



GoodaleMillerTeam
CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



405 Sheddon Avenue | Oakville



HEART OF OLD OAKVILLE

It didn't take long for the owners of Sheddon to realize they had just purchased the perfect family home. Not only had they secured one of Oakville's most desirable locations on the corner of Sheddon and Watson, but they were delighted when they realized that their corner lot was perhaps one of the quietest in the neighbourhood since no car parking was allowed outside of their home at any time. This perk made for peaceful times enjoying their screened in front porch and afforded them a certain tranquility in an otherwise downtown location.

Today, almost 30 years later, Sheddon is ready to welcome a new family. This 2,921 sq ft, four bedroom home, or three beds with lounge/office, has been lovingly updated to make room for conveniences such as an open floor plan, large master closet and a generous mudroom entry while maintaining historic details such as formal dining and living rooms, trim work, finished on-site hardwood floors and of course the timeless exterior.

The main level is best thought of as a wide space with casual living in the back half of the house followed by two large, principal rooms flanking the formal front entrance. The main level rounds out with two fireplaces, one wood burning, a rebuilt staircase and replaced windows all around. The upper level offers a master wing of sorts. A private area of the home with a large walk-through closet to an even larger en-suite. Two good sized kid's rooms and a large shared bathroom. The fourth bedroom or office rests above the front porch, a teenager's dream bedroom or, perhaps a quiet retreat for office work.

A wide staircase leads to the lower level. Newer carpeting and large windows make for a fresh and inviting space. Good ceiling height, a tidy-remodeled laundry room, 2-piece bath and a bonus room dubbed the 'hot yoga studio' courtesy of the gas fireplace.

All-in-all Sheddon is a place anyone would be proud to call home, suited to the needs of a busy family, casual enough to raise young kids yet perfectly laid out for those formal occasions and get togethers.



