

Elite Homes.

297 Watson Ave, Oakville



- Masterfully Renovated
- Culinary Kitchen
- Family Room Retreat
- Climate-Controlled Wine Room
- Outdoor Bar & Lounge
- Top-Tier Schools

Old Oakville
Lifestyle

Classic Inspiration Meets Modern Expression



TheMartinGroup.ca
Profit From Our Experience



WAYNE GRETZKY ESTATES
No. 99

Pelissier
Cuvée de Réserve



Nestled on one of Old Oakville's most coveted residential streets, 297 Watson Avenue is a masterfully reimagined Craftsman residence where timeless architectural charm meets meticulous renovation and uncompromising appointments throughout. A distinguished first impression is set by new Bevel Lap and cedar shake siding, a 2023 roof, and a custom solid wood front door with a triple-latch system.. Inside, new hardwood floors flow through principal rooms anchored by sophisticated gas fireplaces. The gourmet kitchen is a culinary masterpiece – white shaker cabinetry, granite countertops, and professional-grade Thermador, Sub-Zero, and Miele appliances. A dramatic custom 13-foot sliding door with phantom screen dissolves the boundary between the family room and the private, tree-lined grounds, where a three-zone irrigation system

maintains the lush landscaping and a custom shed with bar, TV, and keg fridge invites effortless entertaining. The primary suite is a private sanctuary, with double closets and a spa-calibre seven-piece ensuite featuring heated floors, a soaker tub, custom vanity with toe kick lighting and a glass rain shower. For the connoisseur, a professionally appointed wine cellar with KoolR temperature control awaits. Modern peace of mind is ensured by an Avante cellular security system, 2020 furnace, updated windows and doors, spray foam insulation and more (see attachments for full list of upgrades). Situated within a top-tier school district and steps from the boutique shops of Lakeshore Road, the serene Oakville Harbour, and Oakville GO Station – a rare opportunity to own one of Old Oakville's finest on a street where prestige is simply the norm.



Features

Graciously Appointed

- **Significant Renovation and Upgrades:** Over \$500,000 has been invested in a comprehensive renovation and upgrade of this home, with a focus on high-quality materials and craftsmanship.
- **New Doors & Windows:** Installation of all new exterior doors, windows and sky lights, including a custom solid wood front door with triple latch system. The family room features a dramatic, custom 13-foot sliding door with a phantom screen, providing a seamless transition to outdoors.
- **Siding and Roofing:** New Bevel Lap wood siding and cedar shake siding. The roof was fully replaced in 2023.
- **Decks & Porches:** New composite decking (AZEK Landmark Collection) and skirting for both the front and side porches, with new roofing and integrated lighting.
- **Landscaping & Irrigation:** extensive exterior landscaping with a 3-zone irrigation system, plus a new shed with TV, bar and keg fridge.
- **Structural & Electrical:** New soffits, expanded driveway, exterior electrical work, and landscape lighting.
- **Gourmet Kitchen:** A modern white shaker kitchen with an accent island, granite countertops, and top-of-the-line appliances including a Thermador built-in oven and range, Sub-Zero fridge, Miele built-in dishwasher, and a Miele warming drawer.
- **Elegant Fireplaces:** The family room boasts a natural gas fireplace with a fluted wood accent and crown molding. The living/dining room is anchored by a sophisticated gas fireplace.
- **Refined Flooring & Trim:** The home features new hardwood flooring throughout the main and second levels. All interior doors are custom solid wood, with new craftsman style trim and hardware throughout.
- **Sumptuous Master Suite:** offers double closets with custom built-ins. The five-piece ensuite is a true oasis, featuring a custom built-in vanity with under vanity lighting, quartz countertop with a double sink, separate soaker tub, heated floor and a glass shower with a rain shower head.
- **Custom Millwork and Storage:** The laundry room and mud room feature custom built-ins, accent lighting, and quartz countertop for optimal organization. Bedrooms feature custom built-ins and walk-in closets.
- **Wine Cellar:** a professionally appointed wine cellar with a KoolR temperature control system.
- **HVAC:** New furnace installed in 2020.
- **Insulation:** spray foam insulation was added around each window opening and select walls for improved energy efficiency.
- **Safety & Security:** A backflow valve was added to the plumbing system, and a new carbon dioxide and smoke detection system is tied into the alarm. Avante cellular communication security system monitors for threats from carbon monoxide, door and window breaches, glass breakage. smoke and low temperature.











