



GMT

176 Douglas Avenue  
Oakville

## Welcome to 176 Douglas Avenue

Dating back to circa 1911, this handsome Edwardian brick home offers a lovely blend of period charm and practical updates. Positioned on a west backing 50' 142' lot, complemented by a newer double car garage - something of a rarity in this coveted pocket - and a welcoming, full-width front porch and back porch, perfect for relaxing and greeting passerby's.



### Property Highlights

BEDS	4
BATHS	3
LOT SIZE	50.09' x 142.07' x 50.31' x 141.37'
ABOVE GRADE	2,574 sq ft
TOTAL SQ FT	3,536 sq ft
TAXES	\$7,687 / 2025



### THE GOODALE MILLER TEAM

Listing Agents: Brad Miller, Kieran McCourt & Bronwen Cockcroft



## Architectural Character & Interior Features

- Edwardian brick home dating to circa 1911 - Heritage
- Period charm with practical updates
- High ceilings and well-proportioned principal rooms
- Original millwork adding warmth
- Four well-sized bedrooms
- Finished attic with its own bathroom and ample storage
- Over 2,500 sq ft above grade









## Property Features & Key Upgrades

- West-facing 50' x 142' lot
- Newer double car garage (rare for the area)
- Front and back porch
- Most windows replaced in 2009
- Furnace, air conditioning, and tankless hot water updated in 2014
- Central vacuum system
- Metal roof (installed 1998) with 50-year warranty







