



GoodaleMillerTeam
CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



23 George Street | Oakville



RARE OPPORTUNITY IN CHARMING DOWNTOWN HERITAGE DISTRICT

If you're looking for a property in the heart of town that boasts stunning views of Lake Ontario, you won't want to miss this home. Located in downtown Oakville, this property offers a unique combination of convenience, opportunity, and breathtaking views.

This property is not designated heritage and can be demolished and replaced with new construction (with the requirement to follow the heritage guidelines). Conceptual drawings and floor plans have been created by Hicks Design Studio for a home featuring over 3,600 square feet of living space above grade including a main floor primary suite.

The property, as is, features a spacious living room and family room, complete with large windows and doors that provide ample natural light and stunning views of the lake. A previously updated kitchen has newer appliances and ample storage space. Upstairs you have five spacious bedrooms including a large primary suite with ensuite and balcony overlooking the water.

Perhaps the biggest draw of this property is the stunning views of Lake Ontario. From the living area and master bedroom, you can enjoy uninterrupted views of the lake - including the incredible sunrise over the water. Whether you're sipping your morning coffee or winding down with a glass of wine, you'll be able to take in the beauty of Lake Ontario from the comfort of your own home.

Living in the heritage district of downtown Oakville is a charming and unique experience. The neighbourhood boasts historic architecture, beautiful parks, and a vibrant lifestyle with modern amenities, putting you within easy reach of a wide range of shopping, dining, and entertainment options. It offers a strong sense of community and is perfect for those who love history and a picturesque environment.