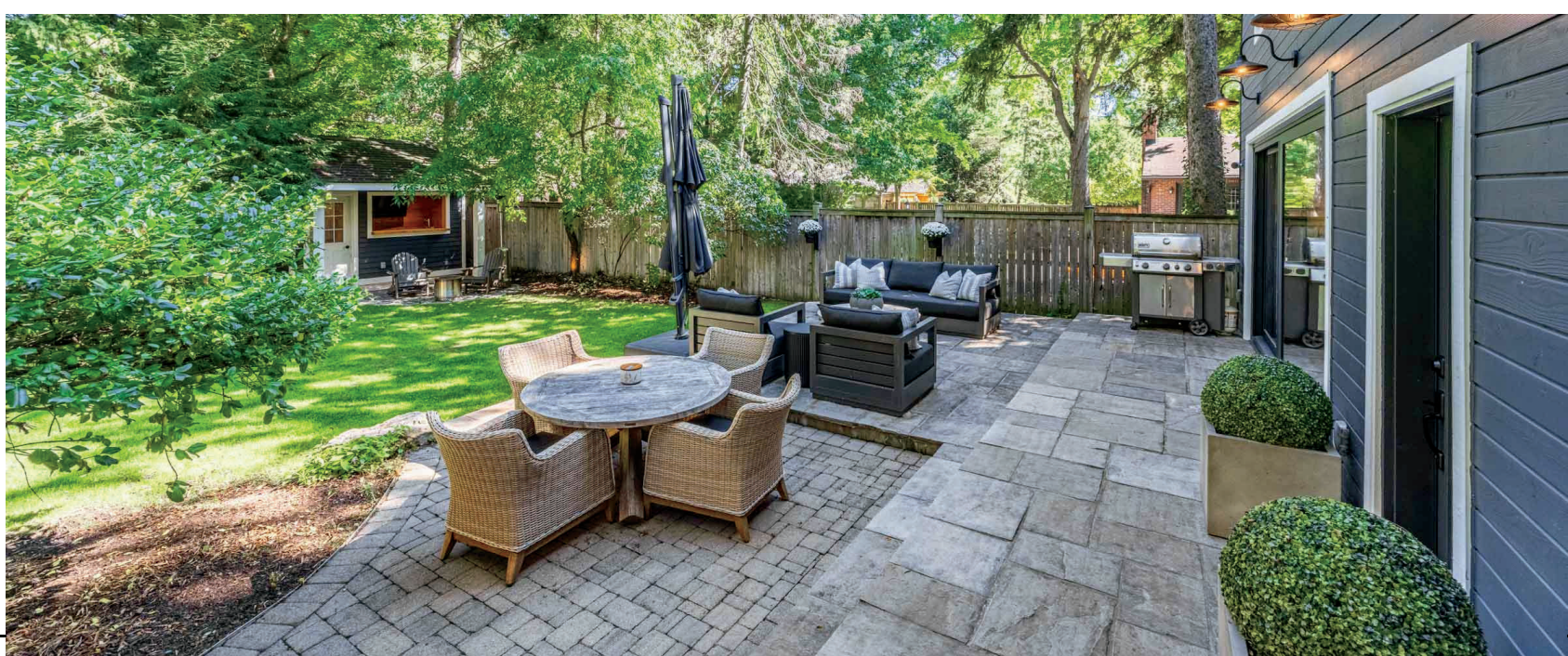


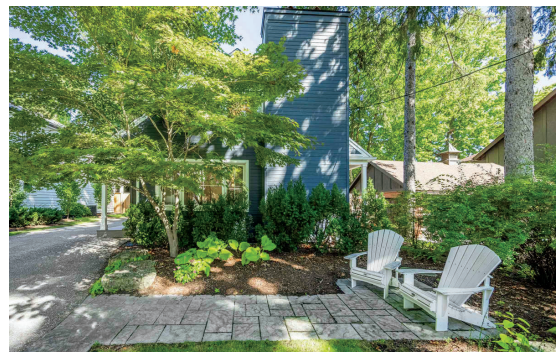










