



GoodaleMillerTeam
CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



294 Robinson Street | Oakville



OLD OAKVILLE FREEHOLD TWO STOREY TOWN HOME

Downsize downtown, better than a condo! This sharp, freehold townhouse is in the heart of desirable Old Oakville. It is an end unit with an abundance of light all round.

The open plan main level has walkouts front and rear. Shining hardwood floors, large windows letting in lots of light. The kitchen has white shaker style cabinetry, integrated KitchenAid fridge, Blomberg dishwasher, KitchenAid gas stove with two electric ovens, new built-in Panasonic microwave and granite counters. Kitchen overlooks the dining area which has a walkout to a covered patio where you can sip a cocktail in the evening sun. I like the grade level entry to kitchen for bringing in groceries etc. A powder room at the grade/main living area is also an important fact to consider.

The two bedrooms on upper level each have their own ensuites. The primary bedroom has a cute fireplace, hardwood floors and great closet space. Laundry is also on the upper level. Sky lights and large windows again allow for great light.

The lower level here really expands the use of the home. The windows are large so it has natural light. The family room has built-in shelves and the third bedroom has an ensuite and a walk-in closet, of course this could be an office because it just does not feel like a lower level.

This home would suit those considering downsizing. The location is really good. It is a good alternative to a condo. If you still have a teenager at home, worry not, I imagine that they will be perfectly happy in the lower level.

If you are not ready to downsize then consider taking advantage of this opportunity buy and rent the home, many would be glad to rent at this location.



