



Welcome to 431 River Side Drive, Oakville



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Gorgeous lot in desirable location on the creek. Lot runs down to creek and the tableland is about 60 x 147 & 136 as per survey. This renovated architecturally designed bungalow has a 2nd level master bedroom with new ensuite, new hardwood floors on main level. New o'c kitchen with caesarstone counters, ceramic floor, s/s appliances, counter breakfast bar. Open to dining room. Spacious living room with gas FP & big front window overlooking a private, hedged front garden. French doors lead from the dining area to large deck & a back garden full of perennials. Fully fenced. All 3 baths newly renovated. The two main level bedrooms are bright and a good size. The lower level has a finished recreation room, a large cedar walk in closet & bright laundry room/kitchen. New front portico w/ granite walkway. Garage extended. The 2001 furnace is high efficiency gas, the roof is 2003, all windows 2001, deck recently redone. This home is in a desirable area of Oakville close to the downtown & lake, walking distance to "GO" & the upscale restaurants of trendy Kerr Village.



FEATURES:

- Architecturally designed renovation 2010/2011. (Blueprints available)
- New front portico, granite walkway, 4 foot garage extension.
- Fully fenced property
- New hardwood floors
- New Kitchen, new baths
- 3 spacious bedrooms

JUST THE NUMBERS:

- Taxes \$5535 (2016)
- Total living space 2620 Sq Ft
- Above ground living space 1470 Sq Ft
- Lot size 60 x 136 Feet (irregular), 60 x 227 to creek
- Zoned R3



INCLUSIONS:

- All Electric light fixtures except excluded
- AEG Cooktop and BI oven
- Panasonic Fridge and BI microwave
- Built in dish washer
- Washer, dryer
- Fridge, freezer in basement
- Wine fridge – as is

- GDO plus remote
- Water softener

EXCLUSIONS:

- Dining room chandelier
- Silk drapes in Bedroom



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