

RINA DIRISIO  
REAL ESTATE, BUT BETTER



339 WOODALE AVENUE

OAKVILLE, ON



**FABULOUS OPPORTUNITY IN DESIRABLE WEST OAKVILLE, WHERE EXPANSIVE LOTS AND ENDLESS POSSIBILITIES DEFINE THE NEIGHBOURHOOD.**

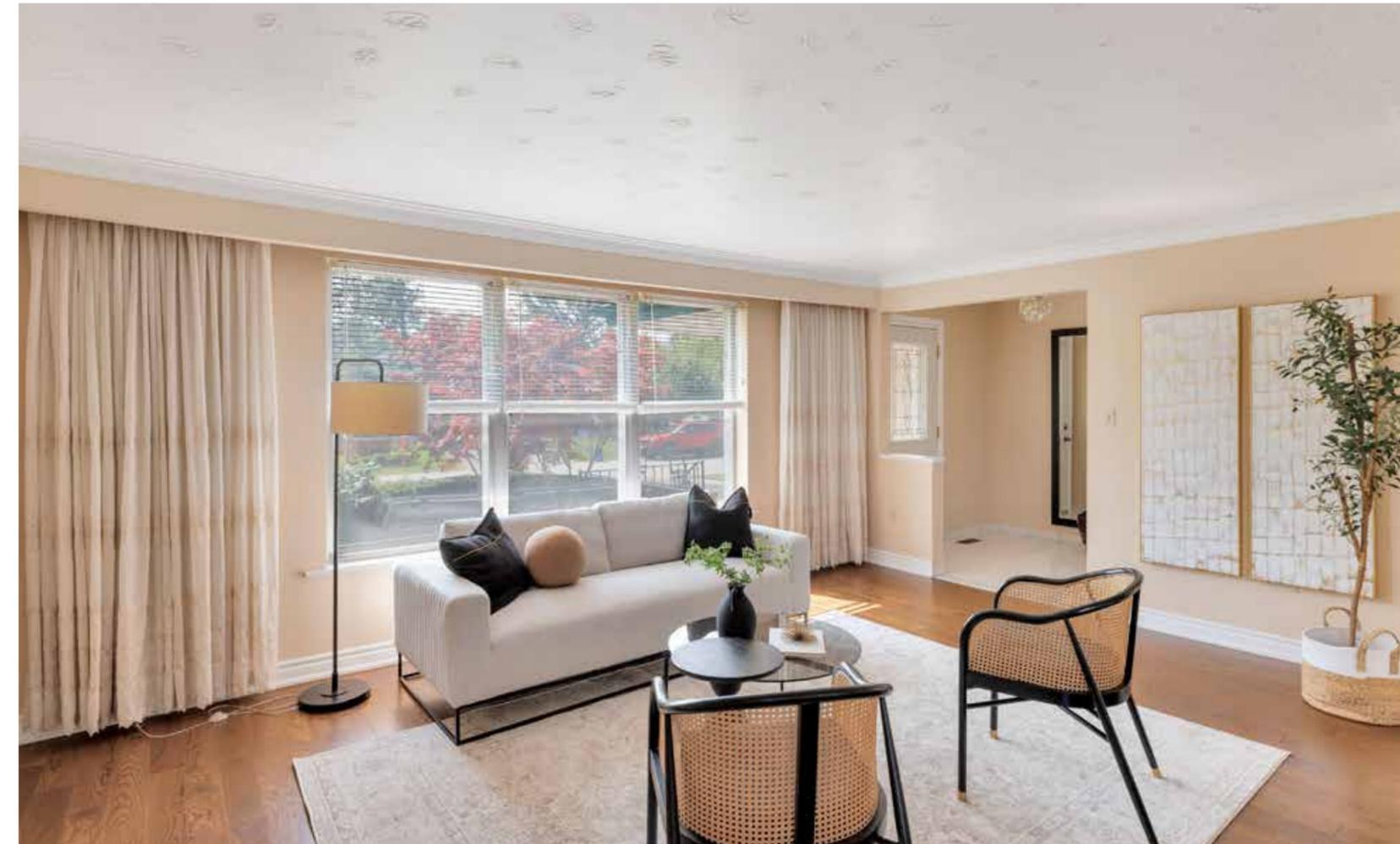
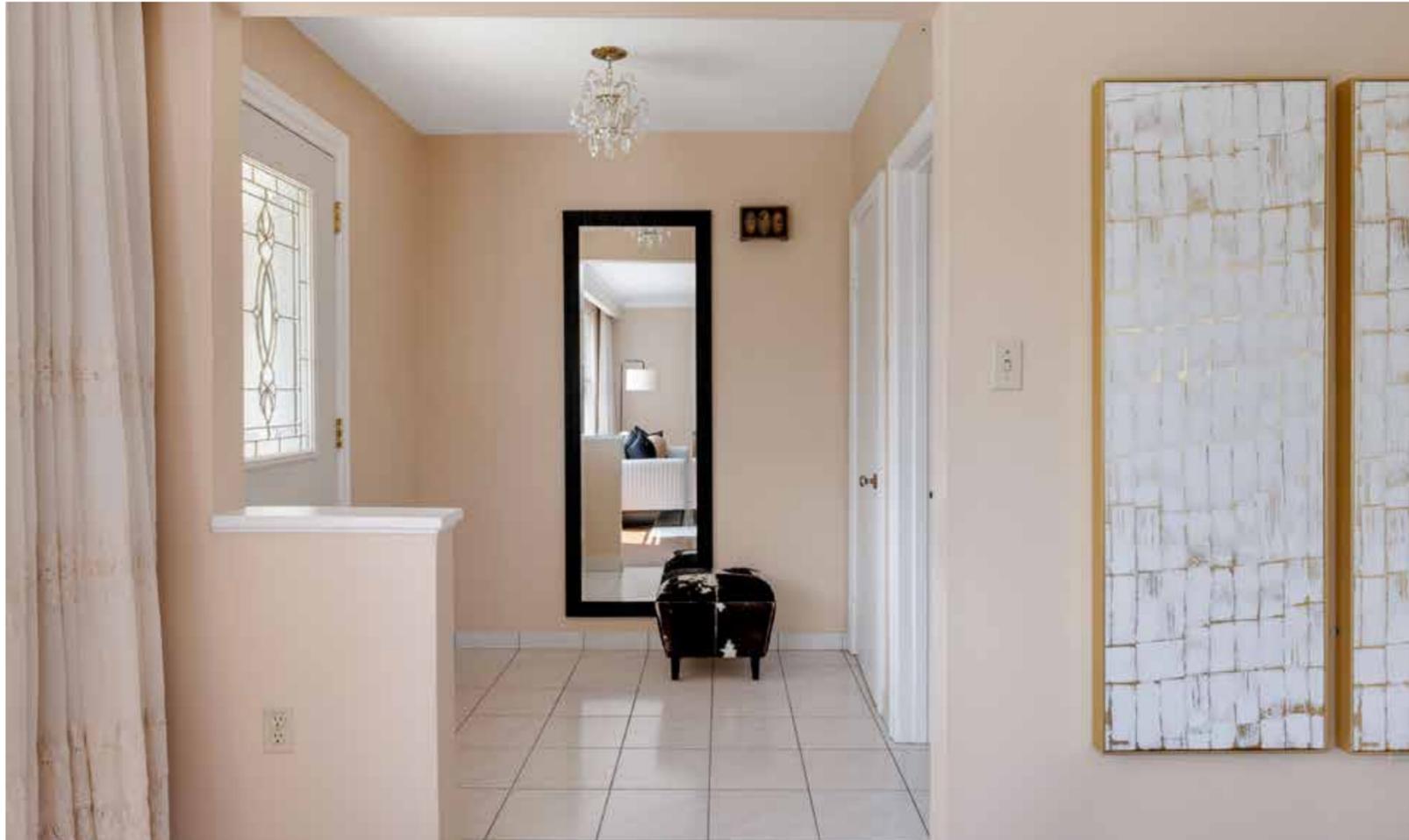
Family home for almost 60 years. This quiet, established, and family-friendly community is experiencing an exciting transformation, with beautifully renovated homes and custom new builds enhancing its charm and prestige. Ideally situated, this raised bungalow is close to Lake Ontario, Oakville Harbour, the YMCA, Coronation Park, and top-rated schools. Kerr Village and historic downtown Oakville are also within walking distance, offering vibrant dining, cultural, and shopping experiences. For commuters, the QEW/403 and Oakville GO Station are only about five minutes by car.