DINING ROOM & FAMILY ROOM

KITCHEN



LIVING ROOM

PRIMARY BEDROOM & ENSUITE



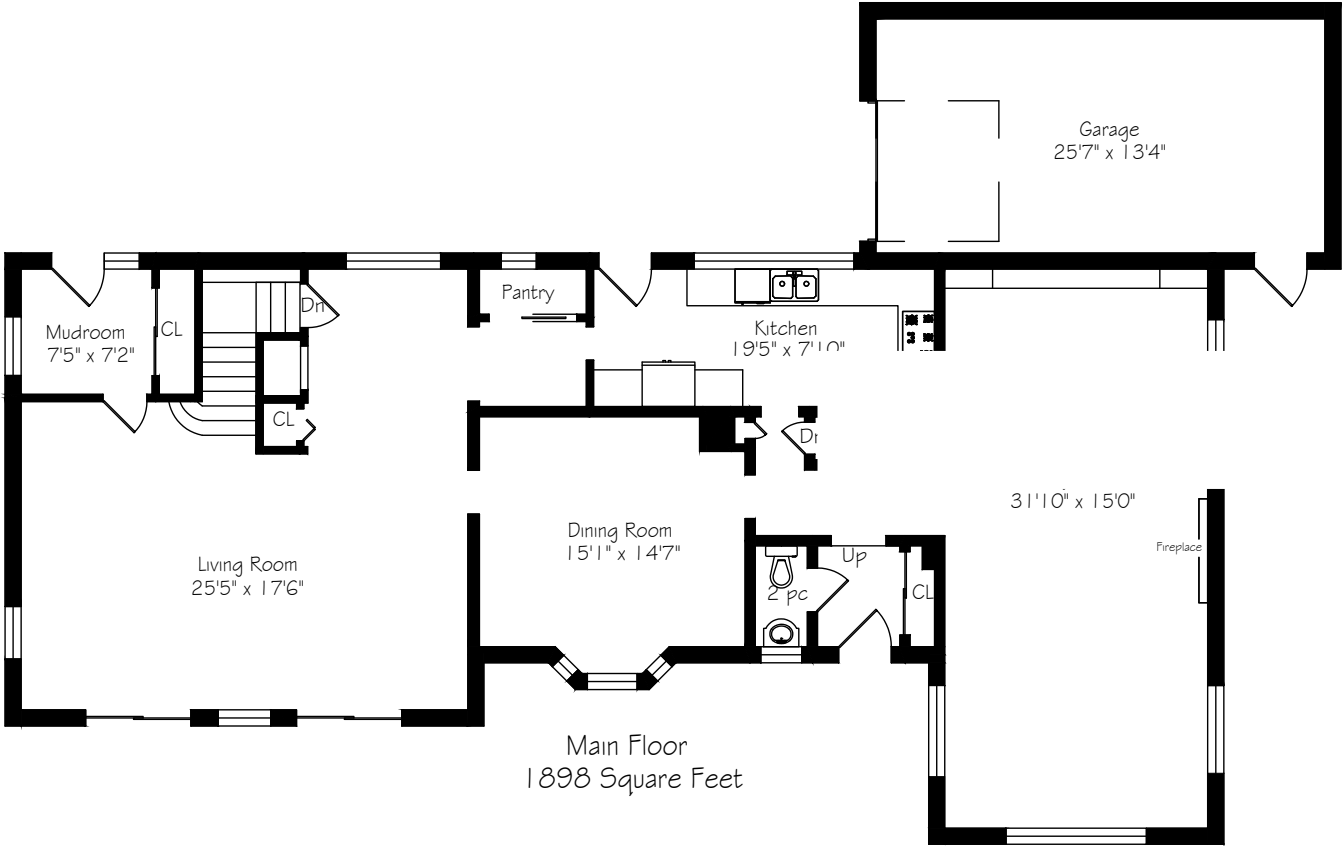
SECOND & THIRD BEDROOM

FOURTH & FIFTH BEDROOM

TREE CANOPIED REAR YARD WITH VIEWS OF LAKE ONTARIO

