



GoodaleMillerTeam
CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



153 Wolfdale Avenue | Oakville



INCREDIBLE PROPERTY STEPS FROM LAKE IN SOUTH WEST OAKVILLE

Rare opportunity steps from the lake in South West Oakville. South of Lakeshore Road, sitting on a supremely private 16,630 square foot property. 100-foot frontage on a pie shaped lot. Mature mixed tree canopy lines the property and dense greenery and Fourteen Mile Creek abuts the back.

Updated 4-bedroom, 3.5 bath home with plenty of space for a large family. Generous sized bedrooms, large windows, multiple family spaces and open kitchen.

Immaculate rear yard with expansive concrete pool, multi-tiered decks, spacious stone patios and sprawling flat grassy areas. This property offers an incredible opportunity, the home can easily be lived in, while it is also prime for development; renovate, rent out and/or landbank for the future.

Large lots south of Lakeshore are becoming a rarity and demand for private enclaves with amazing locations hasn't waned. This location is ideal; a small, quiet lakeside cul-de-sac of custom homes, south of Lakeshore road, a short stroll to walking trails, Appleby College, and easy access to both the Bronte core and downtown Oakville.

Property dimensions are 100' x 159' x 129' x 147' and it is zoned RL1-O. Incredible building lot. Buyer to do own due diligence.



