



GMT

32 Park Avenue
Oakville

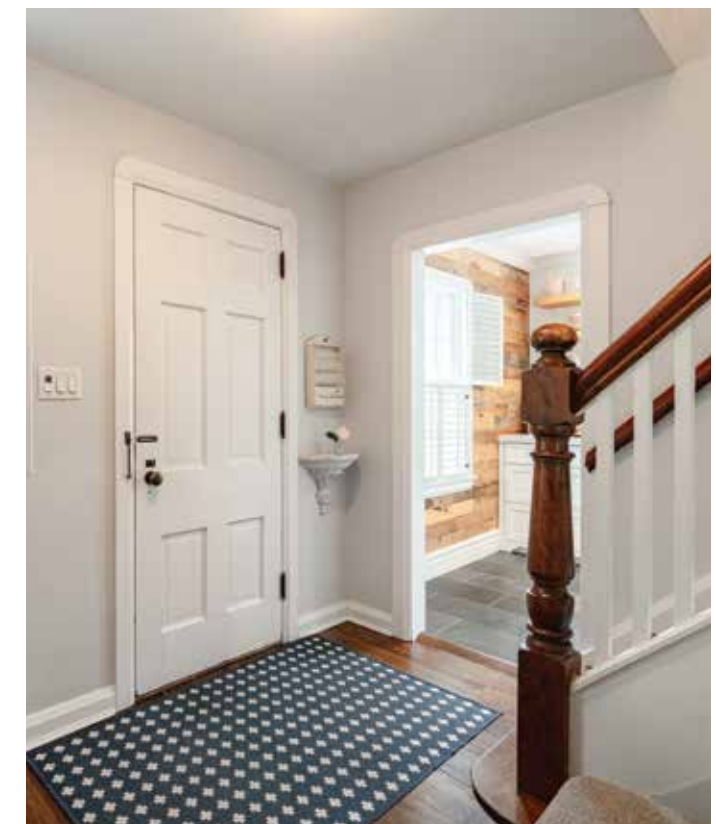
Welcome to 32 Park Avenue

Tucked into the coveted Orchard Beach enclave in SE Oakville + just steps from the lake, 32 Park Avenue is a home that feels both timeless and effortlessly refined. Set beyond a magnificent magnolia tree on one of Oakville's most desirable streets, this meticulously renovated residence pairs classic character with thoughtful modern updates in a setting that is as charming as it is coveted. A short stroll leads to the waterfront, inviting morning walks along Esplanade, peaceful moments on a lakeside bench + views of wildlife + sailboats gliding across the harbour.