FOYER & DINING ROOM

LIVING ROOM



GOURMET EAT-IN KITCHEN



BREAKFAST AREA



FAMILY ROOM



FAMILY ROOM



SUNROOM

MUDROOM & POWDER ROOM



PRIMARY BEDROOM



PRIMARY ENSUITE





SECOND & THIRD BEDROOMS

MAIN BATHROOM & OFFICE



LOWER LEVEL RECREATION ROOM

LOWER LEVEL LAUNDRY WITH WINE CELLAR. GYM & POWDER ROOM



REAR YARD



REAR YARD

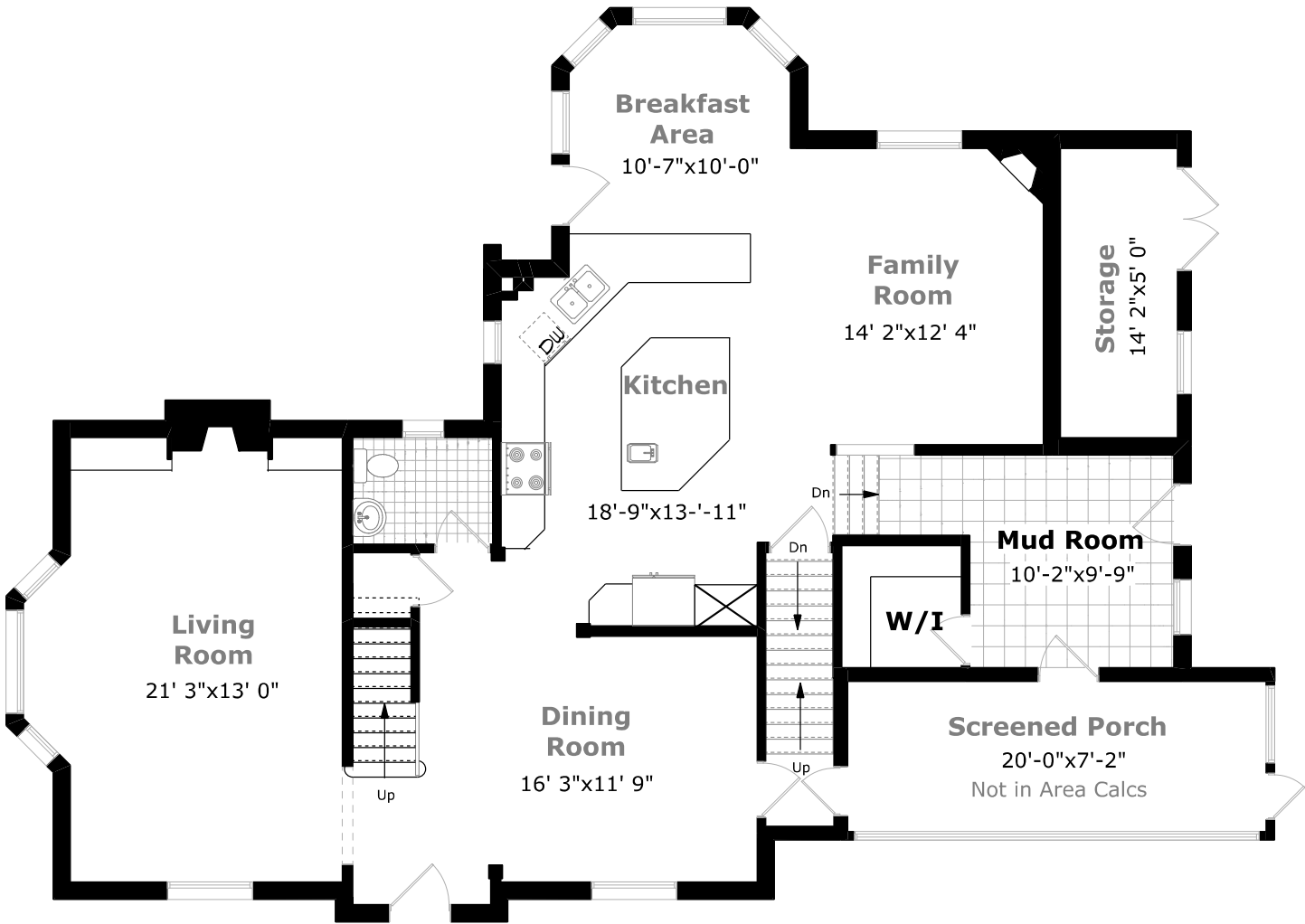


SUMMER FRONT ELEVATION



SUMMER FRONT ELEVATION

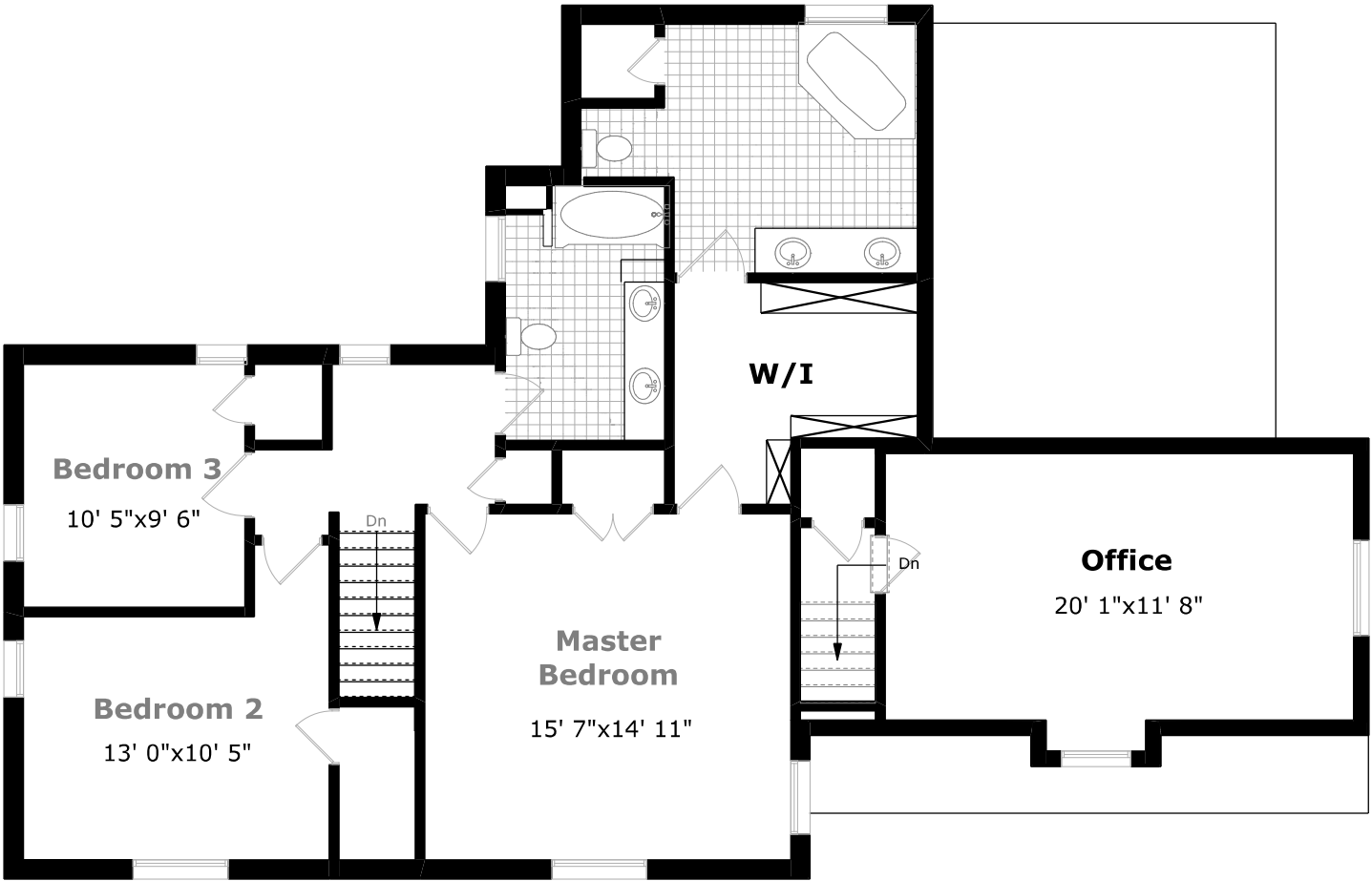
MAIN LEVEL FLOOR PLAN



Main Floor Plan
1,515.3 sq. ft. +
91.7 sq. ft.

