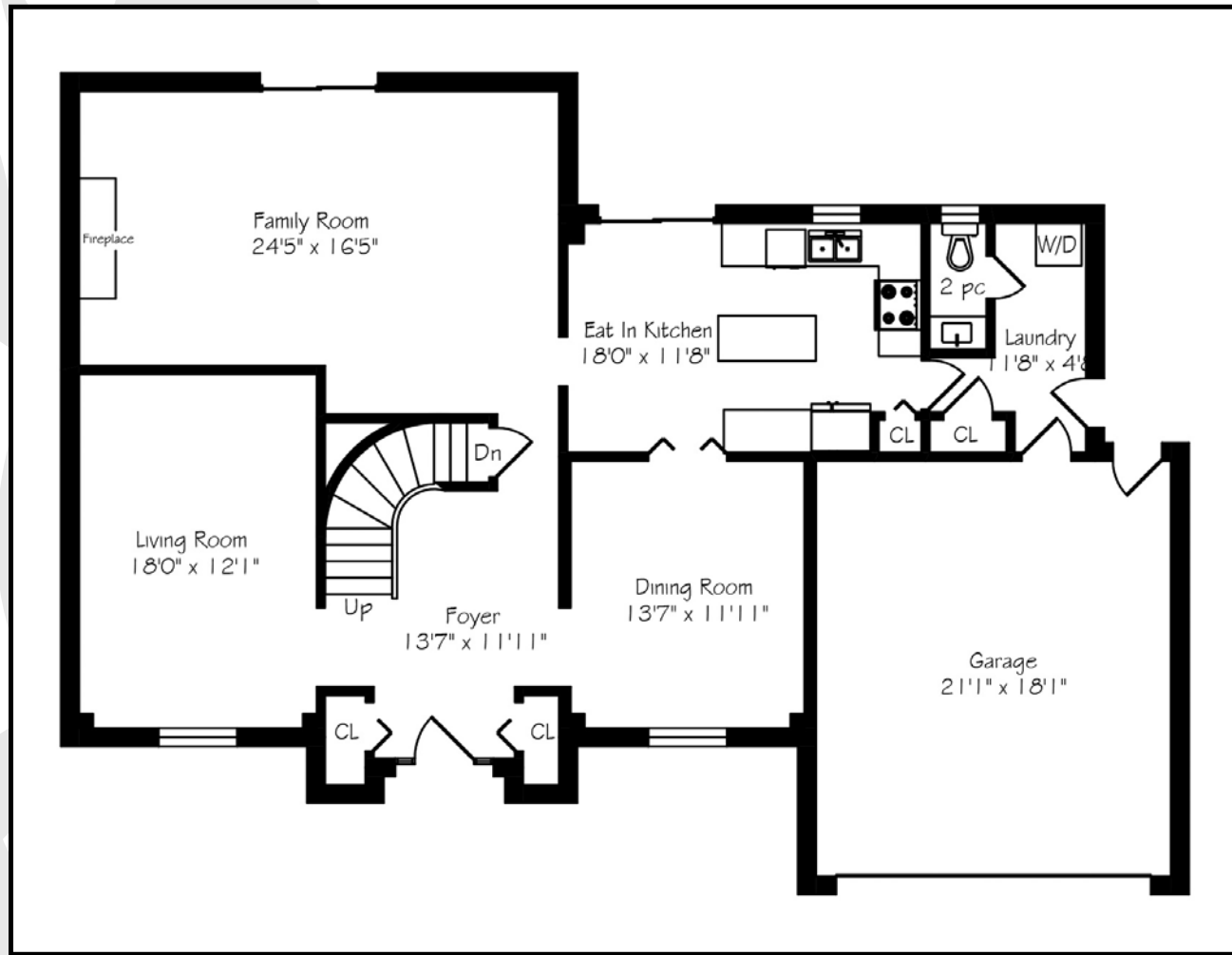
- Double Car Garage
- Double Car Driveway

BACK GARDEN

- Patio
- Fully Fenced
- Inground Pool
- Pool Liner (2012)
- Creepy Crawler
- Safety Cover
- Chlorinator (2020)