Property Highlights

BEDS	3
BATHS	1.1
LOT SIZE	42.50' x 100'
ABOVE GRADE	1,631 sq ft
TOTAL SQ FT	2,349 sq ft
TAXES	\$10,755 / 2026



THE GOODALE MILLER TEAM

Listing Agents: Brad Miller, Kieran McCourt & Murray McKeage

SCAN TO VIEW THE
DIGITAL BROCHURE

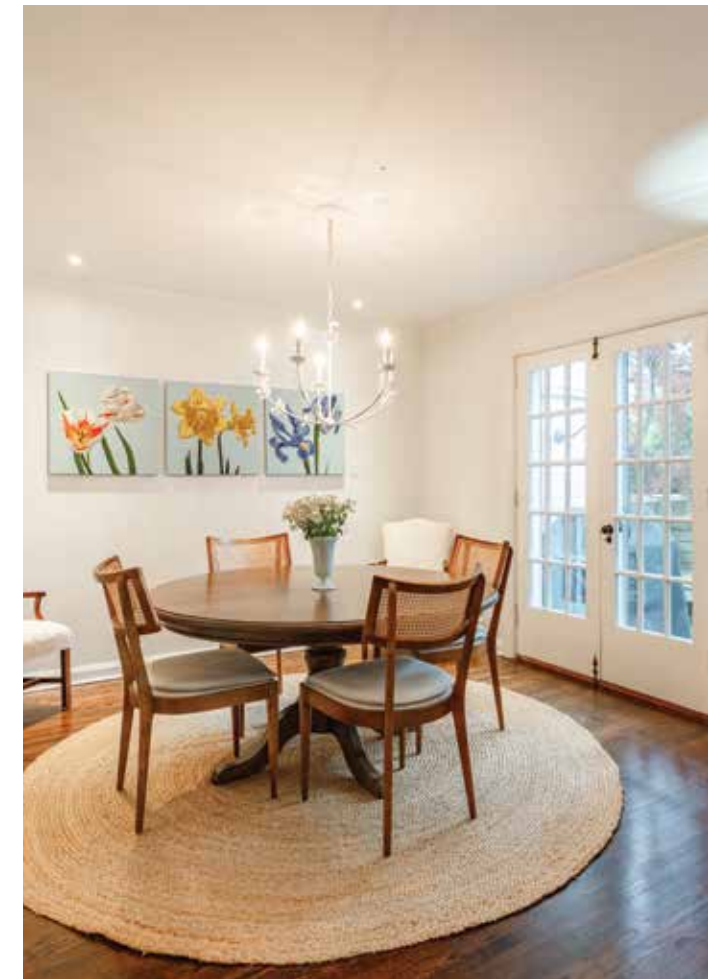




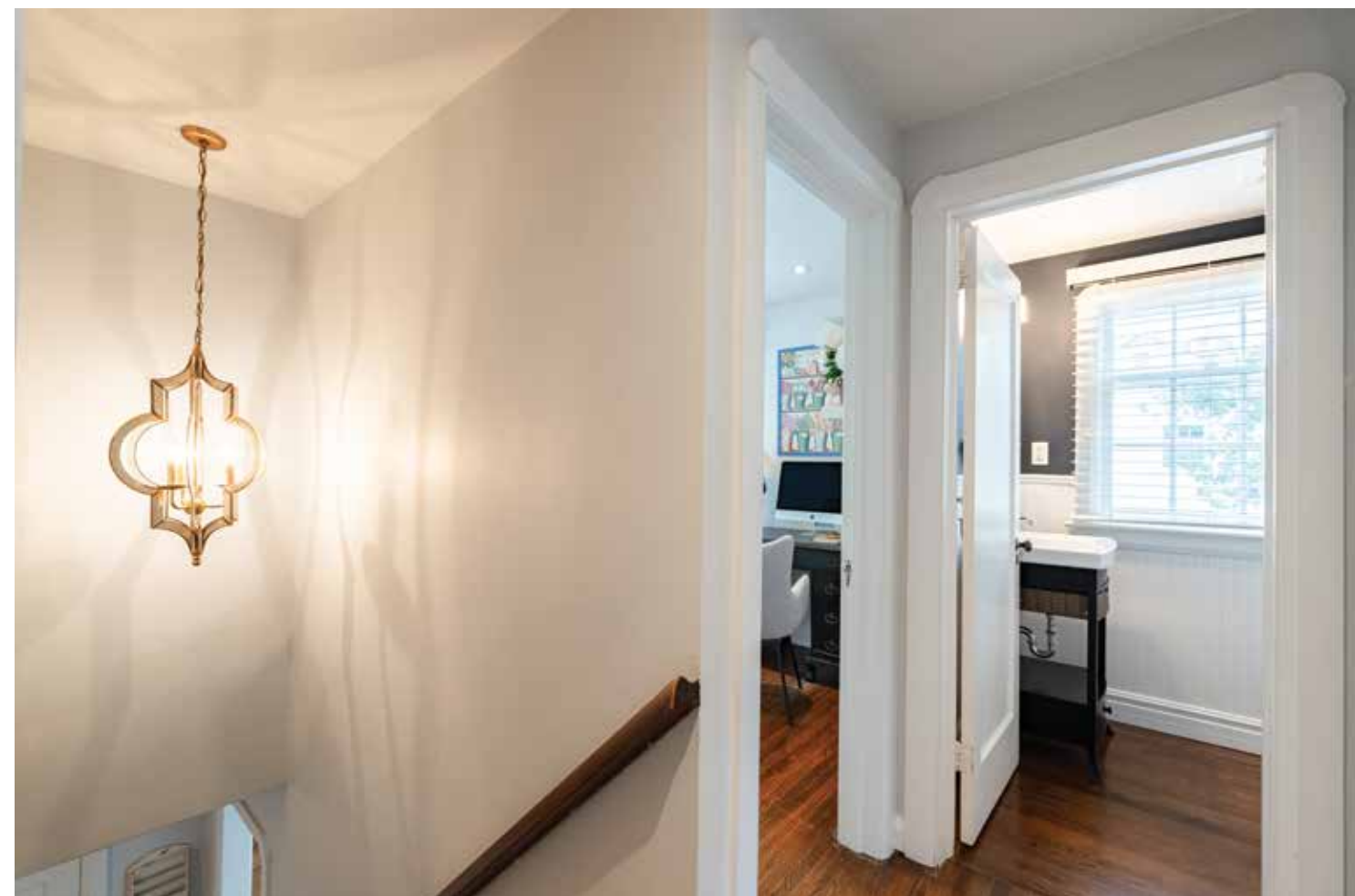
Main Level

Inside, light-filled principal rooms unfold with an easy elegance. The chef's kitchen is beautifully appointed with Wolf, Sub-Zero + Asko appliances, Carrara marble countertops, slate flooring + Perrin & Rowe fixtures. Designed for