



GMT

1304 Avon Crescent
Oakville

Welcome to 1304 Avon Crescent

Sitting on a pristinely landscaped lot in coveted Morrison in SE Oakville, 1304 Avon Crescent offers an incredible development opportunity. Tucked in the centre of an immensely private pocket, surrounded by multiple parks, Wedgewood Creek, Wedgewood park with outdoor pool + walking distance to highly rated local schools, this is a special location. With the current zoning and lot size of 60ftx132ft, the lot can comfortably accommodate a new build of approximately 3000 square feet without a variance. The current brick bungalow is solid and could be rented while plans of your dream home are being crafted. This is a crescent with a neighbourly community + ideal for a family. Highly desired school catchment, close to local amenities + commuting options.

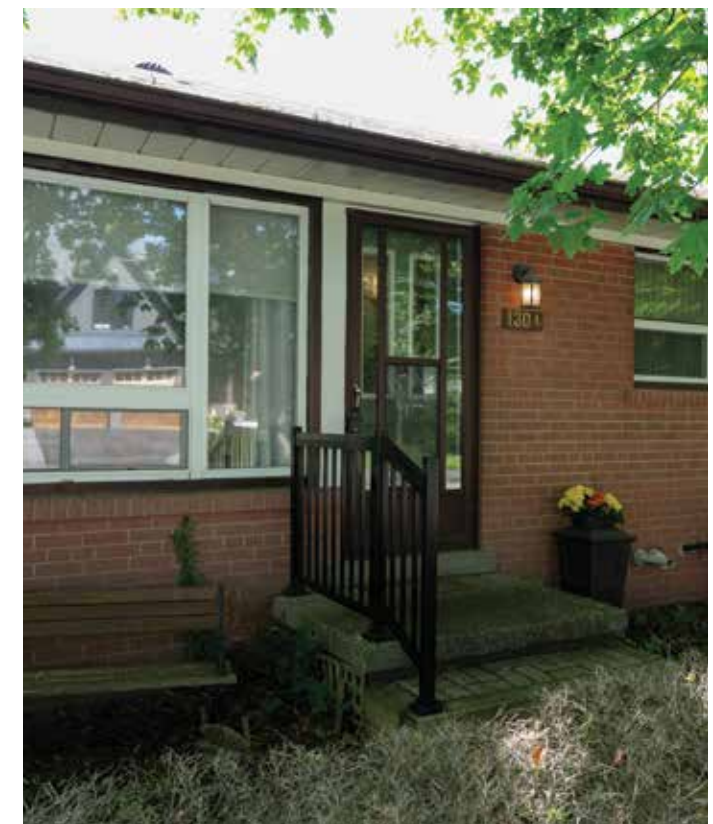
THE GOODALE MILLER TEAM

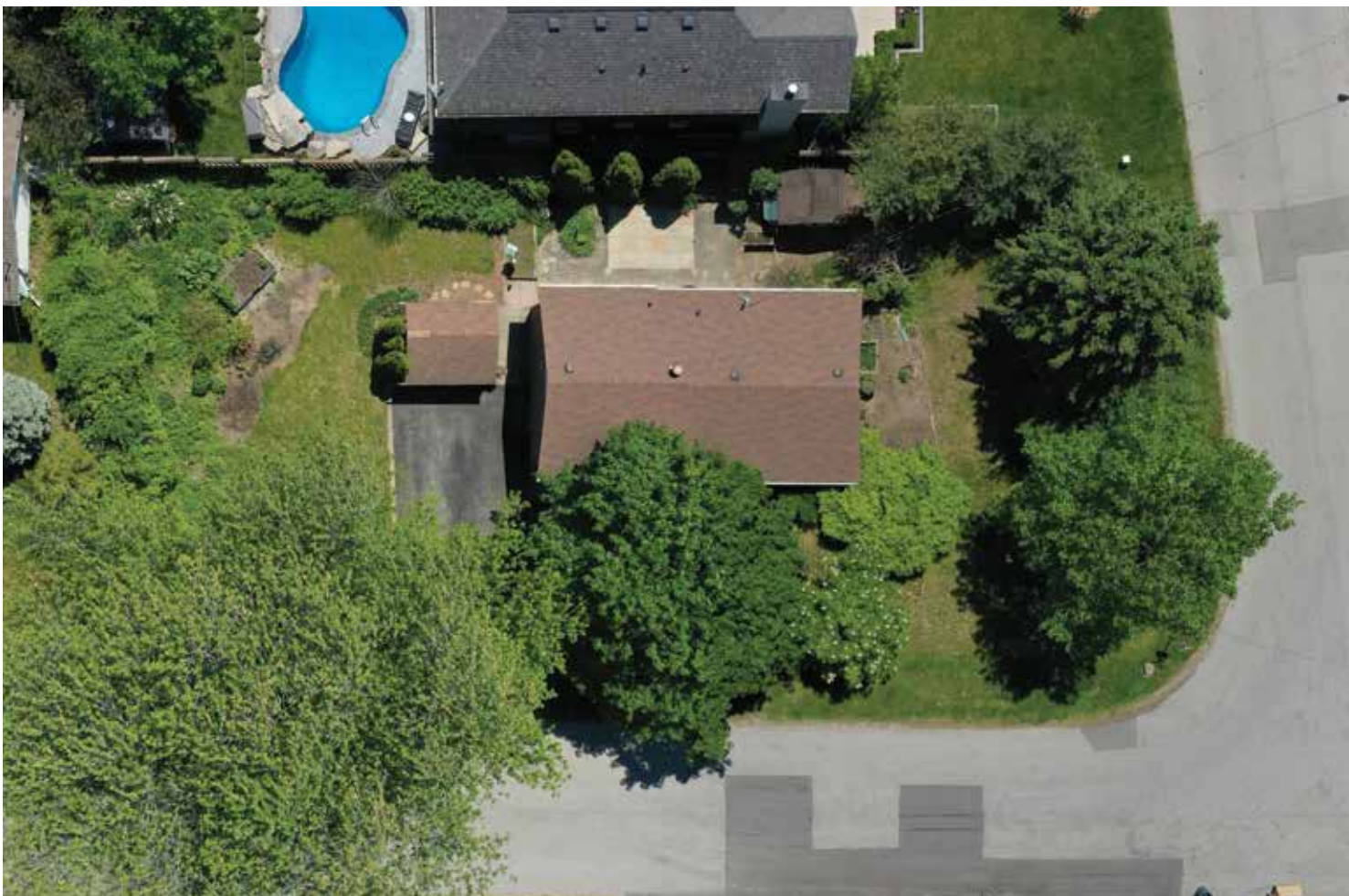
Listing Agents: Brad Miller, Kieran McCourt & Murray McKeage



Property Highlights

BEDS	3+1
BATHS	2
LOT SIZE	60.00 ft x 132.00 ft
ABOVE GRADE	1,027 sq ft
TOTAL SQ FT	2,054 sq ft
TAXES	\$6,901 / 2026