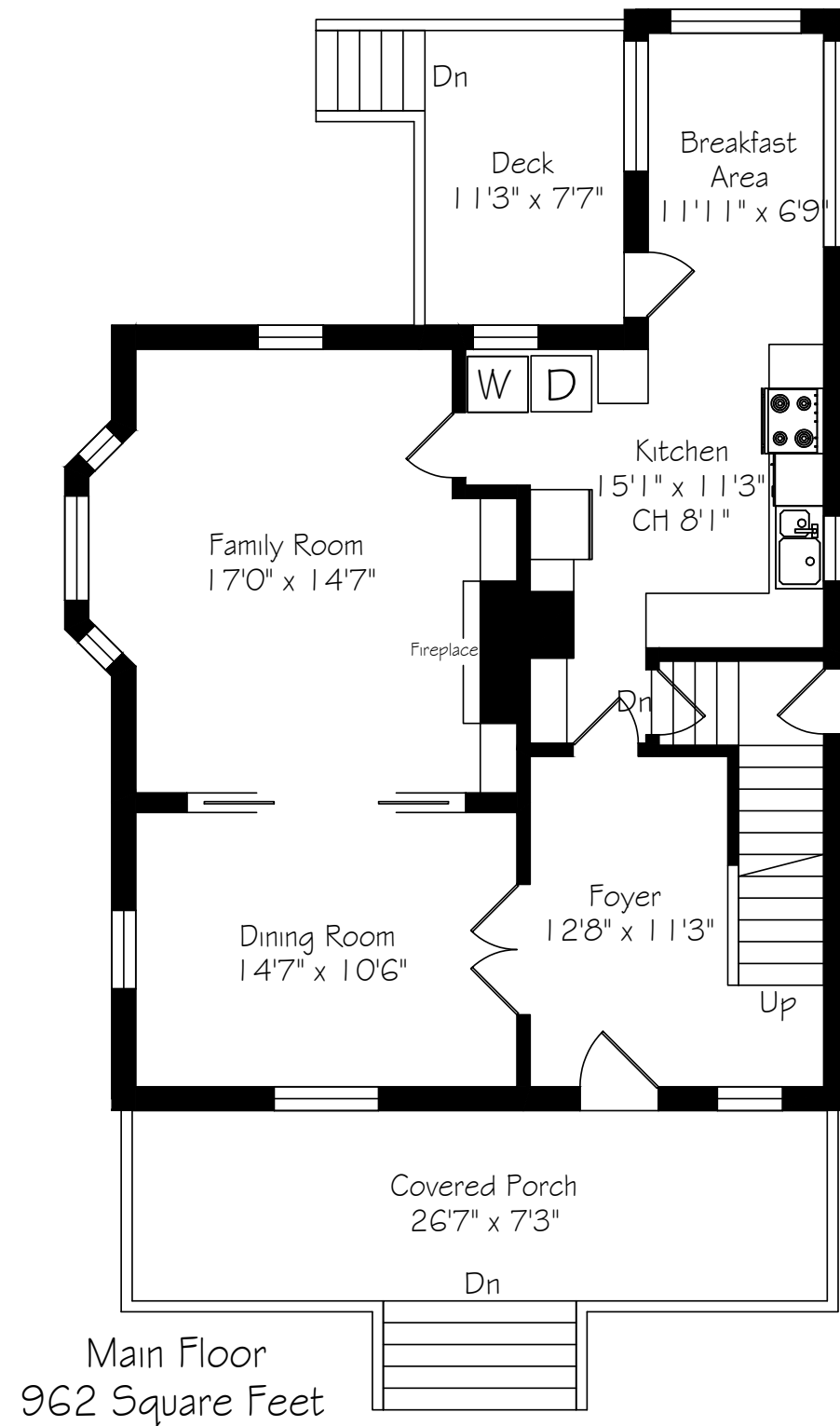
## Location & Opportunity

- Located in a desirable pocket of Old Oakville
- Quiet street with mature trees
- Walking distance to the lake, downtown and schools
- Well-maintained but offers renovation potential
- Ideal for buyers seeking character and customization