both everyday living + effortless entertaining, it connects seamlessly to the dining room + inviting living room.

Beyond, a glass-enclosed sunroom is framed by garden views + warmed by a gas stove, creating a beautiful space with a seamless connection to the landscape to be enjoyed comfortably in every season.









Second Level

The upper level features three generous bedrooms + a beautifully renovated four-piece bath. The primary bedroom enjoys access to a private terrace—an idyllic setting for a quiet morning coffee.







Lower Level

The finished lower level extends the living space with a welcoming recreation area with gas fireplace, a bar area for cozy entertaining + a custom walnut-and-glass wine display that adds warmth + sophistication.





Backyard

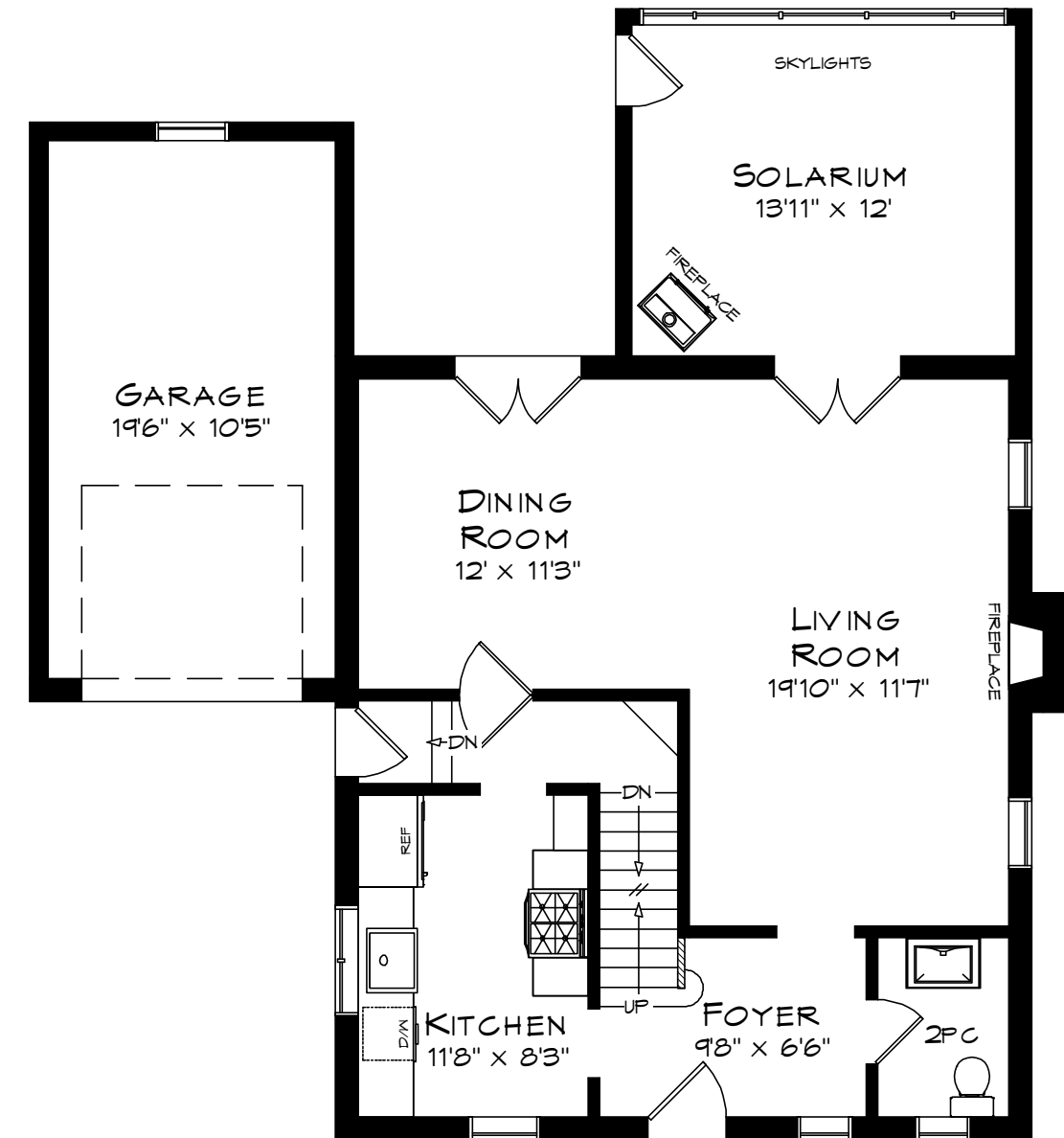
Outside, the grounds evoke the romance of an English garden. Layered with mature magnolias, Japanese maples, rhododendrons, hemlocks + moonbeam plantings, the backyard is a private sanctuary designed for quiet enjoyment. A fountain, curated landscape lighting + frequent visits from songbirds create a setting that feels worlds away from the everyday.