Set on a deep lot with beautifully maintained landscaping, the property showcases undeniable curb appeal with a long double driveway edged in French curbing, an enlarged attached double garage with upgraded door, and a welcoming front veranda with upgraded metal railings. The sprawling backyard retreat offers a stone patio and generous green space with ample room for a pool. Inside, the home boasts three bedrooms, two full bathrooms, a family room addition, and a fully finished lower level with a second kitchen—providing versatile living space now as you contemplate your dreams for the future. The main floor highlights a spacious and sunlit living room and dining room with crown mouldings and upgraded hardwood floors, a bright eat-in kitchen, three bedrooms with hardwood floors, and a 4-piece bath. A substantial family room addition features a cozy fireplace, walkout, and skylit hallway with access to the garage, enhancing the overall footprint while seamlessly connecting the front to the back. The finished lower level expands lifestyle possibilities with a recreation room, second kitchen, 3-piece bathroom, laundry room, and utility room, all illuminated by large windows.



### FOYER (6'6" X 6'7")

- Single door entry with a leaded glass insert and a storm door
- Neutral floor tiles
- Half-wall open to the living room
- Upgraded baseboards
- Ample closet space



### LIVING ROOM (17'6" X 12'1")

- Upgraded hardwood floor
- Extra-large window overlooking the front gardens
- Plaster ceiling with crown mouldings



**DINING ROOM (13'2" X 9'8")**

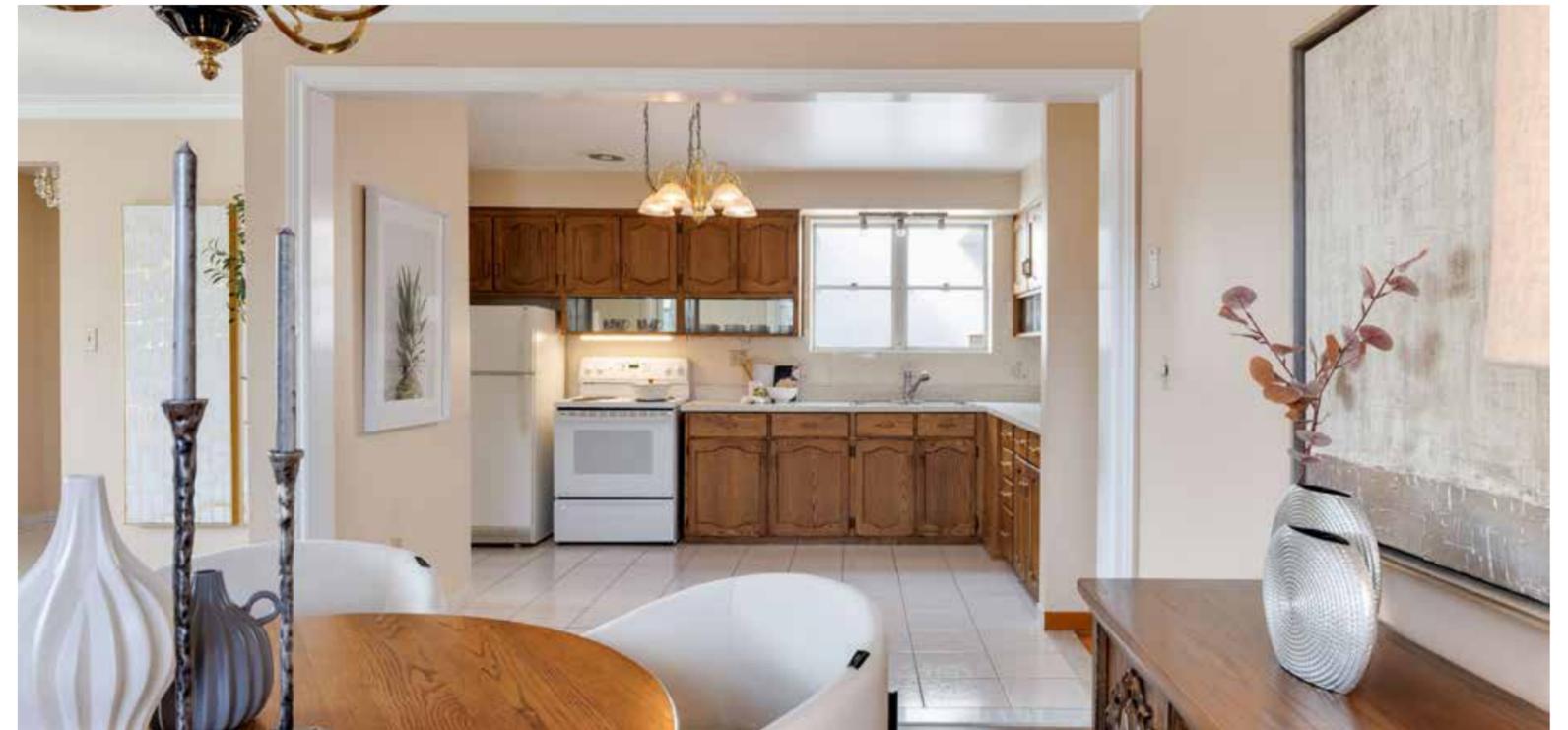
- Upgraded hardwood floor
- Plaster ceiling with crown mouldings
- Chandelier
- Large window to the side yard