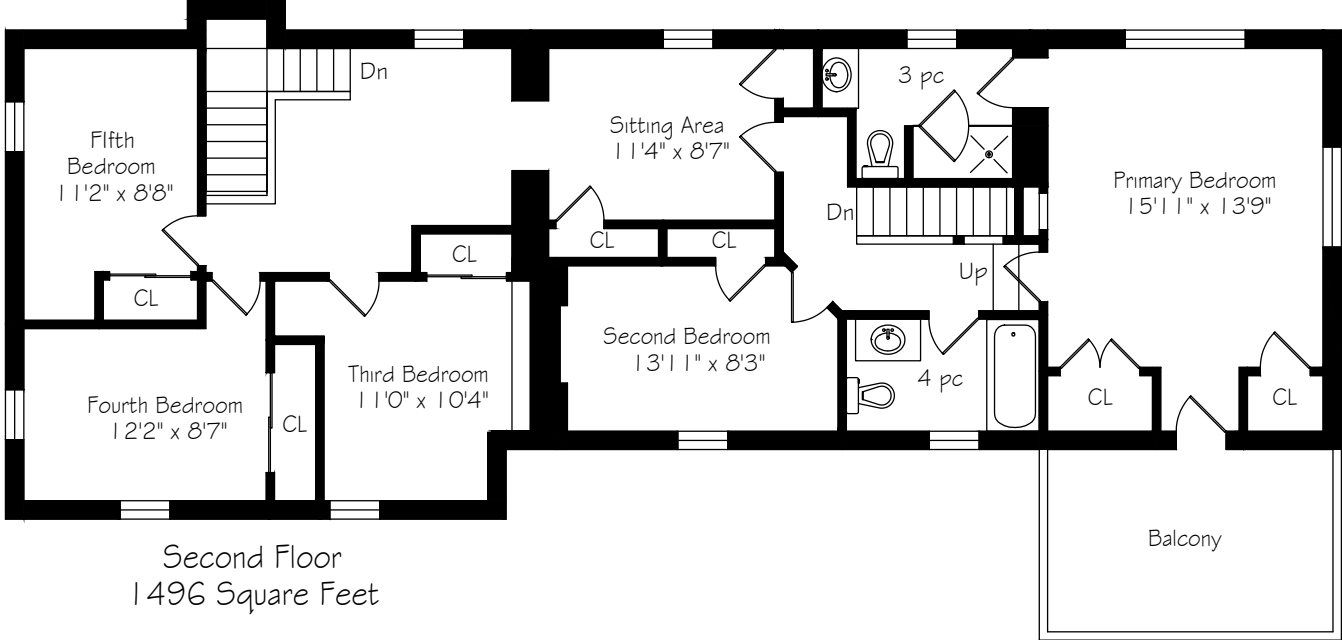


MAIN LEVEL FLOOR PLAN



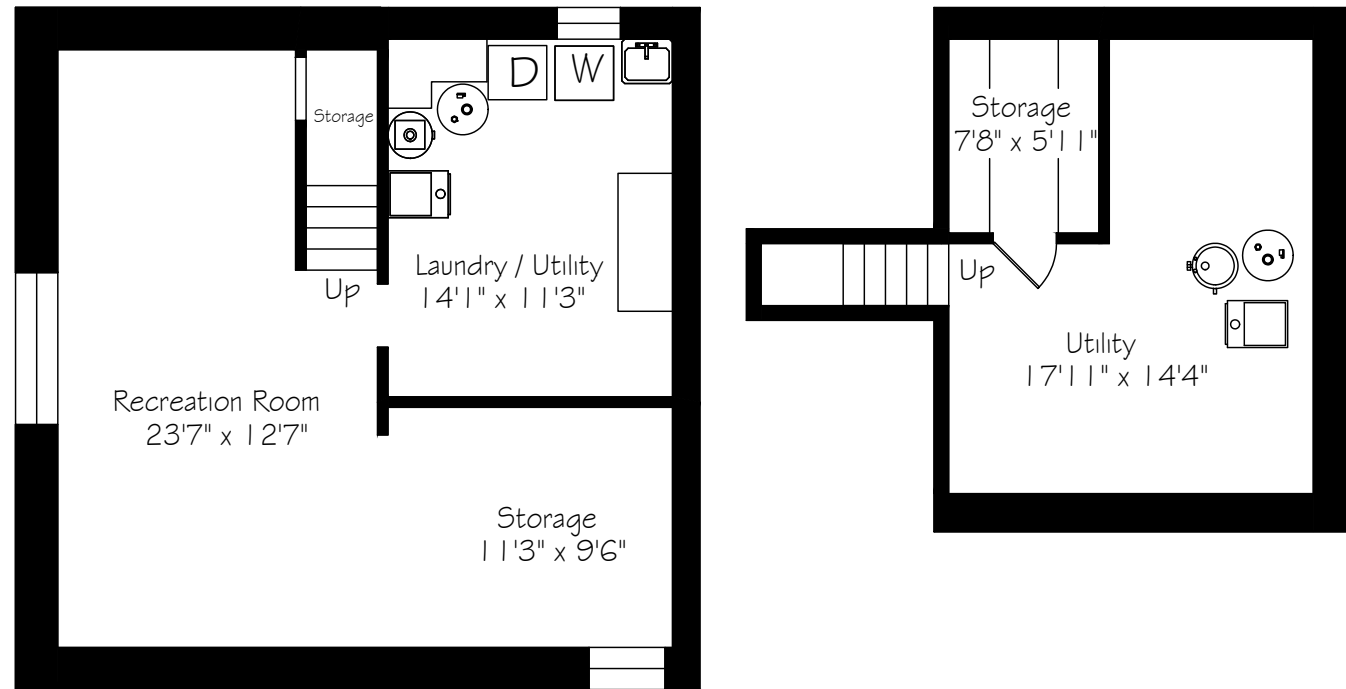
*Room sizes should be considered approximate since measurements are subject to certification.