Offering an exceptional blend of tranquillity + convenience with Oakville's downtown core full of boutiques, cafes, restaurants, parks + harbour a short stroll away. GO Transit + top-ranked schools also within easy reach.

Rarely does an opportunity arise to own in this prestigious lakeside pocket. Elegant, welcoming, + undeniably special, this is Orchard Beach living at its finest.



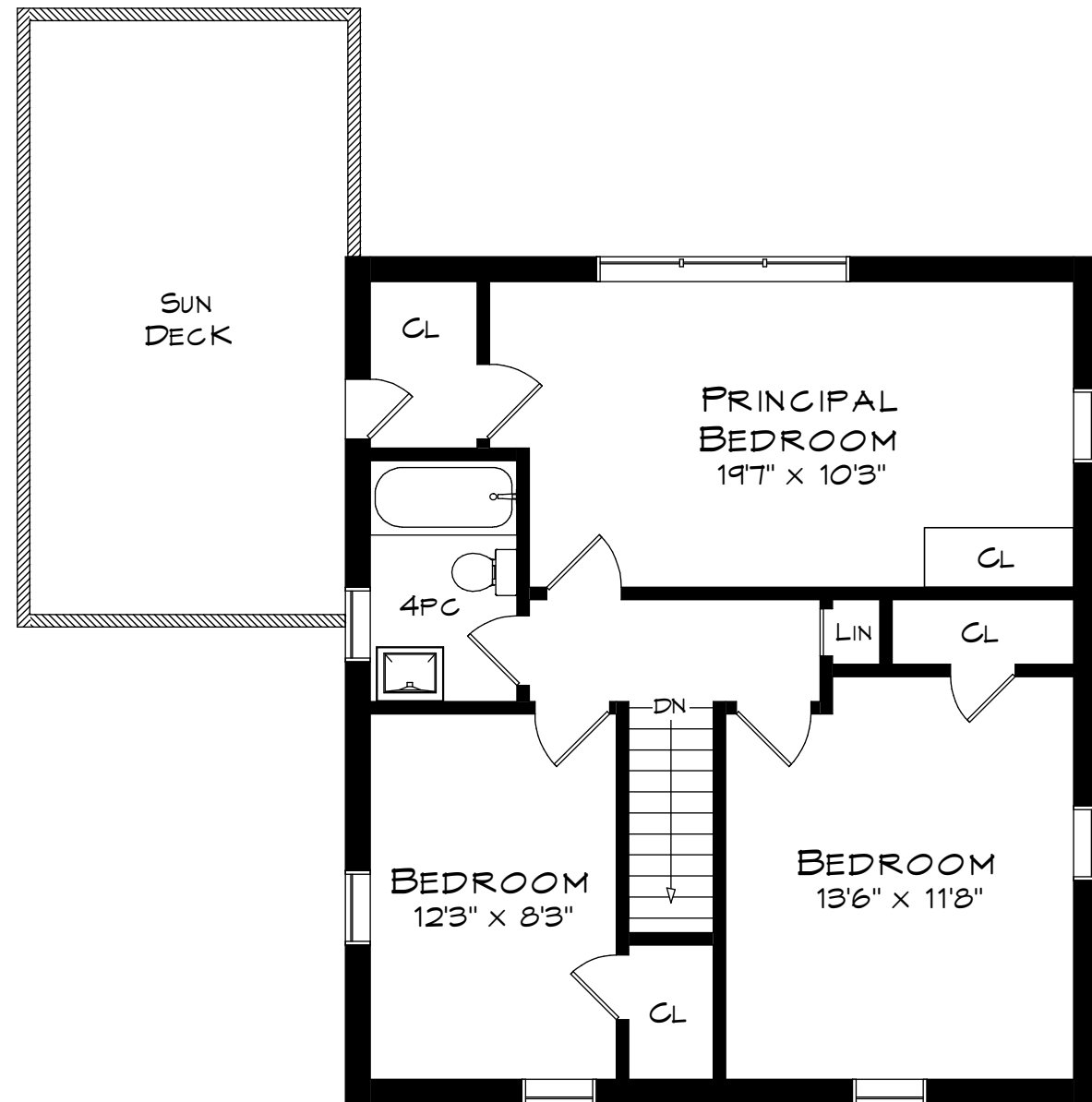
Main Level Floor Plan



Main Level
 913 square feet
 + 239 sf (garage)