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

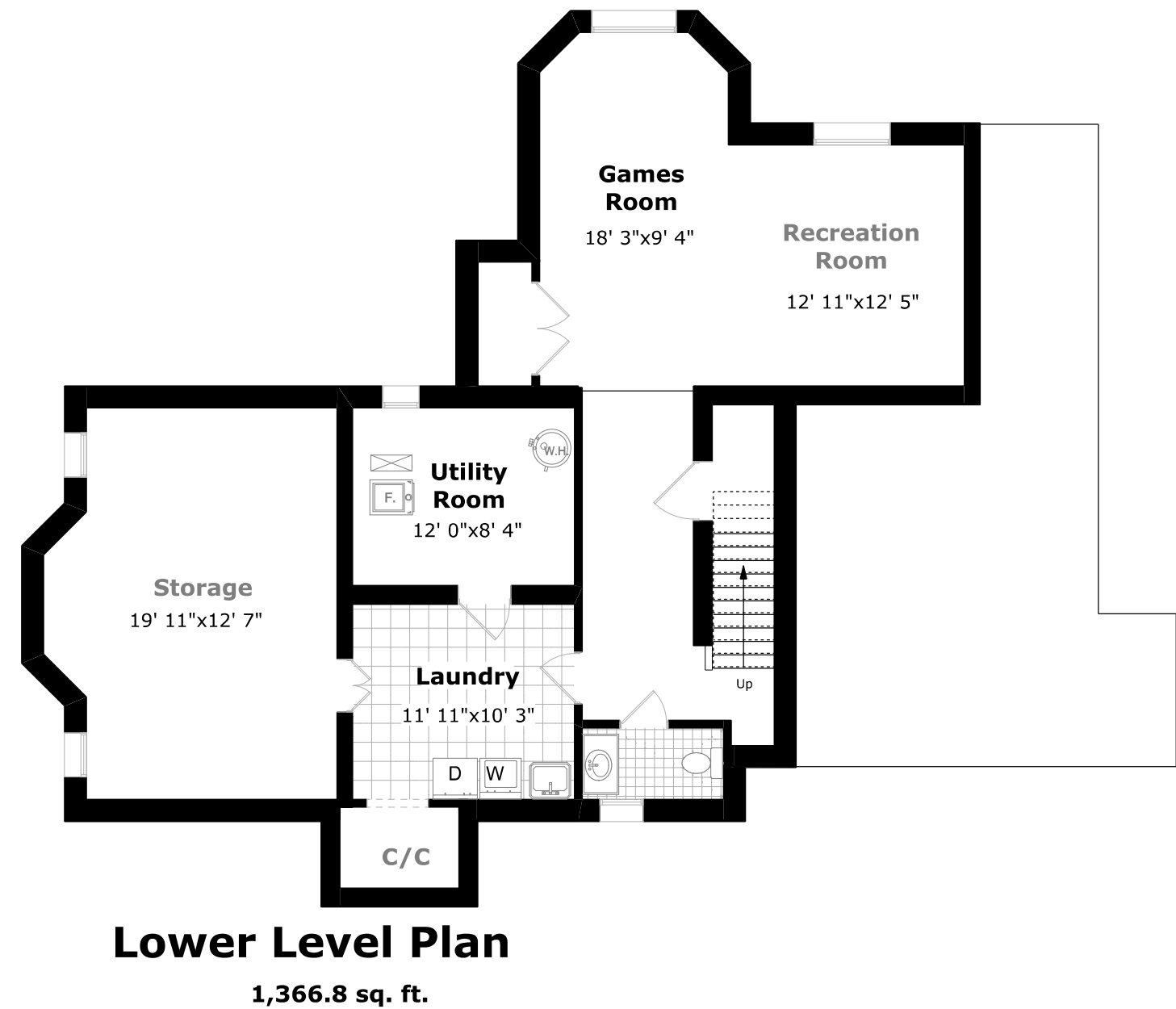
SECOND LEVEL FLOOR PLAN



2nd Floor Plan
1,394.5 sq. ft.

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

LOWER LEVEL FLOOR PLAN



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



LUXURY FEATURES

NOTEWORTHY FEATURES

- Finished on-site hardwood floors through main and upper levels
- All floors recently refinished
- Wood interior for all windows
- Marvin windows throughout main house
- Kolbe windows throughout addition/kitchen
- Alarm: fire, CO2, burglary hardwired, motion detectors
- Monitored by the Monitoring Centre
- Central vacuum throughout home and storage garage

MECHANICALS / MAINTENANCE

- Furnace regularly serviced
- Chimney pointed and rebuilt approx. 2015
- Exterior painting approx. 2015
- Backyard fencing approx. 2015
- Window wells replaced
- Front and side door - new hardware and locks

GARDEN

- Numerous new plantings
- Professionally maintained gardens/shrubs
- Driveway resealed
- Numerous hardscaped areas
- Invisible fencing
- Rain Bird irrigation

MAIN ENTRANCE

- Flagstone path to formal entrance
- Center hall plan
- Door under main stairs to storage or coat closet
- Hardwood floor entry

MUDROOM ENTRANCE

- Side entrance from driveway
- Ceramic floor in cobblestone pattern
- Large, walk-in closet with open shelving
- Door to screened-in front porch

FRONT PORCH

- Screened in for convenience
- New screened door
- Flagstone floors
- High ceiling
- A great place to watch the kids run around the front yard
- Can accommodate dining and lounge seating

KITCHEN

- Open concept
- Sweep vac
- Newer cabinetry with rubbed bronze pulls
- Granite countertops
- Horizontal-mixed tile backsplash
- Four burner gas range
- KitchenAid French door style fridge with water/ice