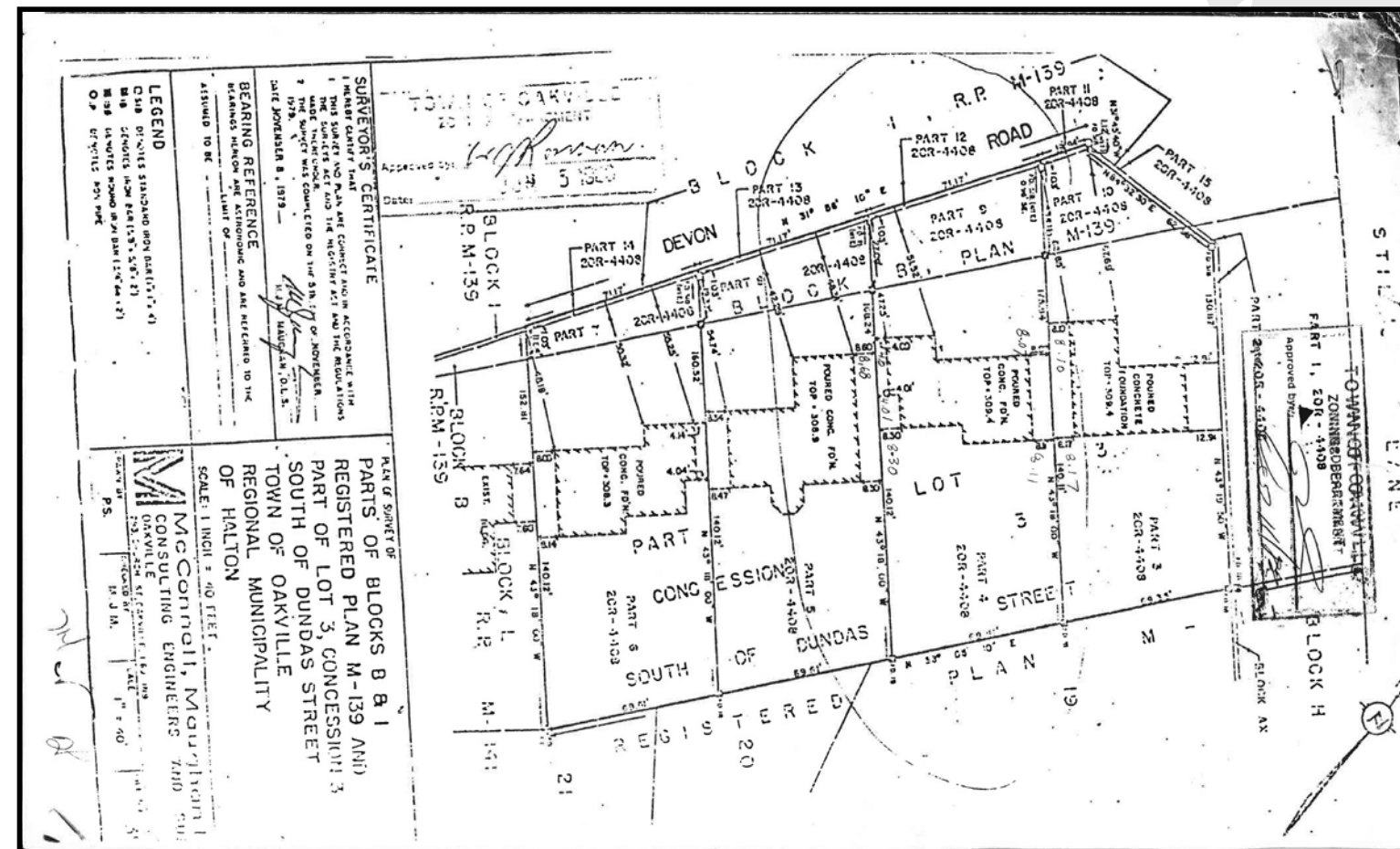
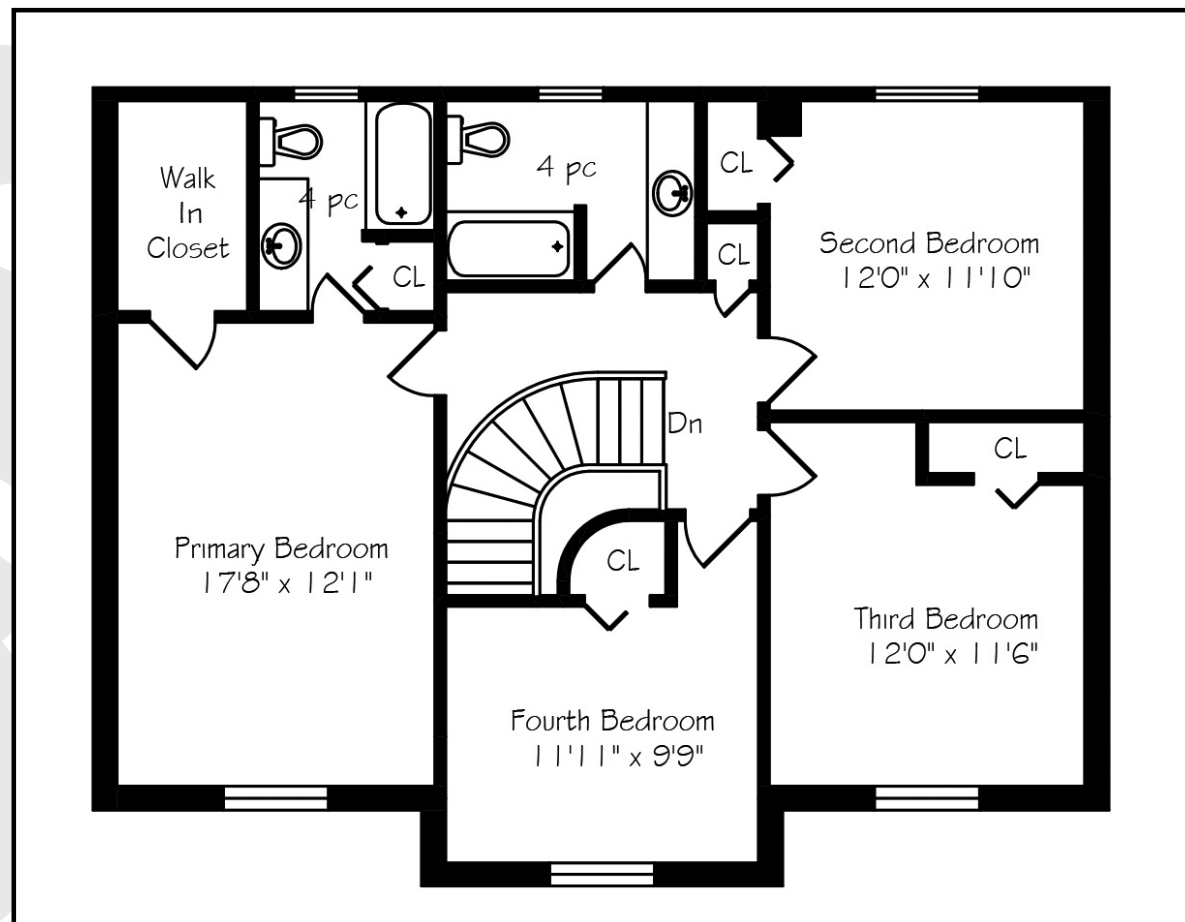
OTHER FEATURES

- Roof (2018) With 10 Year Transferable Workmanship Warranty
- Furnace (2016)
- Garage Door Opener with 3 Remotes
- Culligan Water Softener (2017)



Main Floor - 1452 Square Feet
 Second Floor - 1102 Square Feet
 Lower Level - 1420 Square Feet
 Total - 3974 Square Feet

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.

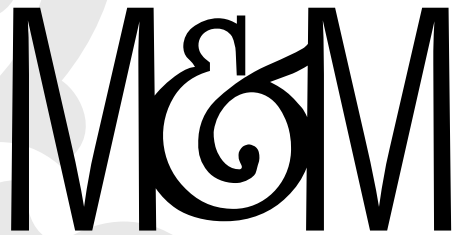
Residents and visitors enjoy theatre, dance, music and comedy performances at the Oakville Centre for the Performing Arts. They can visit the Oakville Museum at Erchless Estate, located in the home of the Chisolms, Oakville's founding family. Other points of interest include galleries, historical societies 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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TOP 1% NATIONALLY



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SALES REPRESENTATIVE

SALES REPRESENTATIVE



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