## BRIGHT KITCHEN



### KITCHEN (10'10" X 16'6")

- Abundant wood cabinetry
- Upper cabinets with lower display cabinets with sliding glass doors
- Numerous drawers
- Neutral floor tiles and ceramic tile backsplash
- Large window above the stainless-steel sink
- Generous breakfast area with a chandelier





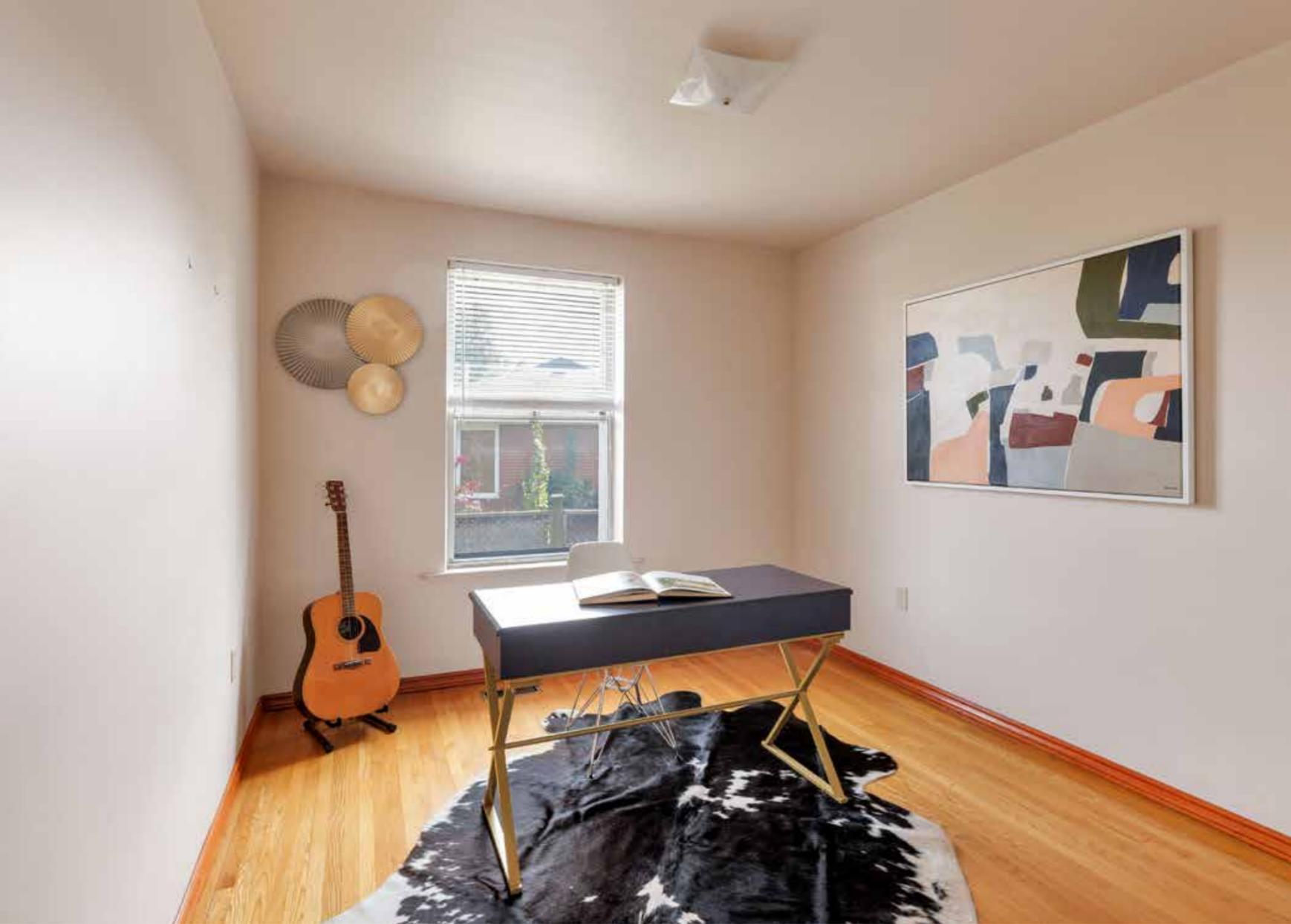
### PRIMARY BEDROOM (13'1" X 14'1")