FOYER

LIVING ROOM



EAT-IN KITCHEN



KITCHEN & DINING AREA



PRIMARY BEDROOM & ENSUITE

SECOND BEDROOM & ENSUITE



LOWER LEVEL BEDROOM

RECREATION ROOM & BATHROOM

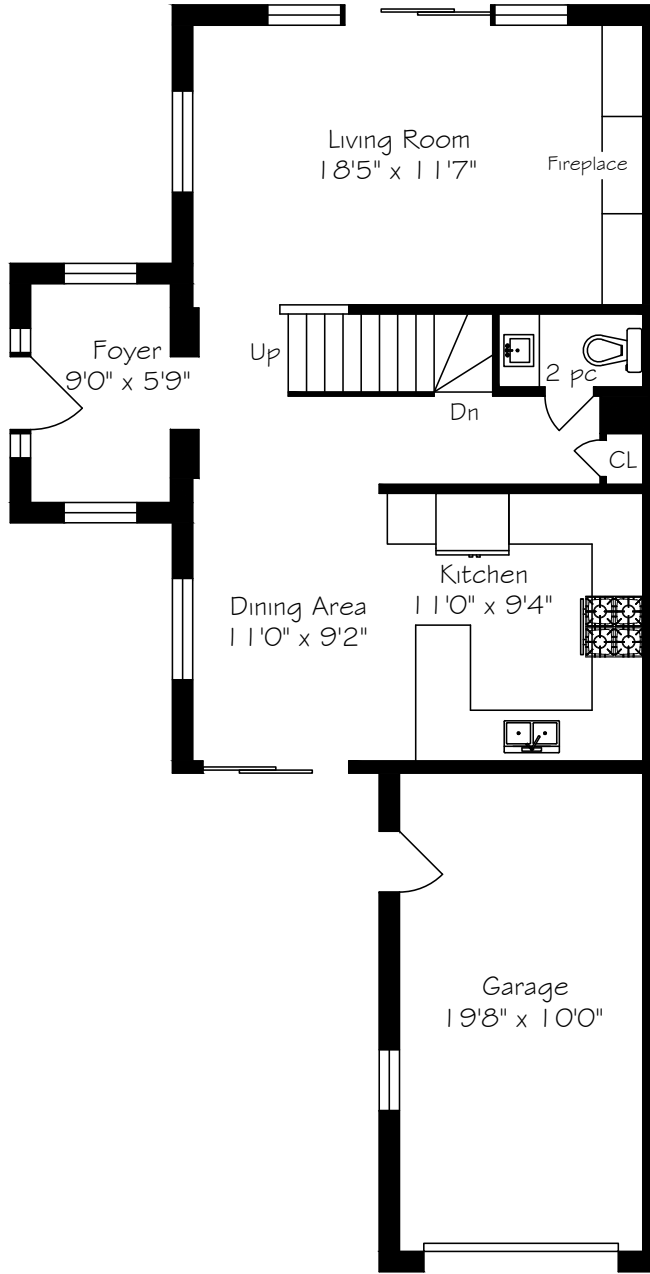


AERIAL VIEW



REAR YARD

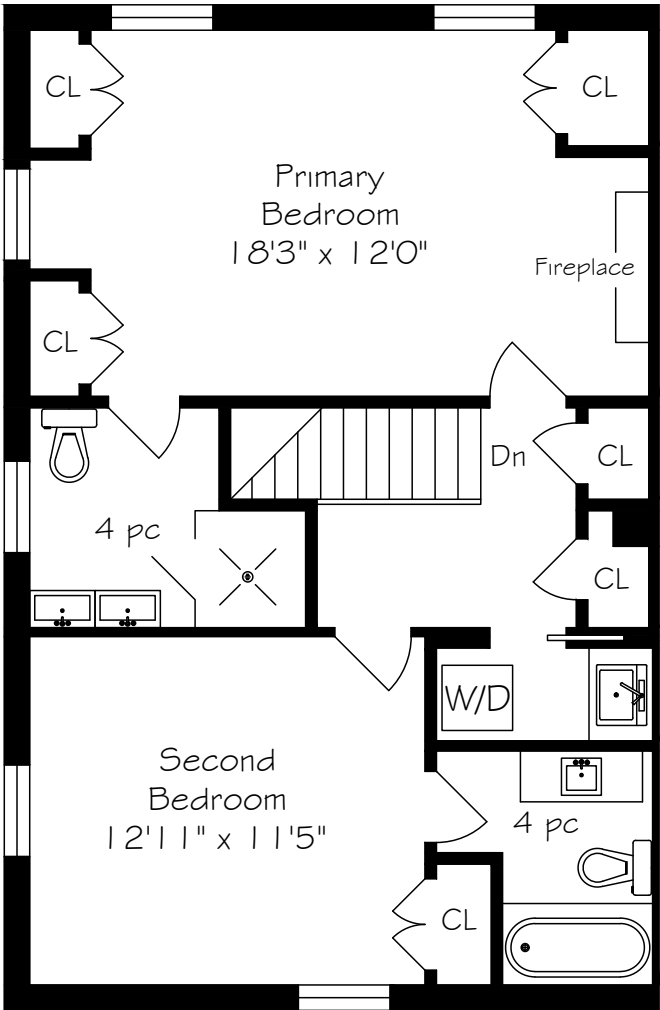
MAIN LEVEL FLOOR PLAN



Main Floor
692 Square Feet

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

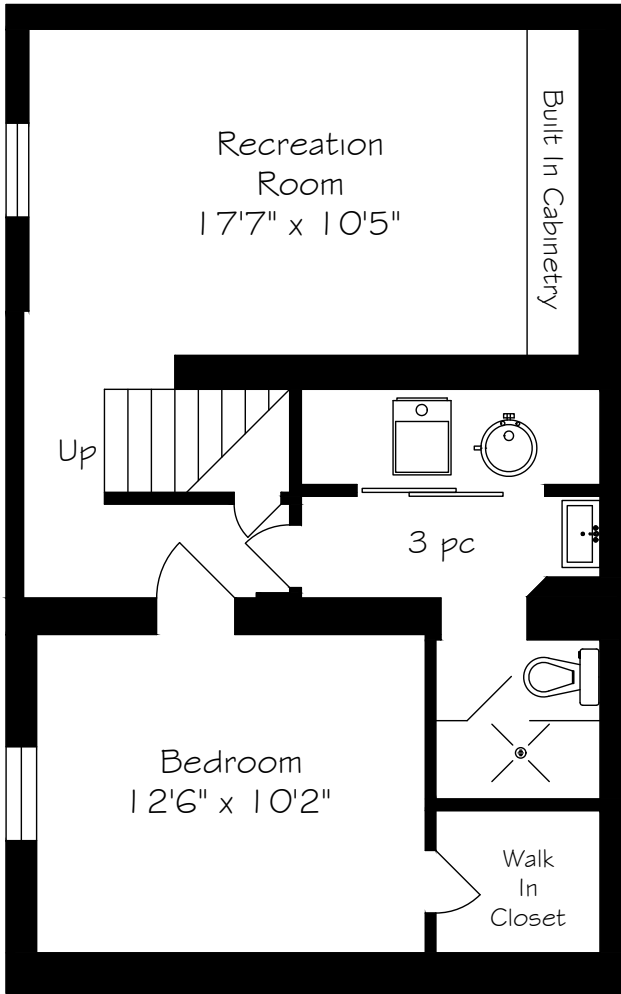
SECOND LEVEL FLOOR PLAN



Second Floor
707 Square Feet

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

LOWER LEVEL FLOOR PLAN



Lower Level
622 Square Feet

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

LUXURY FEATURES

INTERIOR FEATURES

- Open plan with large bright windows
- Gourmet shaker style kitchen with granite counter
- Private south facing garden
- Large entry hall
- Electric fireplace in living room
- Wood burning fireplace in primary bedroom
- All bedrooms have their own ensuite bathrooms
- Laundry at bedroom level
- Finished lower level with large windows
- Large central skylights
- Single car attached garage
- Spacious front drive for three cars
- Guest powder room on main level

INCLUSIONS

- KitchenAid gas cook top with two electric ovens
- Integrated KitchenAid double door fridge
- Built-in Blomberg dishwasher
- Built-in Panasonic microwave (2021)
- Stacking Whirlpool washer and dryer (2018)
- Electric fireplace
- Garden Shed

EXCLUSIONS

- Drapes and rods
- Television sets
- White basement fridge/freezer
- Picnic table and chairs

*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.

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.



LISTING INFORMATION

294 ROBINSON STREET, OAKVILLE

Possession: To be arranged

Lot Size: 32.21' x 104.52' x 32.17' x 104.29'

Square Footage: 1,399 sq ft above grade

Total Square Footage: 2,021 sq ft

Deposit: 5%

Taxes: \$8,726 / 2020

Legal Description: PT LT A, BLK 28, PL 1,
PART 4, 20R1510

Listing Agents: Brad Miller, Kieran McCourt
& Gillian Cockcroft



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