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

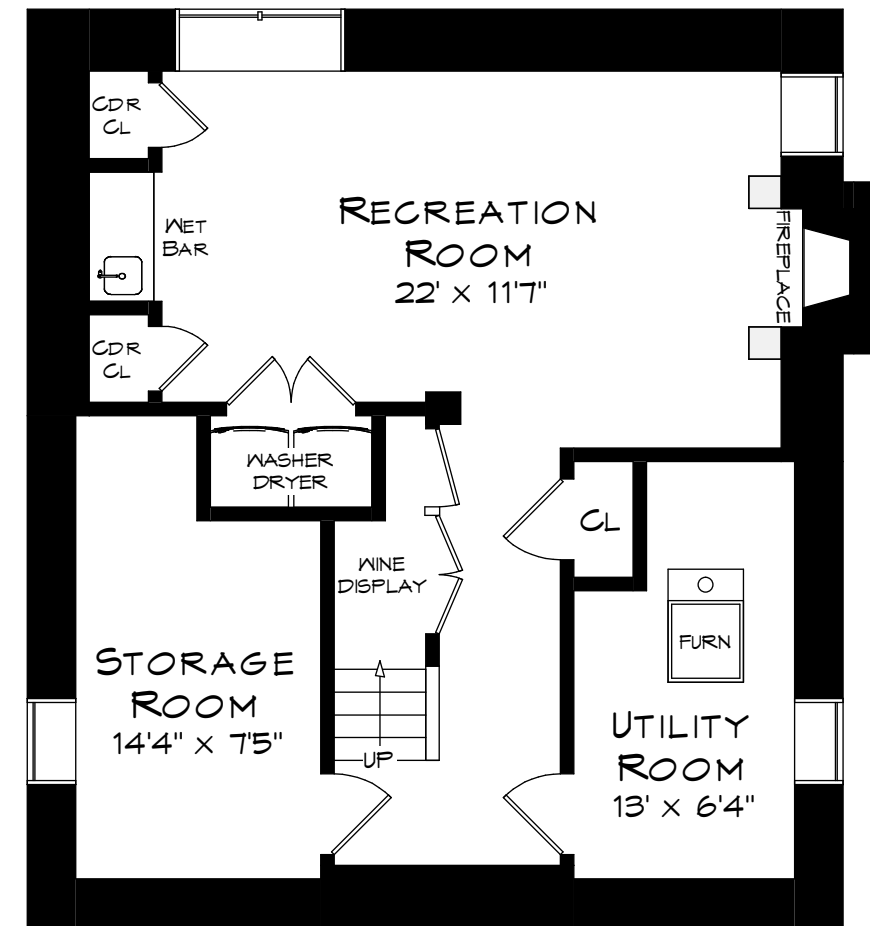
Second Level Floor Plan



Upper Level
718 square feet

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

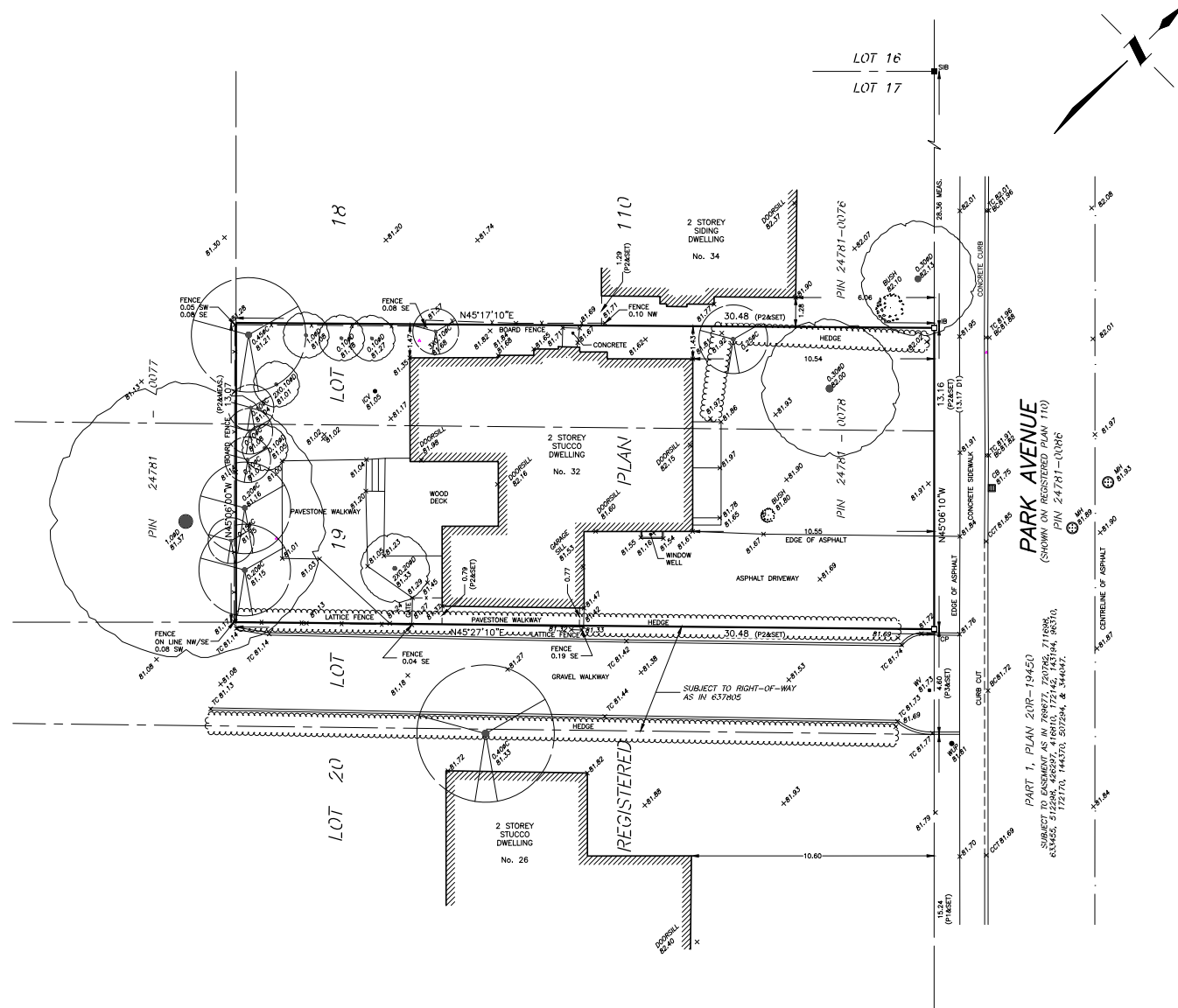
Lower Level Floor Plan



Lower Level
718 square feet

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

Survey



NOTABLE

- Walk to Lake Ontario, downtown Oakville
+ New Central Public School
 - Meticulously landscaped
 - New designer light fixtures
 - Lower level flooring updated
 - Electrical system (2015)
 - 200 AMP panel (2025)
 - EV charger (2025)
 - Furnace (2024)
 - AC (2020)
 - Roof (2018)
- *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.



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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