SECOND LEVEL FLOOR PLAN



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

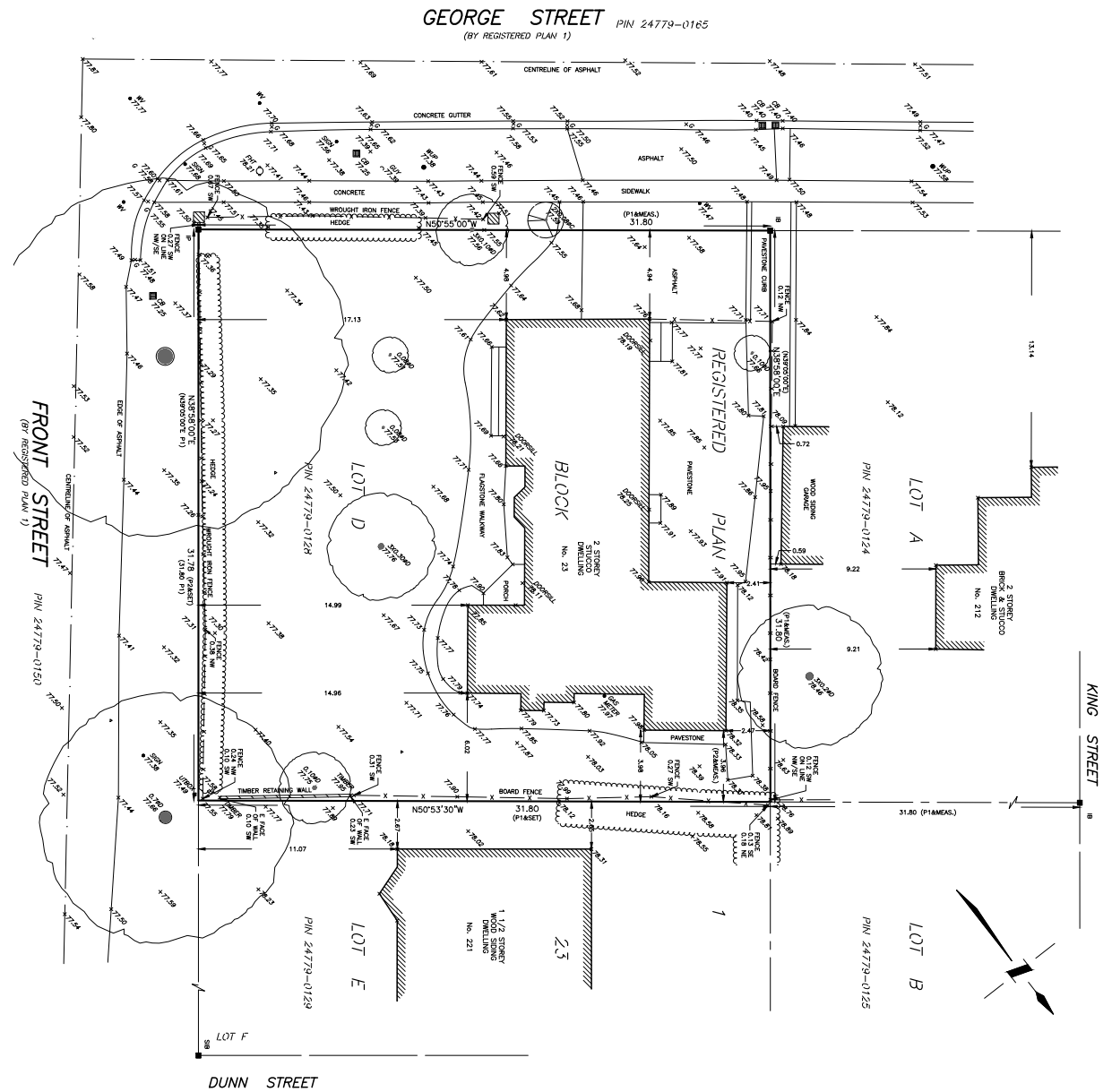
LOWER LEVEL FLOOR PLAN



Lower Level
1094 Square Feet

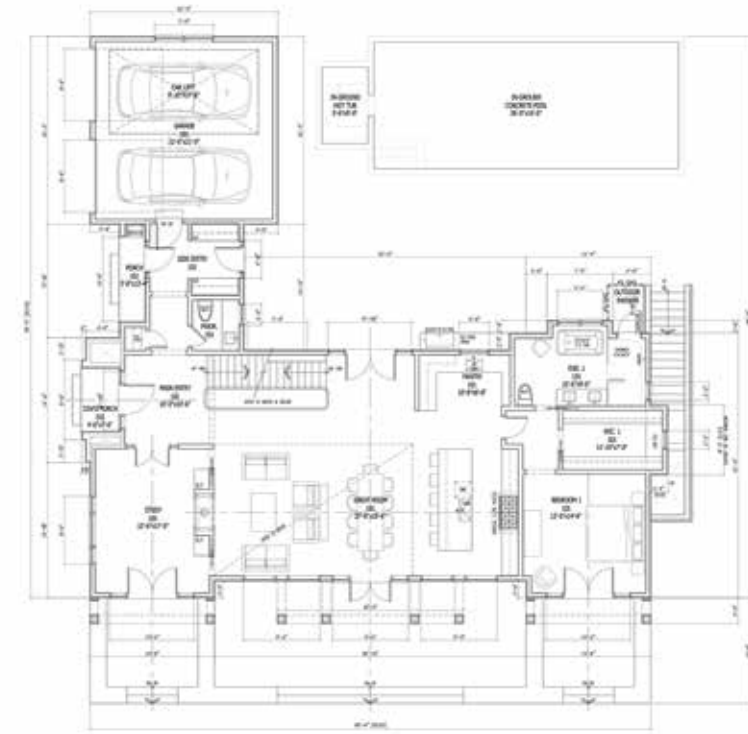
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SURVEY





PROPOSED RENDERINGS



PROPOSED FLOOR PLANS



LISTING INFORMATION

23 GEORGE STREET, OAKVILLE

Possession: To be arranged

Lot Size: 104.58' x 104.58' x 104.53' x 104.58'

Square Footage: 3,394 sq ft above grade

Total Square Footage: 4,488 sq ft

Deposit: 5%

Taxes: \$13,910 / 2023

Legal Description: LT D, BLK 23,
PL 1 TOWN OF OAKVILLE

Listing Agents: Brad Miller & Kieran McCourt



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#1 Team in Canada for Century 21 for 19 years in a row