



GMT

3171 George Savage Avenue
Oakville

Welcome to 3171 George Savage Avenue

A spacious family home offering a thoughtful floor plan and highly walkable location in the heart of Glenorchy. With approximately 2,360 square feet above grade, four bedrooms and a main-floor office, this home offers a generous and highly functional layout designed for everyday family living.

The home makes an immediate impression with its contemporary exterior, pairing clean architectural lines with a combination of stone, brick and warm wood detailing. Inside, the aesthetic shifts to a more transitional feel, with hardwood flooring, classic finishes and a comfortable layout designed around everyday family living. A dedicated office just off the foyer provides an ideal work-from-home space, while the principal living and dining areas offer an easy flow for both daily life and entertaining.

At the heart of the home, the kitchen features extensive cabinetry, granite countertops, stainless steel appliances and a large centre island with seating. It opens naturally to the breakfast area and living room, where a gas fireplace creates a warm focal point and large windows bring in abundant natural light. Walk out directly from the breakfast area to the fully fenced rear yard, extending the living space outdoors during the warmer months.

Upstairs, the generous primary suite features a walk-in closet and five-piece ensuite, while three additional bedrooms provide excellent flexibility for children, guests or a second home office. A full four-piece bathroom and particularly spacious second-floor laundry room complete the level. One of the secondary bedrooms also enjoys access to a private balcony, an unexpected feature that adds another dimension to the home.

The unfinished lower level offers approximately 1,131 additional square feet and tremendous future potential. Its substantial open footprint provides ample opportunity to create a recreation room, gym, additional bedroom or whatever best suits the buyer's needs.

Set within the family-focused Glenorchy community, the home is steps to Oodenawi Public School and St. Gregory the Great Catholic Elementary School, making the daily school run exceptionally convenient. Parks, playgrounds and neighbourhood amenities are all close at hand, with easy access to shopping, restaurants and major commuter routes.

Spacious, well maintained and exceptionally positioned for family life, this home combines a generous four-bedroom floor plan with the everyday convenience of having schools, parks and neighbourhood amenities just steps from home.

THE GOODALE MILLER TEAM

Listing Agents: Brad Miller & Kieran McCourt



Property Highlights

BEDS	4
BATHS	2.1
LOT SIZE	33.42' x 90.35' x 35.75' x 90.06'
ABOVE GRADE	2,360 sq ft
TOTAL SQ FT	3,491 sq ft
TAXES	\$7,522 / 2026

















Fireplace

Breakfast Area
12'7" x 9'4"

Living Room
15'10" x 12'4"

Dining Room
12'0" x 9'9"

Kitchen
13'5" x 9'10"

Garage
19'6" x 9'11"

Up

Dn

CL

CL

Foyer
7'9" x 6'2"

Office
9'6" x 8'11"

2 pc

Up

Dn

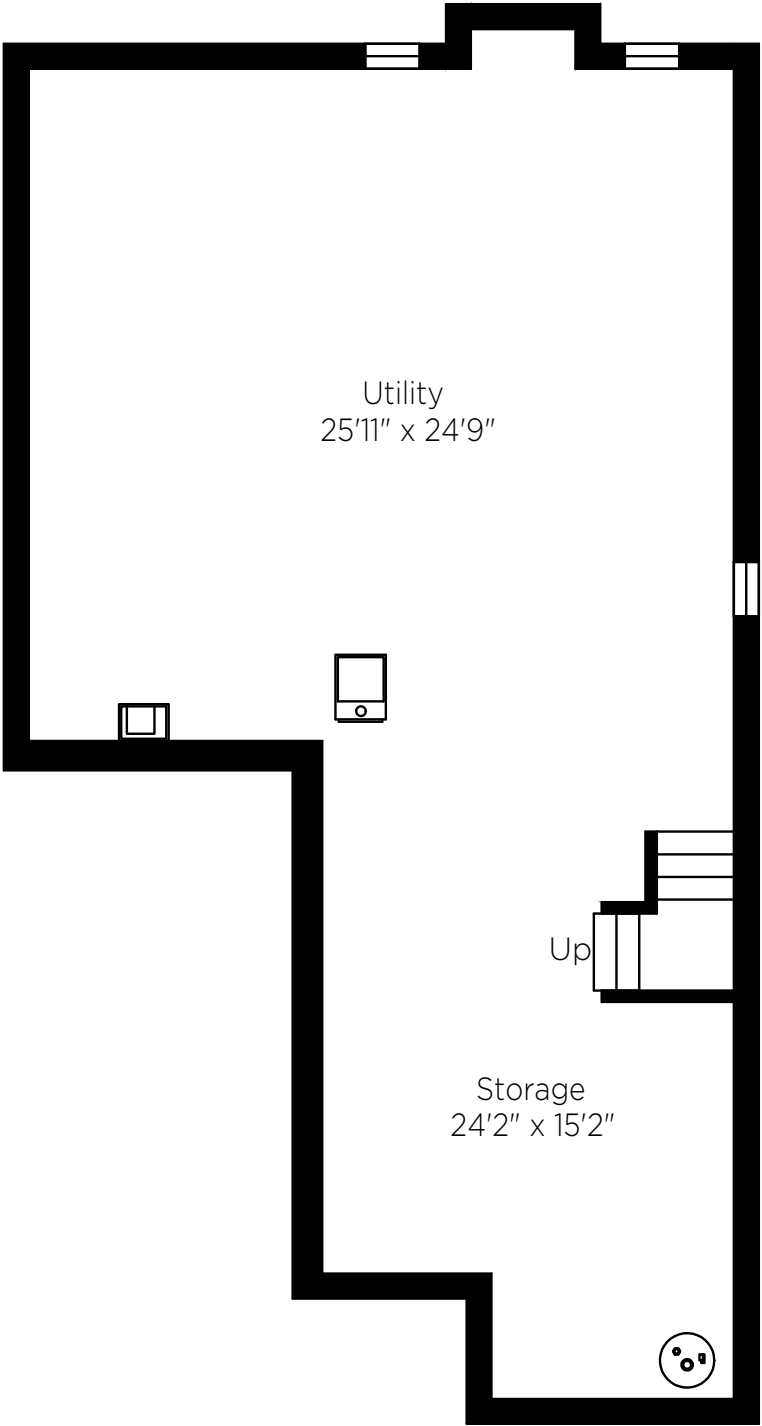
*Room sizes should be considered approximate since measurements are subject to certification.

