



GoodaleMillerTeam
CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



1517 Lancaster Drive | Oakville



DETACHED 2 STOREY HOME IN QUIET, MATURE FALGARWOOD

Falgarwood is a mature residential area in north east Oakville. It has attracted families for many years due to it's proximity to Toronto and airports. The schools are good. Sheridan College close by. Parks and trails meander through the area, this affords great opportunities for joggers, family walks and not least of all, your family dog. One can follow trails down to the lake and visit Olde Oakville.

This detached, 2 storey home with double car garage has 3 bedrooms and 2.1 bathrooms all renovated. Freshly painted, bright and cheerful. The recently renovated kitchen has an eat-in area, door to side yard and is open to the family room. The family room has a gas fireplace for winter coziness and sliding glass doors to a lit deck for summer star gazing. The back garden is fully fenced.

The second storey features three decent sized bedrooms. Both the 3 piece primary ensuite and 4 piece main bathroom have been recently renovated.

The lower level is open, there is a room that could be a bedroom or an office. The laundry is at this level. At one end of the recreation room is a raised stage area, originally intended for the drummer in the family, would be great for younger family members to put on plays etc.



FOYER & DINING ROOM

DINING & LIVING ROOM



KITCHEN

BREAKFAST AREA



FAMILY ROOM

PRIMARY BEDROOM & ENSUITE



SECOND & THIRD BEDROOMS



MAIN BATHROOM



LOWER LEVEL RECREATION ROOM

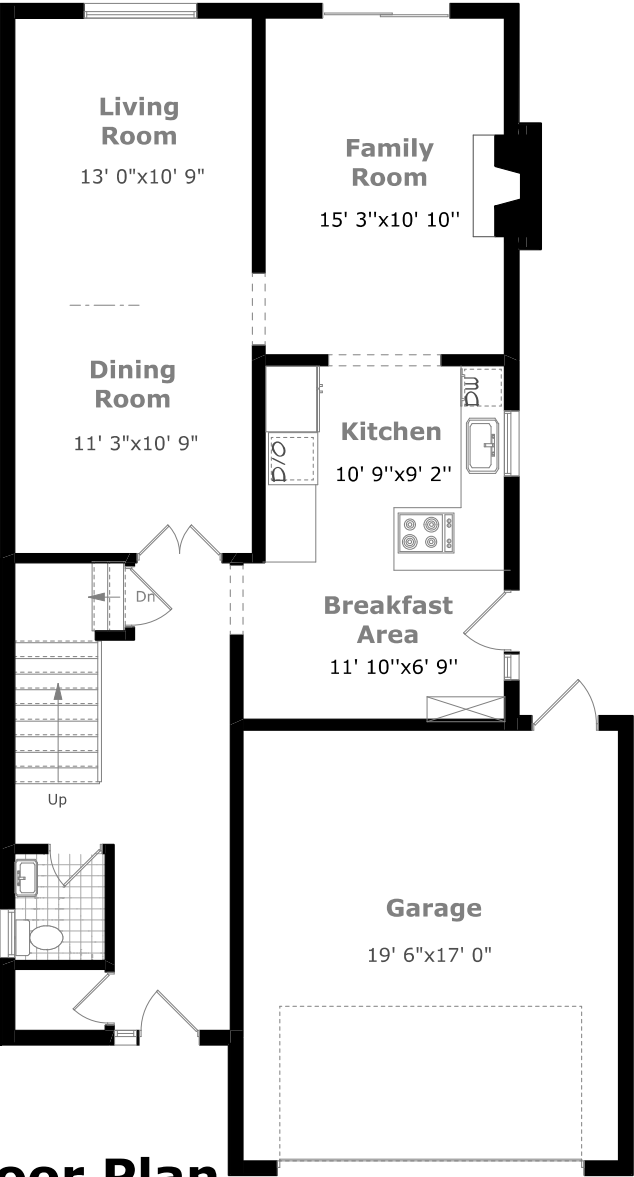


LOWER LEVEL GAMES ROOM & BEDROOM



REAR YARD

MAIN LEVEL FLOOR PLAN

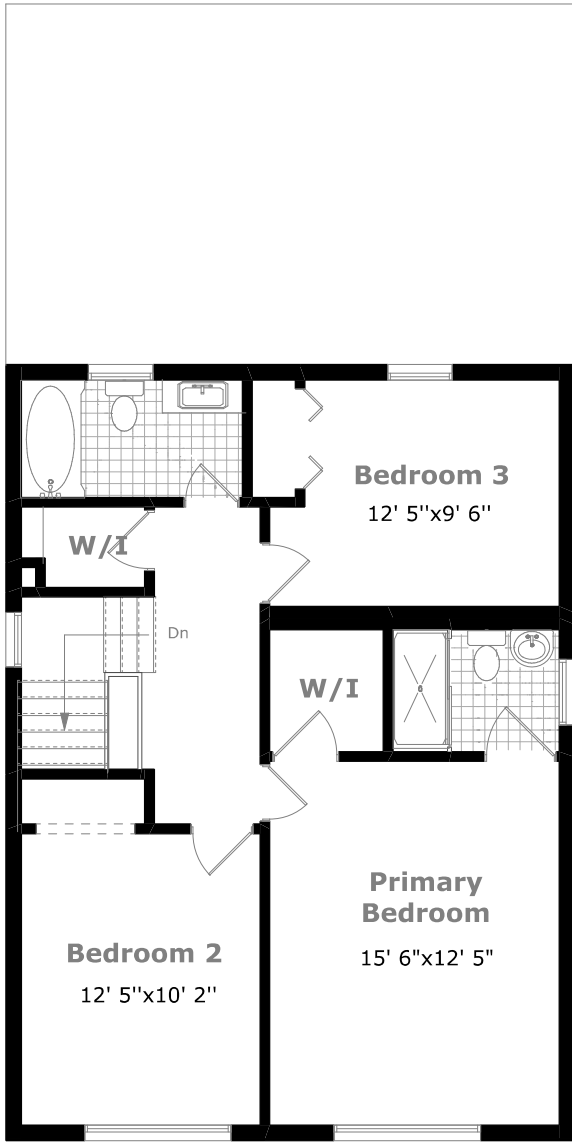


Main Floor Plan

930.3 sq. ft. +
363.7 sq. ft. (Garage)

*Room sizes should be considered approximate since measurements are subject to certification.

SECOND LEVEL FLOOR PLAN

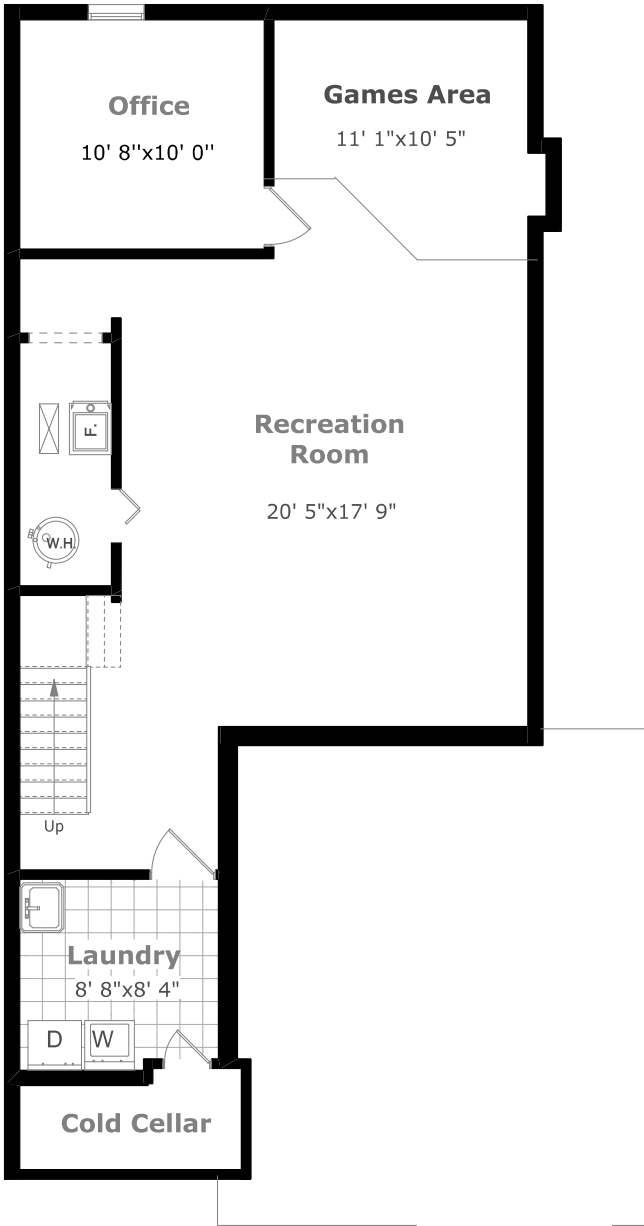


2nd Floor Plan

802.3 sq. ft.

*Room sizes should be considered approximate since measurements are subject to certification.