OVERHEAD VIEW & REAR YARD

INGROUND POOL

EXPANSIVE GROUNDS





REAR YARD & PATIO AREA



PATIO AREA & DECK





LIVING ROOM

DINING ROOM

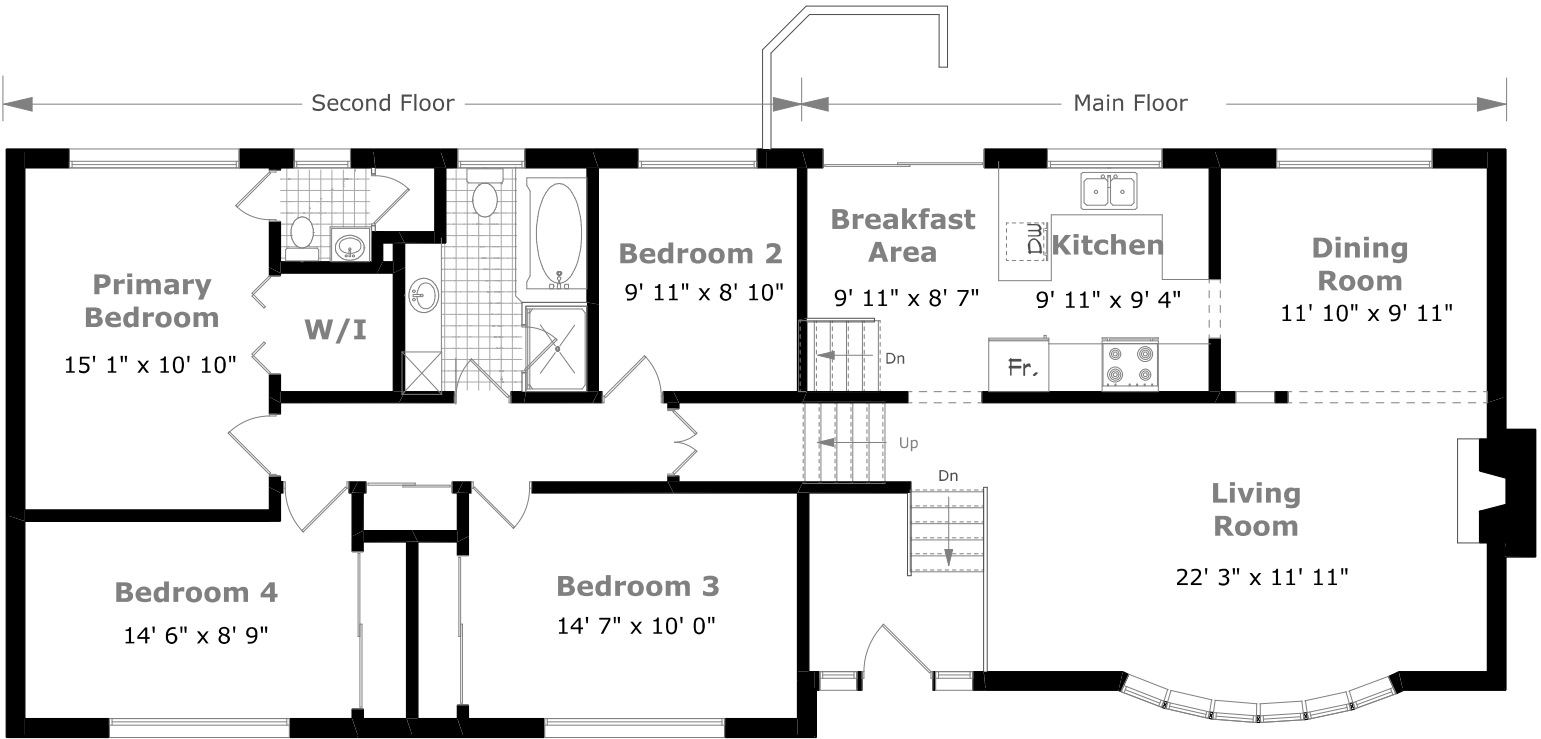


KITCHEN

KITCHEN & BREAKFAST AREA



MAIN LEVEL FLOOR PLAN



Main & Second Floor Plan

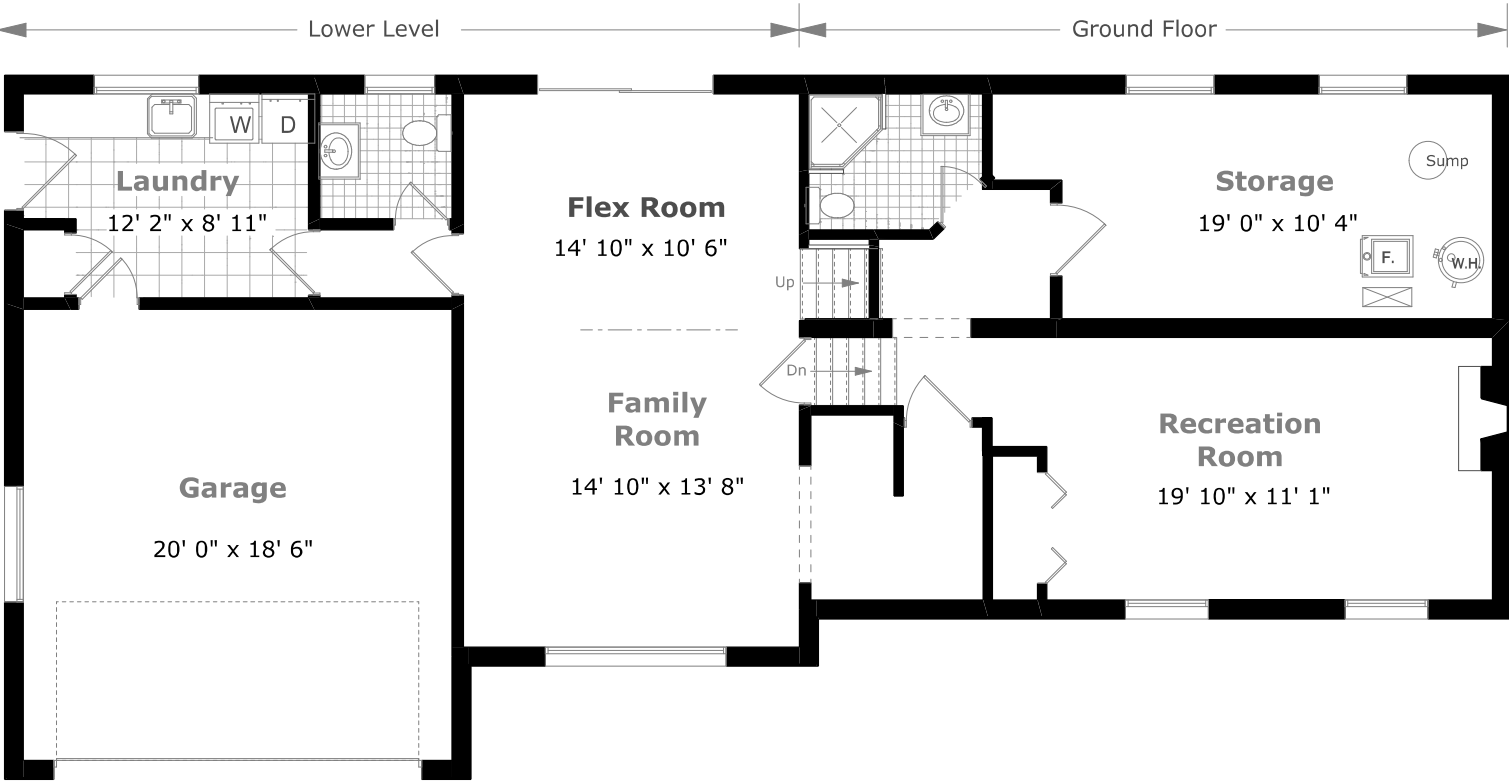
763.6 sq. ft. (Main Level) + 919.3 sq. ft. (Second Floor)