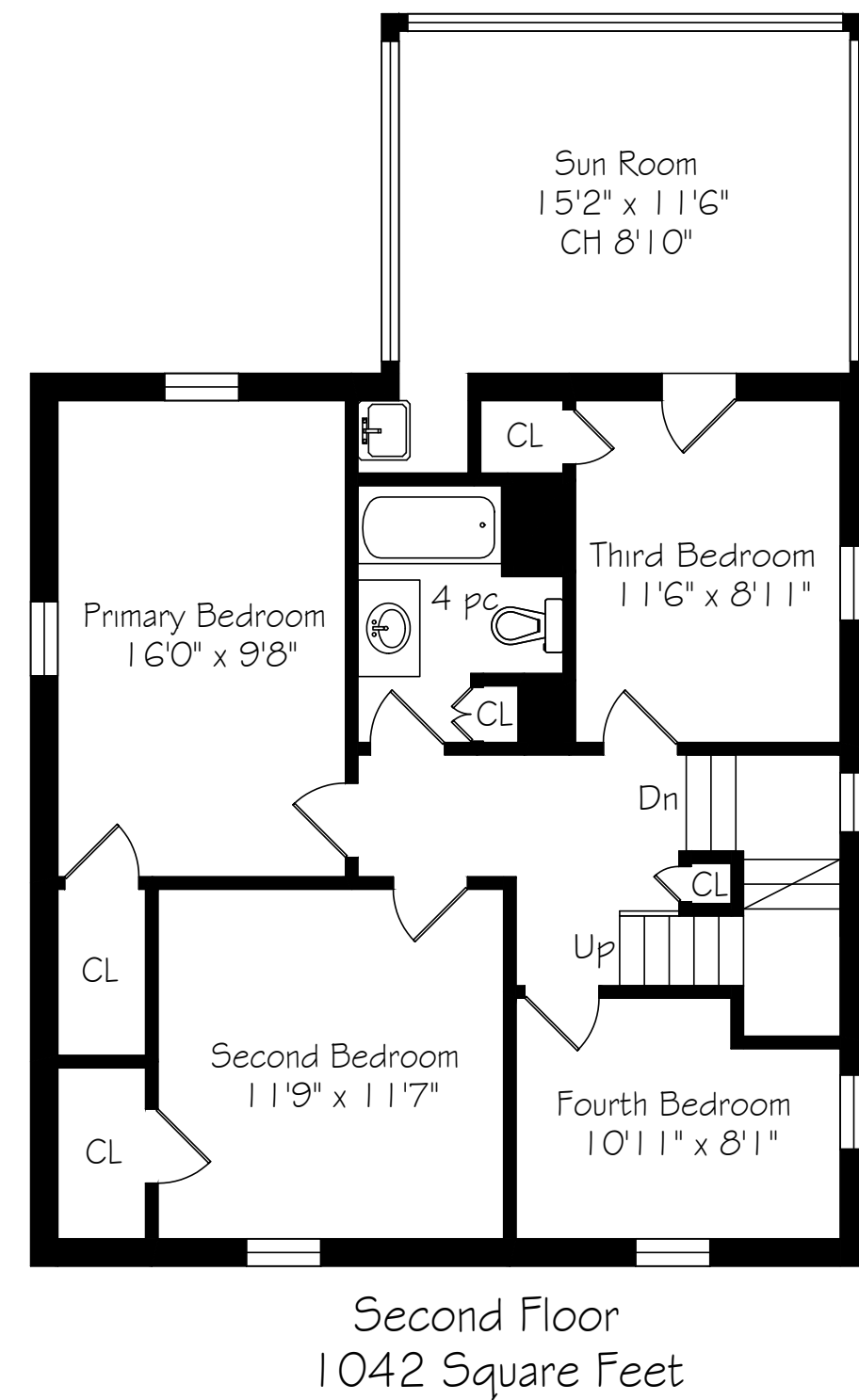


## Main Level Floor Plan



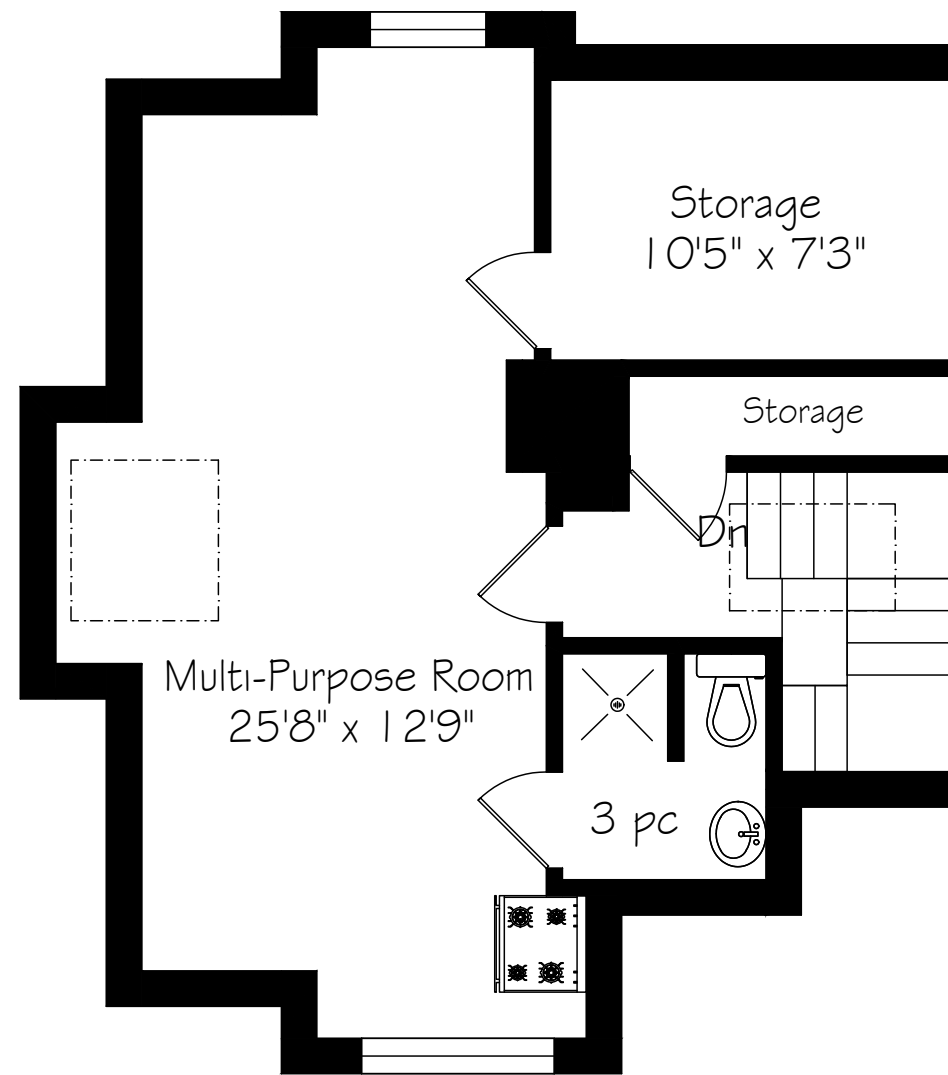
\*Room sizes should be considered approximate since measurements are subject to certification.

