



Welcome to 346 Morrison Road, Oakville



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One of the few remaining large properties in southeast Oakville. At 175' x 242' this magnificent treed, level property with west exposure is very close to a full acre (.97 acre). There are no conservation or heritage restrictions. The existing home, built just after the war, is substantial and well cared for. It has a main floor master bedroom, screened in porch, detached two car garage and cement swimming pool. A rare opportunity for a custom home on a property of such size. Zoned R01 & RL1-0 with 26% and 29% lot coverage. Easy walking distance to public schools and OTHS, close to two local private schools. Live in, renovate, or build new. Walk Property only -appointment required. House requires renovation and is being sold "as is".



FEATURES:

- Large Private Lot .97 acre
- Spectacular park-like setting
- No Heritage or conservation restrictions
- Well maintained four bedroom home (as is)
- Main floor master bedroom
- Separate double garage
- Concrete pool (as is)

JUST THE NUMBERS:

- Taxes \$16,155 / 2015
- Total living space 3859 Sq Ft
- Above ground living space 2664 Sq Ft
- Lot size 175.28 x 241.95 Feet
- Zoned R01 & RL1-0 with 26% & 29% lot coverage



FEATURES:

- All appliances (as is)
- Fridge
- Stove
- Dishwasher
- Freezer
- Washer and Dryer

- Sprinkler System
- Pool and Equipment (as is)
- All Window Coverings
- Electric Light Fixtures