- Hardwood floor
- Extra-large window
- Large double closet

### BATHROOM (4-PIECE)

- Ample white cabinetry with a bank of drawers
- One-piece moulded vanity with an integrated sink
- Wall-mounted display/storage cabinet
- Neutral floor tiles and dramatic wall tiles
- Large window with privacy glass
- Tub/shower combination with a moulded acrylic surround



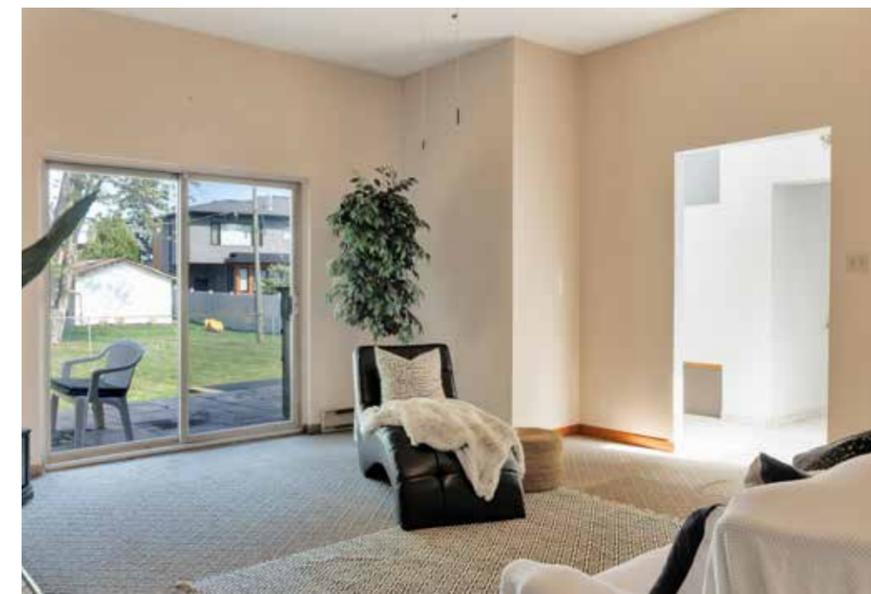
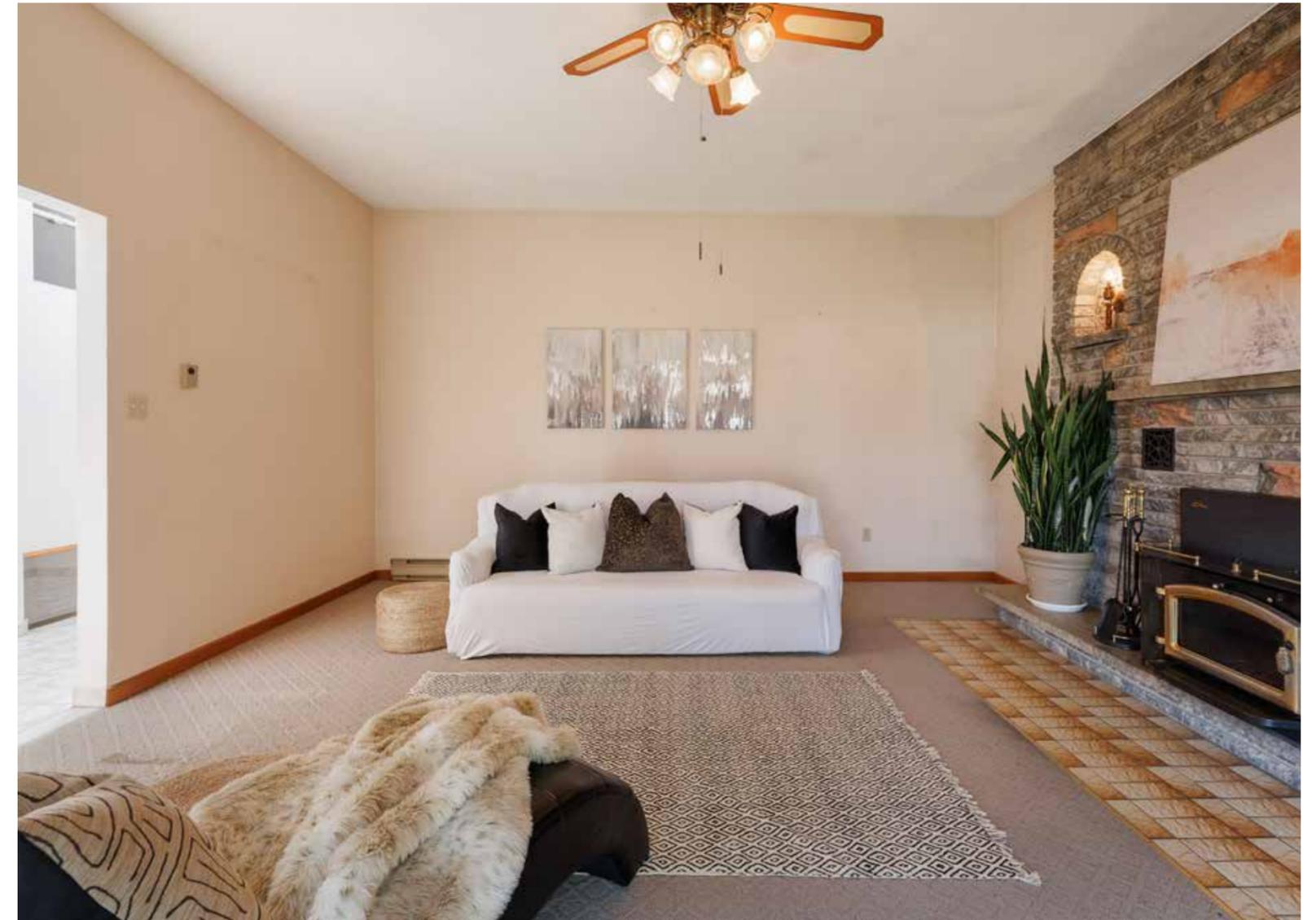