## Second Level Floor Plan



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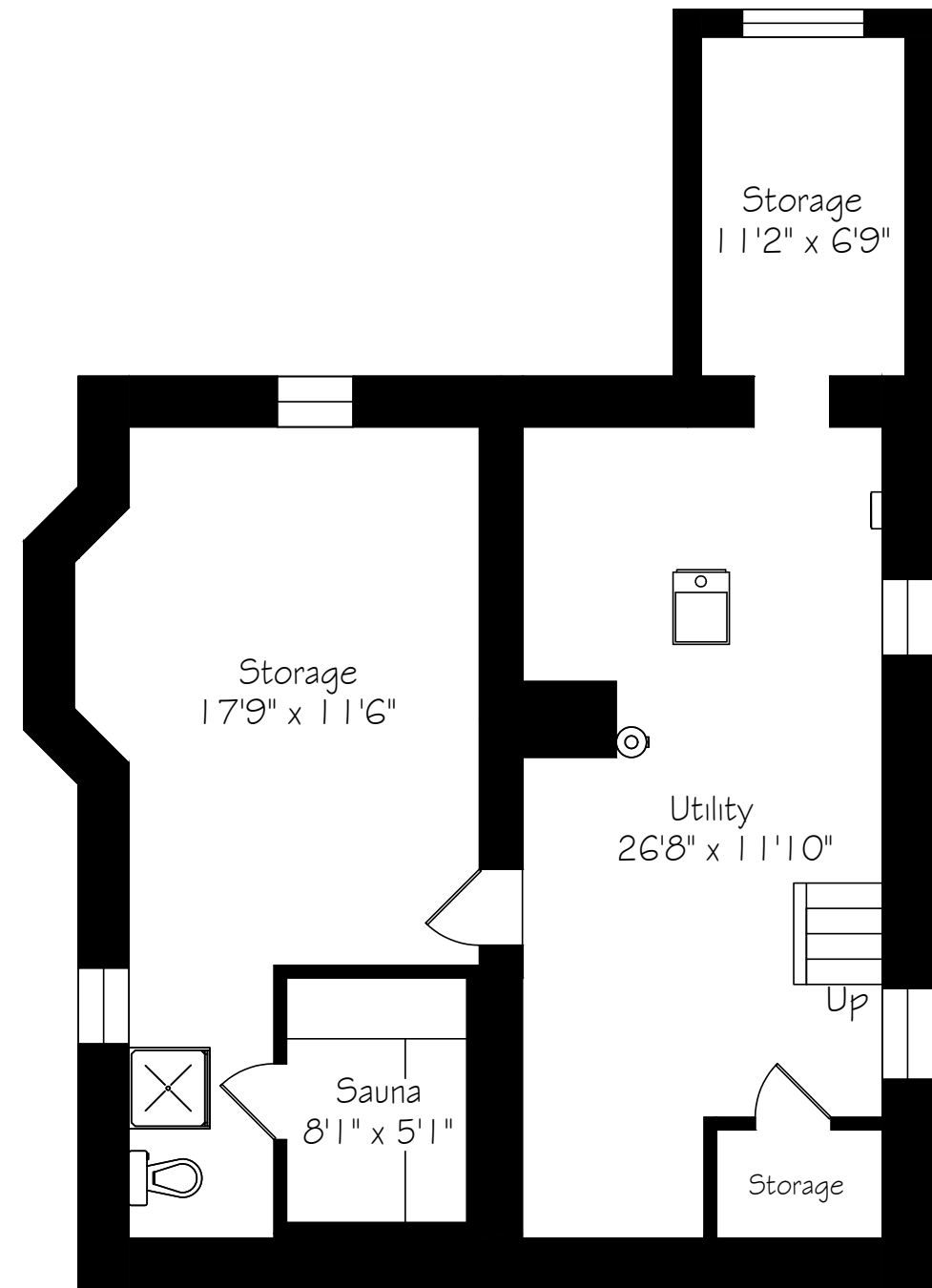
## Third Level Floor Plan