- Whirlpool dishwasher
- Double stainless-steel sink
- Window overlooking backyard
- Island with seating for 3
- Island prep-sink
- Display rack for wine
- Floor to ceiling pantry cupboard

FAMILY ROOM

- Gas fireplace - serviced 2019
- Wall mounted television
- Wall cut-out feature to mudroom
- Pot-lighting
- Recessed audio speakers

BREAKFAST ROOM

- Surrounded by windows
- French door to backyard
- Generous area

DINING ROOM

- Large formal space
- Double window with California shutters
- Crown moulding
- Recessed audio speakers
- French door to office/bedroom

FORMAL LIVING ROOM

- Large front room
- Crown moulding
- Recessed audio speakers
- Wood burning fireplace

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.



LUXURY FEATURES

FORMAL LIVING ROOM (CONTINUED)

- Wood mantle with marble surround and hearth
- Bay window with double hung windows
- Double window with California shutters

POWDER ROOM

- Porcelain flooring
- Pedestal sink
- Single piece toilet
- Window

OFFICE/ 4TH BEDROOM

- Carpeted staircase – new
- Storage closet with mirrored door
- Hardwood floors
- Three double hung windows
- Auxiliary baseboard heater
- Circulation fan
- Sloped ceiling with good head room
- Pls note: This space provides efficient heat and coolness; the owners use this space throughout the year and remark that it is always comfortable

UPPER LEVEL

- Staircase rebuilt – 2010
- New carpet runner
- Landing with window
- Deep linen closet

PRINCIPAL BEDROOM

- Wide dormer window
- Deep baseboards
- Deep cupboard with electrical/cable

WALK-THROUGH CLOSET

- Fitted wood front units
- Storage cupboards

PRINCIPAL ENSUITE

- Furniture style double vanity
- Vanity down lighting
- Granite tops with undermount sinks
- Bank of drawers
- Counter mounted medicine cabinet
- Ceramic floors
- Large jacuzzi style bathtub
- Window with California shutters
- Separate shower
- Single piece TOTO toilet

BATH

- Newly painted cabinetry
- Double furniture style vanity
- Loads of cabinetry
- Floor to ceiling storage cupboard with shelving
- Ceramic floor
- Soaker tub with handheld shower head on riser
- Glazed ceramic tiles
- Single piece TOTO toilet
- Window with California shutter

BEDROOM 2

- Two windows with California shutters
- Ceiling fan
- Standard depth closet

BEDROOM 3

- Two windows with California shutters
- Deep closet with mirrored door

LOWER LEVEL

- Wide staircase
- New carpeting throughout
- Two-piece bathroom
- Large rec room
- Two above grade windows
- Pot lighting
- Large storage cupboard with fitted shelving

YOGA ROOM/GYM

- Gas fireplace – serviced Dec 2020
- Large space for various activities
- Please note: the fireplace with adjustable heat and blower heats up the room exceptionally well, as such owners often use as a hot yoga room

LAUNDRY ROOM

- Front load Maytag washer/dryer
- Mess sink
- Freestanding full-sized fridge
- Ceramic floors
- Open to wine room with beverage fridge



INCLUSIONS

- Freestanding master bath cabinet
- Living room carpet
- Fridge, stove, microwave, dishwasher, washer/dryer, bar fridge, laundry room fridge, shutters, light fixtures

EXCLUSIONS

- Kitchen chandelier
- Garden decor items
- Front door knocker

LISTING INFORMATION

405 SHEDDON AVENUE, OAKVILLE

Possession: June 2021 / To be arranged

Lot Size: 87.04' x 75.10' x 76' x 24.34' x 60.10'

Square Footage: 2,921.3 sq ft above grade

Total Square Footage: 4,288.1 sq ft

Deposit: 5%

Taxes: \$7,313 / 2020

Legal Description: PT LTS 213 & 214, PL 113, PART 2, 20R3723

Listing Agents: Brad Miller, Kieran McCourt & Bronwen Cockcroft



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