This floor plan shows a 4-bedroom house with a total area of 1,100 sq. ft. The layout includes a large Primary Bedroom (15'0" x 13'0") with a Walk In Closet, a Fourth Bedroom (10'1" x 9'6"), a Third Bedroom (14'1" x 10'9"), and a Second Bedroom (15'6" x 10'11"). The house also features a Laundry room (10'6" x 6'2") with a washer and dryer, a Bathroom (5 pc), a second Bathroom (4 pc), and a Balcony (10'0" x 7'5"). The kitchen is equipped with a refrigerator, oven, and sink, and the dining area includes a table and chairs. The living room has a fireplace and a large window. The house is located in a quiet neighborhood with a park and a school nearby.

Room	Dimensions
Primary Bedroom	15'0" x 13'0"
Fourth Bedroom	10'1" x 9'6"
Third Bedroom	14'1" x 10'9"
Second Bedroom	15'6" x 10'11"
Bathroom	5 pc
Bathroom	4 pc
Laundry	10'6" x 6'2"
Balcony	10'0" x 7'5"

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Lower Level Floor Plan



Lower Level
1131 Square Feet

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Luxury Features

GENERAL

- Built in 2016
- Furnace/AC, roof & windows 2016
- Hot water tank rented - Approx. \$50/month
- Currently owned by the original owner
- Hardwood floor throughout main floor
- Large foyer with double door coat closet
- Private home office at the front of the house
- Separate dining room and breakfast aera
- Large kitchen with central island and stainless steel appliances
- Great room with natural gas fireplace
- Main floor powder room
- Inside access to garage and separate drop zone
- Second level with four large bedrooms
- Primary bedroom with walk-in closet and 5-piece ensuite
- Shared 4-piece main bathroom
- Large laundry room upstairs with front loading washing machine and dryer
- Large linen closet

INCLUSIONS

- All window coverings
- All electrical light fixtures
- All appliances
 - Fridgidair stainless steel fridge/freezer
 - GE stainless steel stove
 - Maytag stainless steel dishwasher (2025)
 - Maytag washing machine
 - Maytag dryer

EXCLUSIONS

- None

*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.

The information contained in this feature brochure is based on casual observation and the knowledge of the vendors. This information is believed to be factual; however, it is not warranted and should be independently verified. Items listed in this brochure may not be included in an Agreement of Purchase and Sale unless specifically listed as an inclusion in the chattels section of an Agreement of Purchase and Sale.



About The Neighbourhood

Old Oakville is the historic heart of the community, where a vibrant downtown setting meets the serenity of lakeside living. Residents enjoy an unmatched walkability to boutique shops, cafés, and restaurants, along with easy access to parks, trails, and the waterfront. The neighbourhood offers a rare balance of small-town charm and urban convenience, making it one of Oakville's most beloved destinations.

Life here feels connected and welcoming. Families walk or cycle to top schools and community clubs, neighbours gather in local parks, and weekends are often spent exploring the lakefront or enjoying dinner downtown. On warm days, residents gather at Lakeside Park or stroll the pier at Oakville Harbour, a timeless ritual that makes Old Oakville feel like the town's true heart.



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