



Welcome to 188 Gloucester Avenue, Oakville



## 188 Gloucester Avenue, Oakville

Charming and classic 4 bedroom home on coveted Gloucester Avenue. Large lot, professionally landscaped property 70.40 x 157.23. Private and tranquil. Terraced 2 level garden with flagstone, decorative bridges. Beautiful trees, rhododendrons, hydrangeas, grasses. Perfect location for walk to Town, Lake and schools.

Piano sized living room, spacious dining room. Built in book shelves, good millwork, interior doors and door hardware. Hardwood floors, crown moulding. Boiler and AC approximately 1998. Roof 2012. Dining room gutted 2000 and 4th bedroom added above. Mud room with back entry and garage entry added 2000. Gorgeous screened porch overlooking spectacular garden added 2000.

Lovely home to live in as is or consider updates or enlarging over time.



### FEATURES:

- Gorgeous, professionally landscaped property.
- 70.40 x 157.23 feet as per 1970 survey
- 4 good sized bedrooms
- Screened in summer veranda overlooking private garden
- Perfect location for walk to Town, schools, Lake.

### JUST THE NUMBERS:

- Lot Size: 70.40 x 157.23
- Taxes: \$ 9564.00 2016
- Total living space: 2704 sq. ft.
- Bedrooms: 4
- Bathrooms: 1.5
- Garage 1, Parking 3



## INCLUSIONS:

- Fridge, stove, microwave, dishwasher
- All window coverings except as excluded
- All Electric light fixtures except as excluded
- Washer, dryer
- Fridge, freezer in basement
- Rain barrels
- Bedroom area rugs
- Workbench

## EXCLUSIONS:

- Chandelier in kitchen
- Drapes in living, dining rooms, master bedroom and den/office
- Shelf in den/office
- Garden ornaments
- BBQ



## NEIGHBOURHOOD SCHOOLS:

- E.J. James French Immersion
- New Central Public School
- St. Vincent Public School
- Oakville Trafalgar High School

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