**BEDROOM 2 (10'11" X 10'6")**  
**BEDROOM 3 (13'1" X 9'7")**

- Two additional bedrooms on this floor feature hardwood floors, double closets and large windows.



## WALKOUT MID-LOWER LEVEL



### FAMILY ROOM (16'7" X 18'10")

- Impressive stove-style wood-burning fireplace with an expansive custom stone floor-to-ceiling mantel with inset sconce lighting
- Supplemental baseboard heaters
- Ceiling fan
- Sliding glass door walkout to the stone patio and backyard

## LOWER LEVEL



### RECREATION ROOM (24'2" X 13'2")

- Large above-grade window
- Neutral vinyl flooring
- Two ceiling lights



### SECOND KITCHEN (12'9" X 14'4")

- Plenty of upper and lower wood cabinetry
- Ceramic wall tiles
- Neutral vinyl flooring
- Above-grade window
- Large dining area

PRIVATE BACKYARD



### BATHROOM (3-PIECE)

- Neutral floor tiles
- Mirrored medicine cabinet
- Above-grade window with privacy glass
- White plumbing fixtures, including a pedestal sink
- Shower with a tempered glass enclosure

### LAUNDRY ROOM (11' X 10'5")

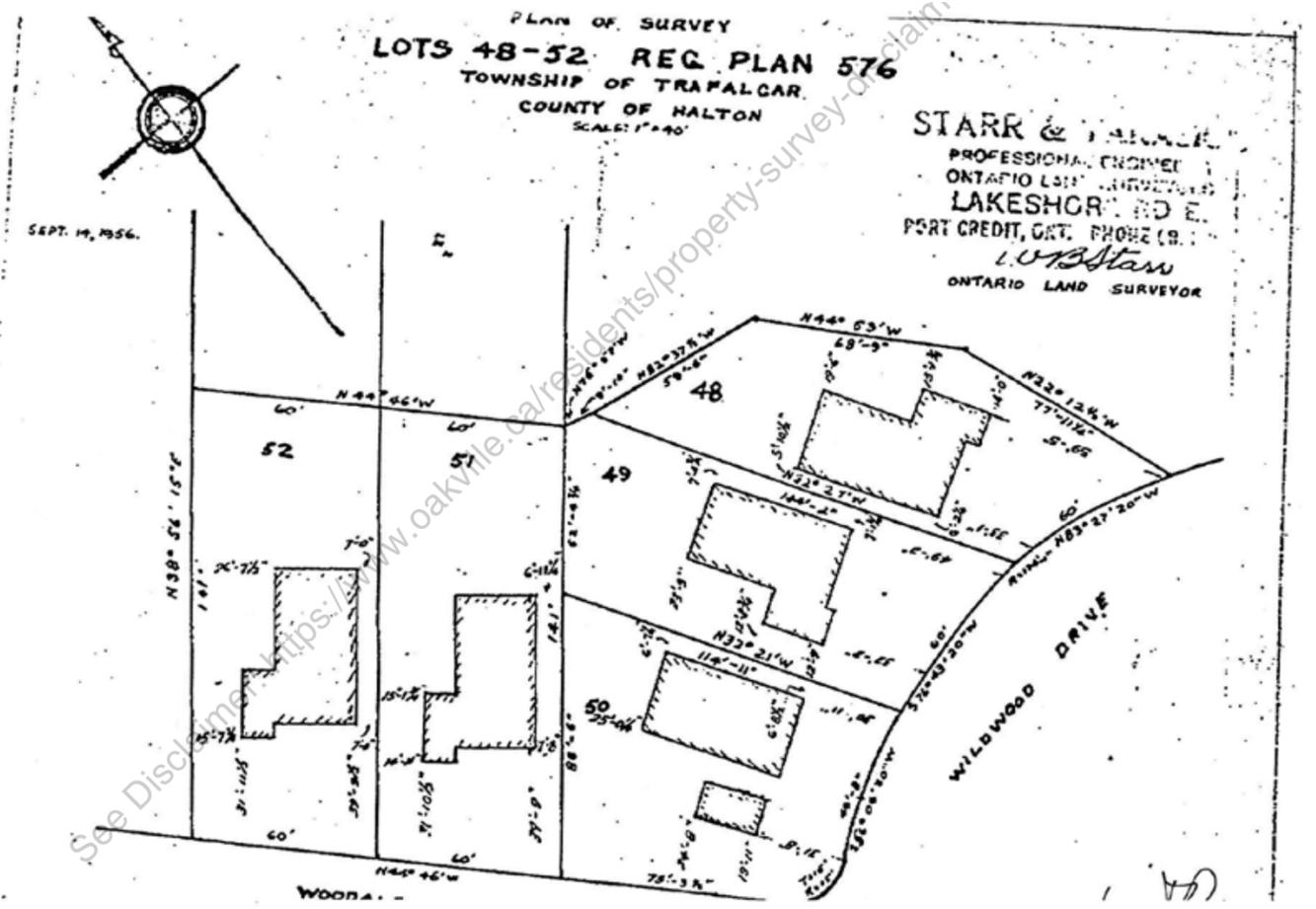
- Neutral vinyl flooring
- Large above-grade window
- Double washtub
- Added shelving

### STORAGE/UTILITY ROOMS (12'11" X 7'10")

- Storage room with built-in shelving, a white base cabinet and a large above-grade window
- Adjoining utility room with two above-grade windows
- Additional storage room with two above-grade windows and added shelving



SURVEY



## SCHOOLS

### Elementary

W.H. Morden – English Track – JK – GR08

Pine Grove – FI – GR02 – 08

St. Nicholas CES – Regular Track – JK – GR08, ExF – GR05 – 08

St. Mary CES – FI – GR01 – 08

### Secondary

Thomas A. Blakelock – Regular Track/FI – GR09 – 12

St. Thomas Aquinas CSS – Regular Track/ExF – GR09 – 12

St. Ignatius of Loyola CSS – FI – GR09 – 12



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**Taxes:** \$6034 / 2025

**Lot Size:** 60 x 141 Ft

**Inclusions:** Fridge, stove, washer, dryer, all elfs, all window coverings, basement fridge, (all appliances as is)

# FLOOR PLANS



All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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Information in this brochure is deemed accurate but not guaranteed.  
School boundaries may change for upcoming school year.