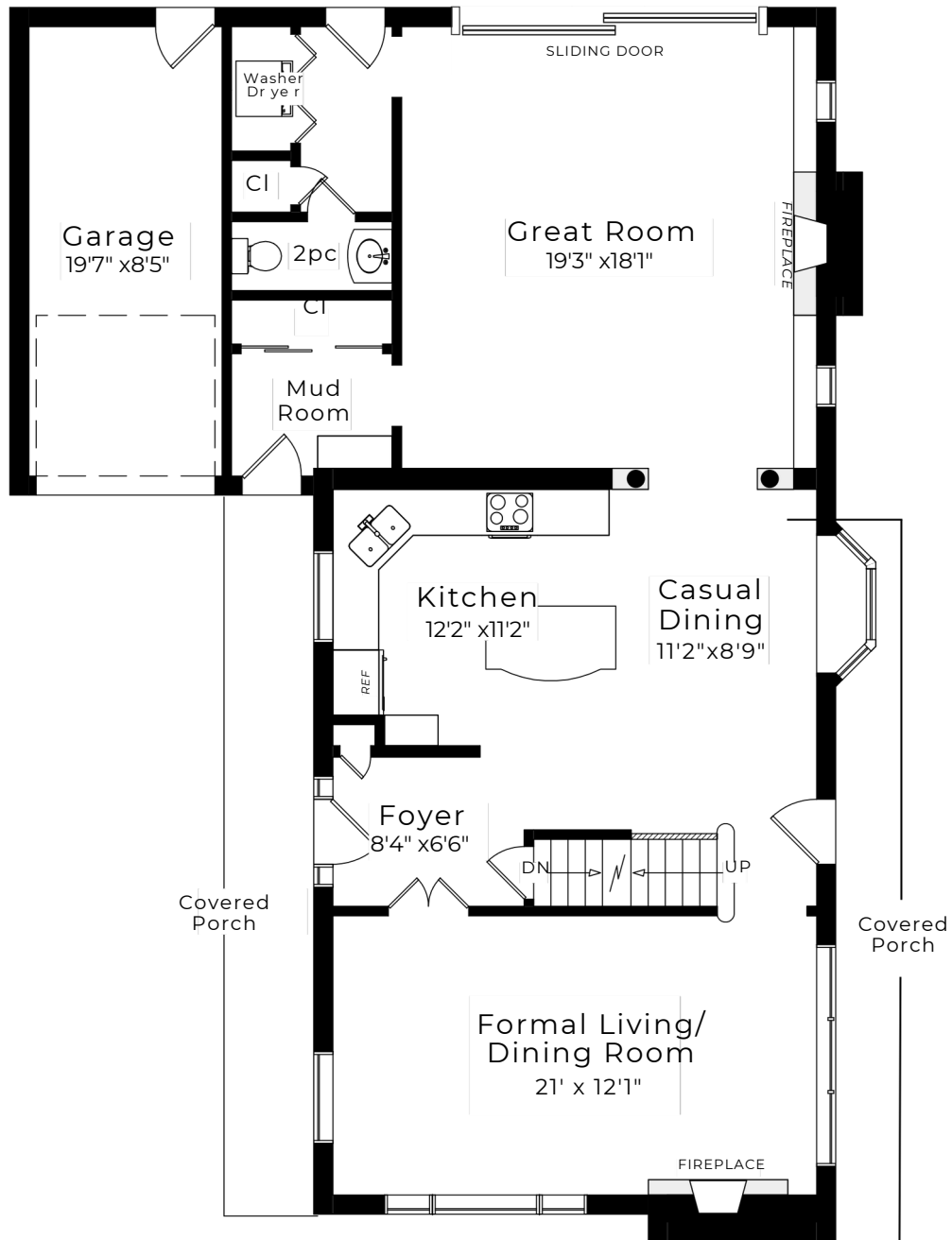






297 Watson Avenue

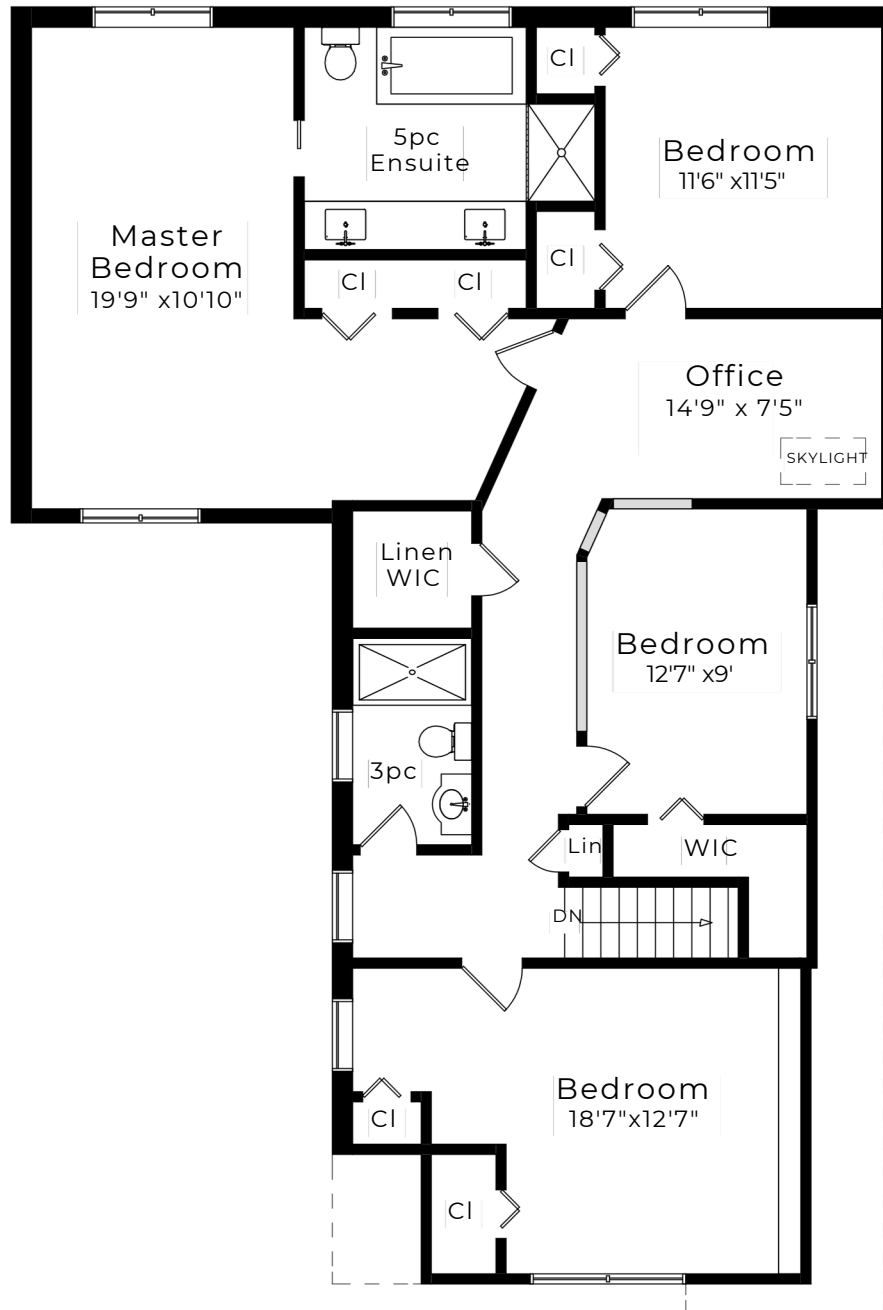
Main Level: 1,298 sqft



Measurements may not be 100% accurate and should be used as a guideline only.