LOWER LEVEL FLOOR PLAN

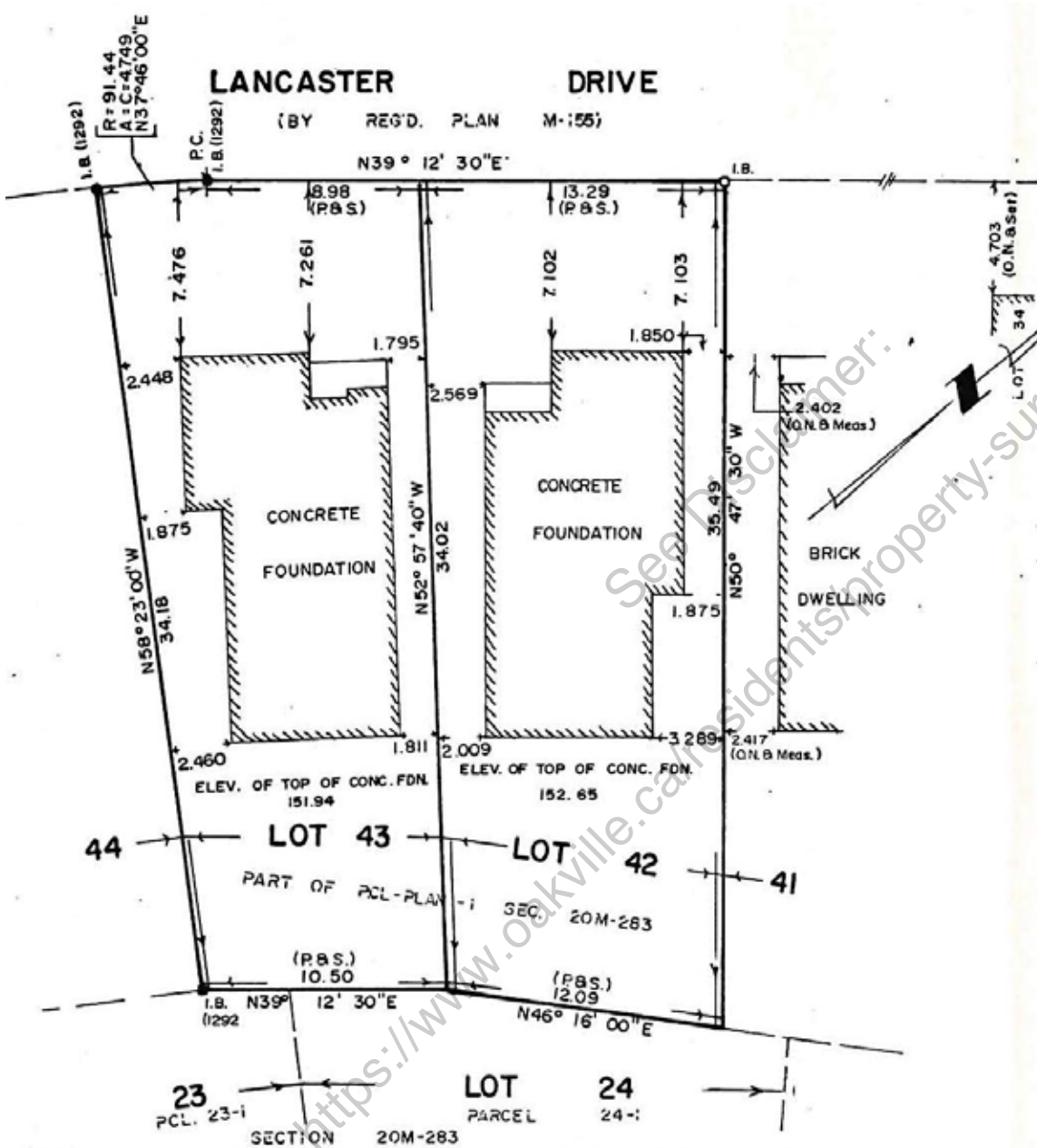


Lower Level Plan

958.4 sq. ft.

*Room sizes should be considered approximate since measurements are subject to certification.

SURVEY



FEATURES

- MAIN FLOOR -

LIVING ROOM

- Engineered hardwood
- Freshly painted

DINING ROOM

- Engineered hardwood
- Freshly painted
- French doors to hall
- Kitchen access

KITCHEN

- Fully renovated
- Granite countertops
- JennAir built-in convection oven
- Built-in Panasonic microwave
- JennAir double fridge with ice and water
- Gas stove top
- Farmer front double stainless steel sink
- Side door access

FAMILY ROOM

- Engineered hardwood
- Gas fireplace
- Sliding glass doors to deck
- Open to kitchen

- SECOND FLOOR -

PRINCIPLE BEDROOM

- Laminate flooring

- Walk-in closet
- Renovated three piece ensuite

BEDROOMS 2 & 3

- Laminate flooring
- Good closet space

FAMILY BATHROOM

- 4 piece
- Recently renovated

- LOWER LEVEL -

RECREATION ROOM

- New carpeting
- Raised level at rear

OFFICE

- Carpeted

LAUNDRY

- Washer and dryer

COLD ROOM & UTILITIES

REAR YARD

- Fully fenced
- Raised deck with lighting

DOUBLE CAR GARAGE

INCLUSIONS

- Stove top, oven, microwave, fridge
- Washer and dryer
- Window coverings
- All electric Lights
- Shed

RENTAL ITEMS

- Hot Water Heater Rented

*Notwithstanding any items identified as features or inclusions or exclusions in this brochure, only those items identified as inclusions in the Agreement of Purchase and sale will be deemed an inclusion.

LISTING INFORMATION

1517 LANCASTER DRIVE, OAKVILLE

Possession: To be arranged

Lot Size: 34.50' x 111.81' x 29.51' x 15.60' x 112.32'

Square Footage: 1,732.6 sq ft above grade

Total Square Footage: 2,691 sq ft

Deposit: 5%

Taxes: \$4,639 / 2021

Legal Description: PCL 43-1, SEC 20M283;
LT 43, PL 20M283

Listing Agents: Brad Miller, Kieran McCourt
& Gillian Cockcroft



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#1 Team Globally for Century 21 for 2020 & 2021