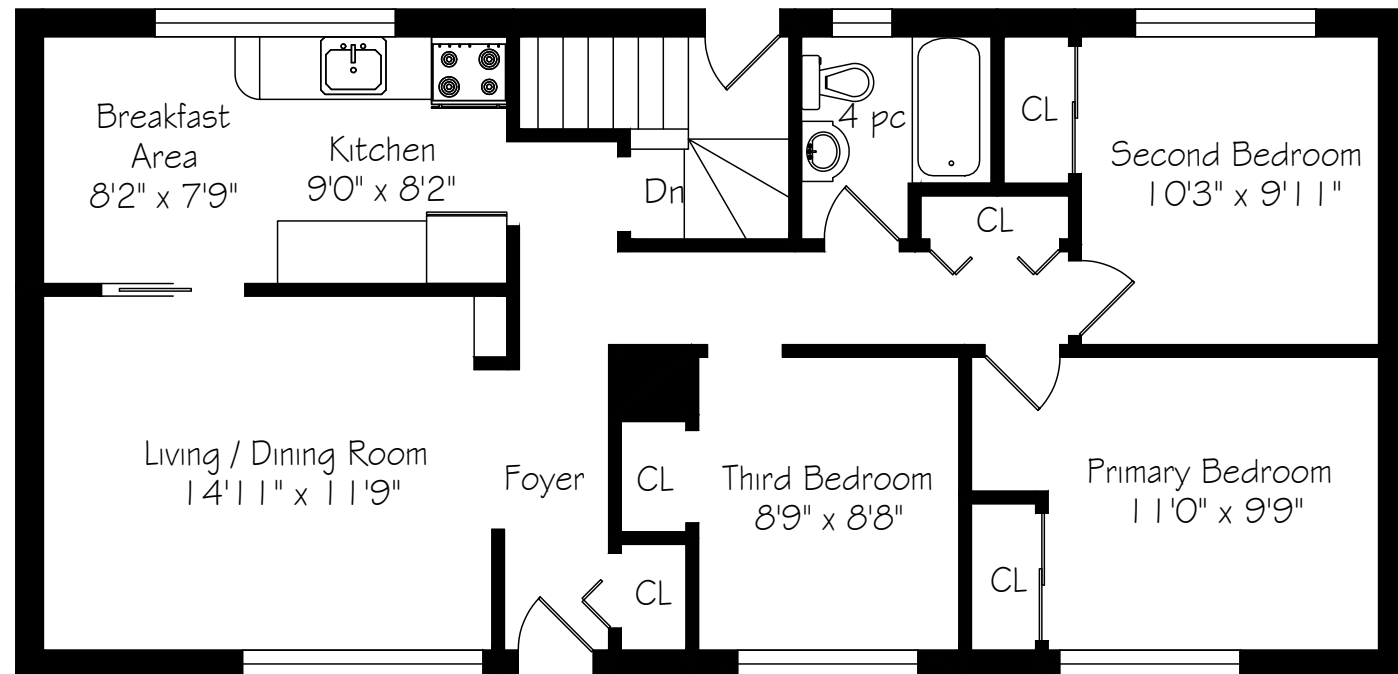








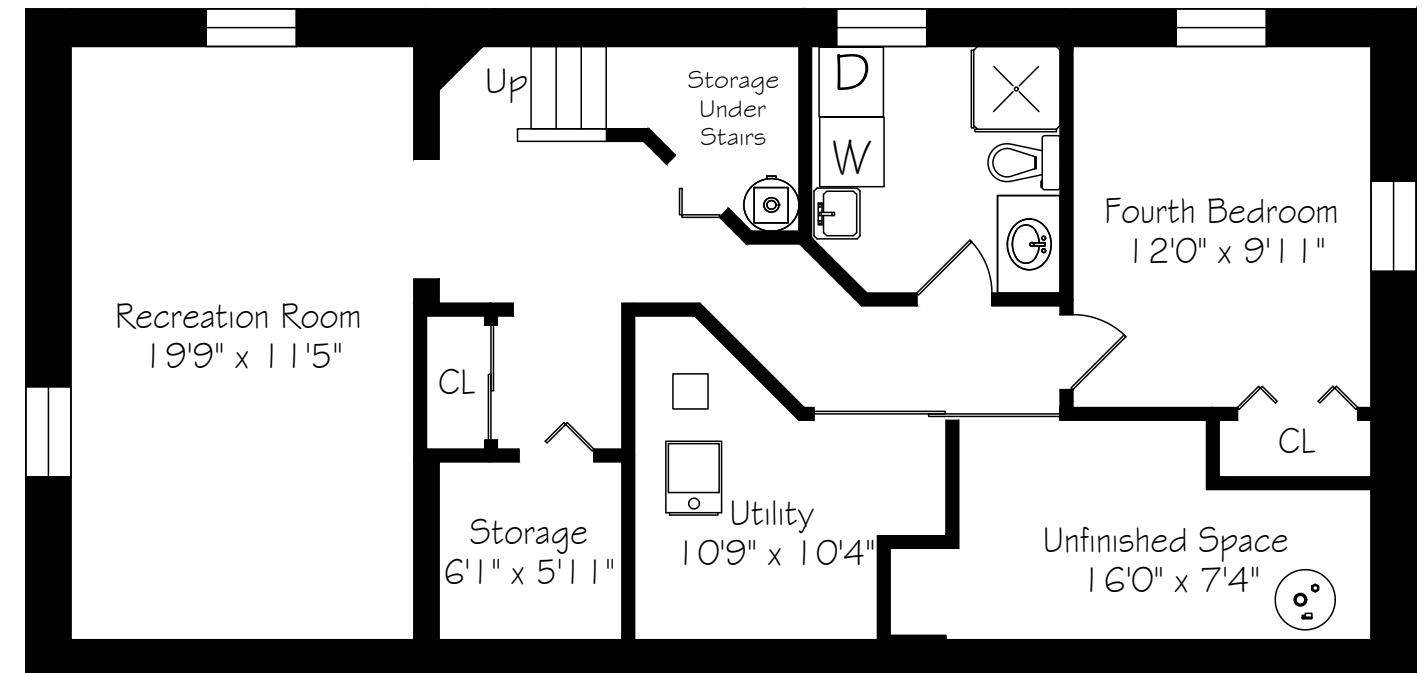
Main Level Floor Plan



Main Floor
1027 Square Feet

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

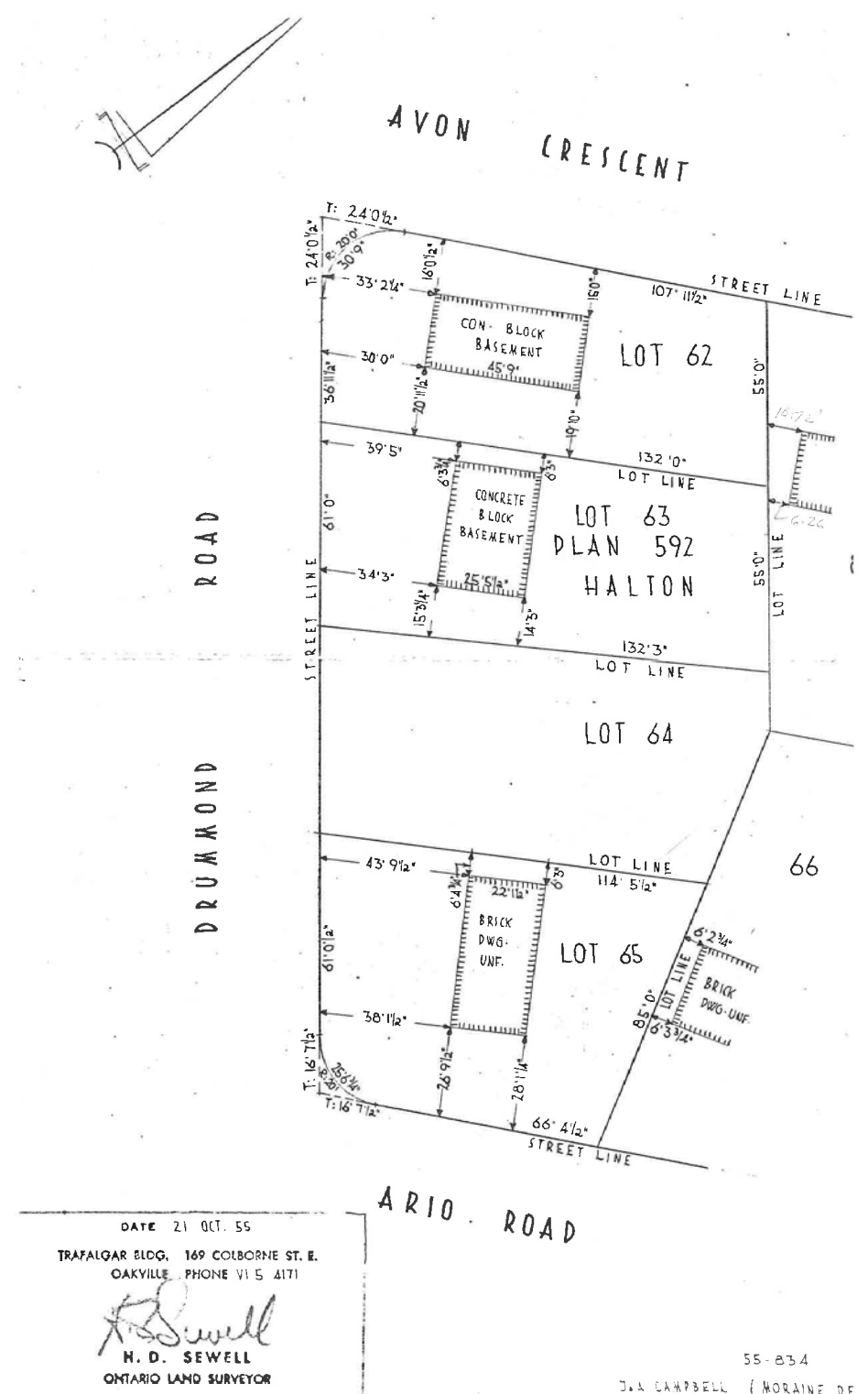
Second Level Floor Plan



Lower Level
1027 Square Feet

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

Survey



About The Neighbourhood

Morrison is one of Oakville's most prestigious neighbourhoods, known for its canopy of century-old trees, quiet streets and generous lots that create a tranquil, Muskoka-like atmosphere. Its central location offers residents the best of both worlds; a private, natural setting just moments from Oakville's vibrant downtown, the lakefront and an array of schools and amenities.

Life in Morrison feels serene yet connected. Families are drawn to its lush landscape and welcoming community spirit, where neighbours enjoy peaceful walks beneath towering trees and the convenience of nearby shops and dining. Locals often point to leisurely walks shaded by century-old oaks or afternoons at Gairloch Gardens as the simple pleasures that define Morrison's quiet prestige.

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