297 Watson Avenue

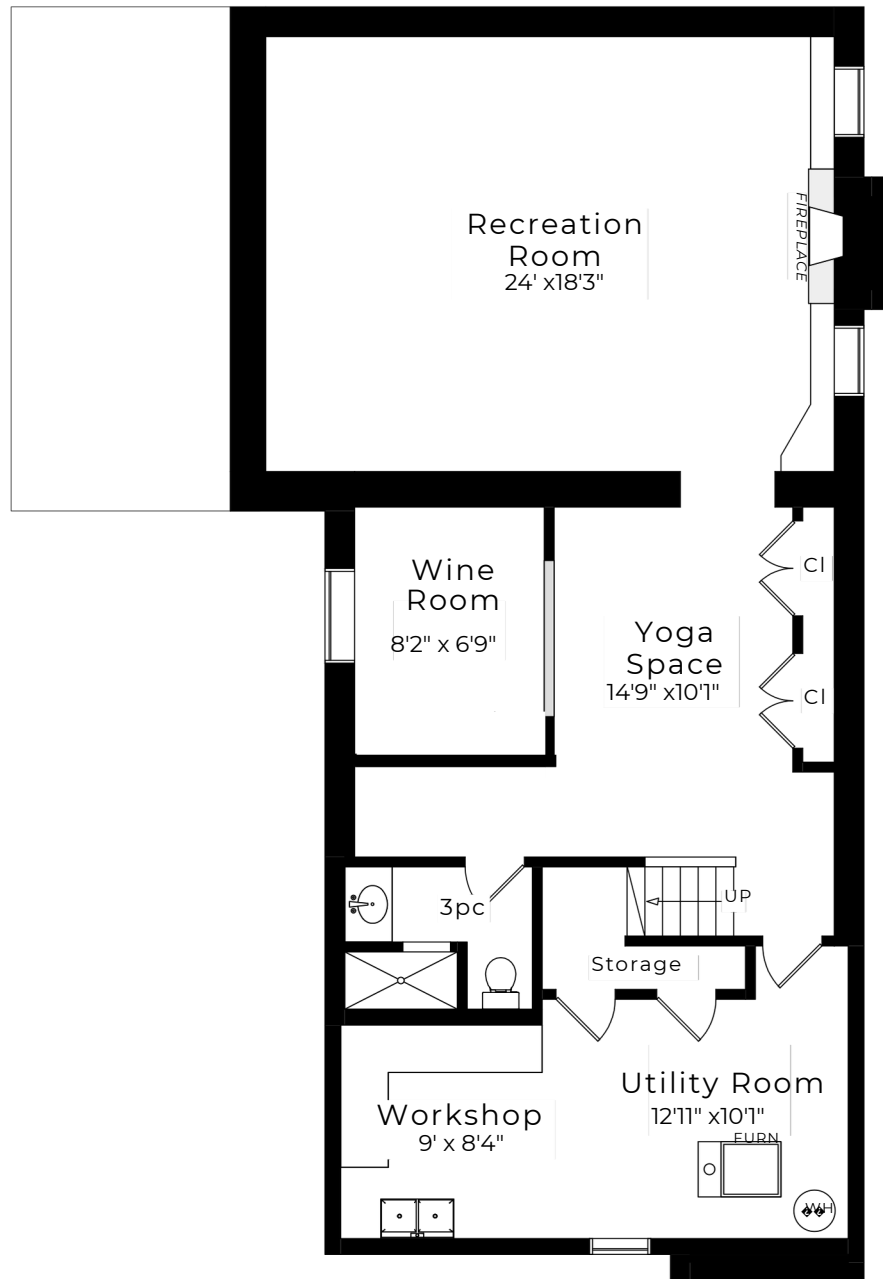
Upper Level: 1,375 sqft



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297 Watson Avenue

Lower Level: 1,298 sqft



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