Third Floor  
570 Square Feet

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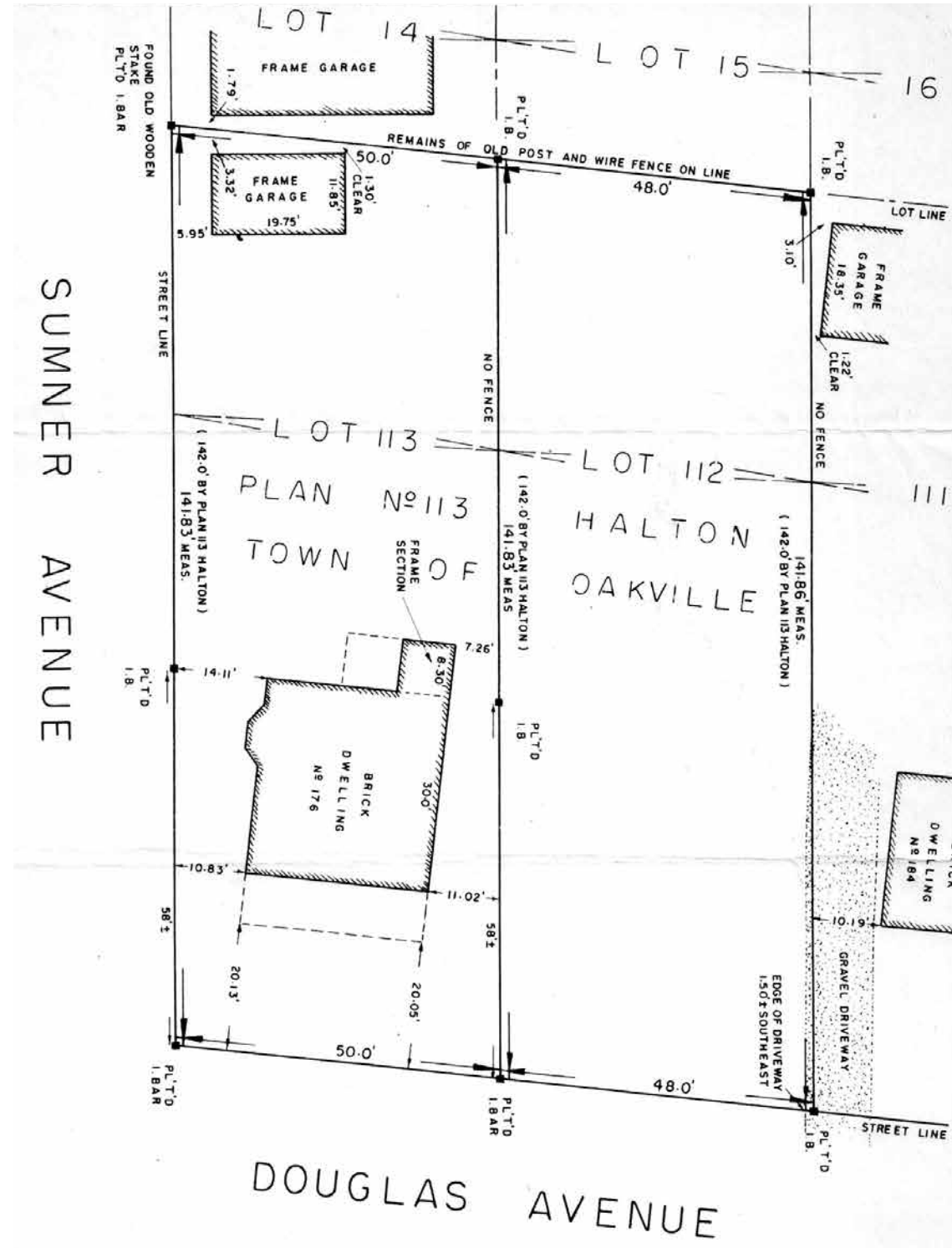
## Lower Level Floor Plan



Lower Level  
962 Square Feet

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

# Survey



## 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.



**GoodaleMillerTeam**  
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