PRIMARY BEDROOM & LOWER LEVEL BATHROOM

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

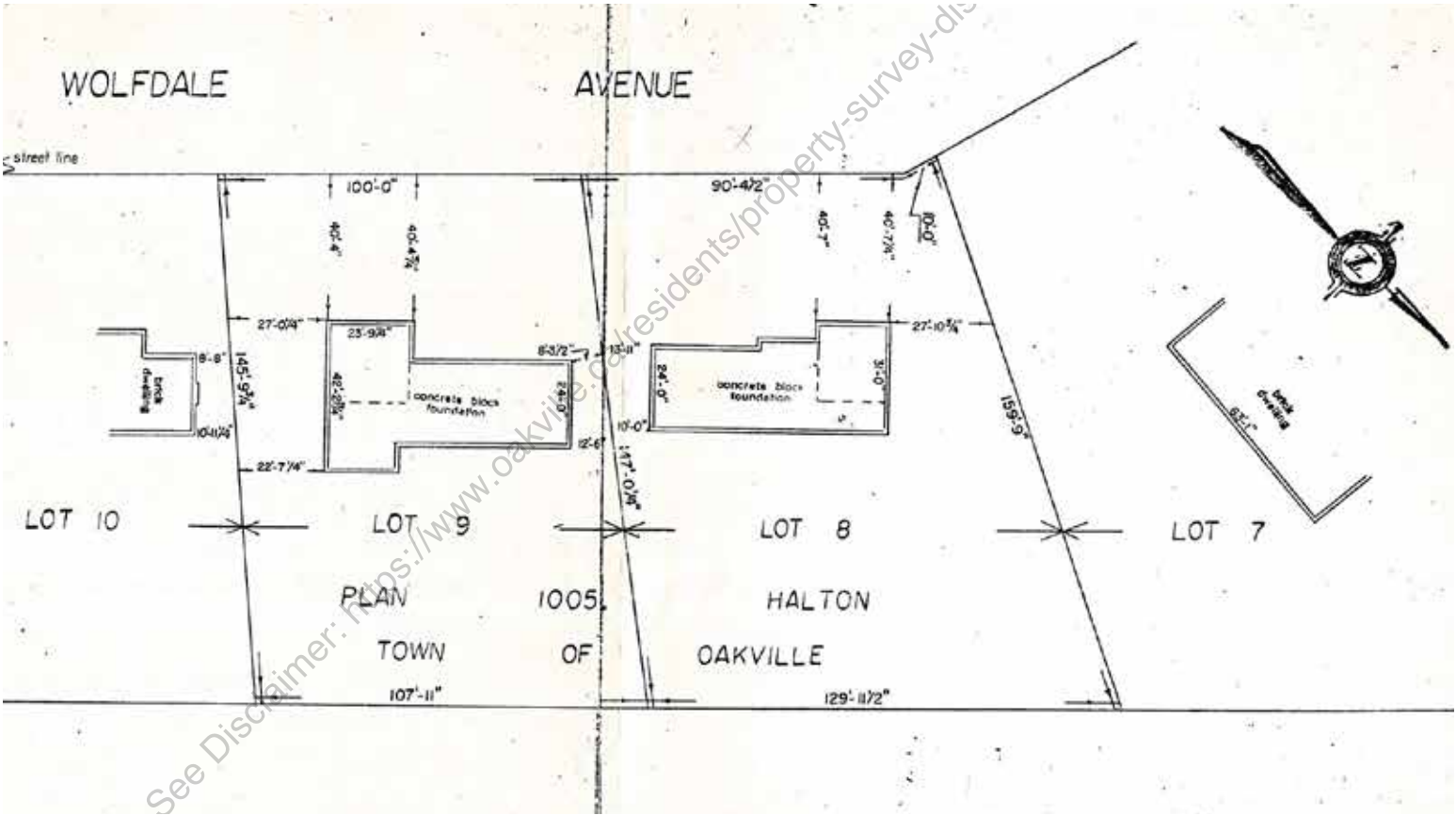
SECOND LEVEL FLOOR PLAN

SURVEY



Ground Level & Lower Level

742.0 sq. ft. (Ground Level) +617.8 sq. ft. (Lower Level) +
414.0 sq. ft. (Garage)



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

LUXURY FEATURES

ENTRANCE

- Open area

MAIN FAMILY ROOM

- Open area
- Large windows
- West and east views
- Oversized glass slider to rear stone patio

POWDER

- Updated with slate tile flooring
- Furniture style vanity with marble top

MUDROOM/LAUNDRY

- Slate tile flooring
- Front loading Whirlpool washer and dryer pair
- Upper and lower cabinetry, lower with granite and deep stainless sink
- Large window overlooking rear gardens
- Storage closet with shelving
- Interior garage access
- Exterior door to side patio

LIVING ROOM

- Warm stained oak flooring
- Oversized bowed window
- Open flame gas fireplace with marble and wood surround

DINING

- Open to living room
- Direct kitchen access
- Warm stained oak flooring
- Large slider window

KITCHEN

- Updated kitchen with large windows and granite countertop
- Warm stained oak flooring
- Updated appliances
- Plenty of storage
- Dedicated breakfast area with oversized glass slider to rear upper deck

SECOND LEVEL

- Generous size primary with large window & 3-piece ensuite
- Three additional bedrooms with good closet space and oversized windows
- Updated main bath with jetted tub and glass enclosed shower

LOWER LEVEL

- Finished lower level with cozy rec room and ample storage
- Recently renovated 3-piece bathroom with glass shower

EXTERIOR

- Impressively large lot with mature tree canopy on all sides
- Fully fenced
- Two-level deck with dedicated dining areas
- Ground level stone patio with lounge
- Substantial concrete pool with concrete walkway surround
- Wood pool house for equipment
- Wood storage shed

INCLUSIONS

- All electronic light fixtures
- All drapery and window coverings
- TV mounts (if applicable)
- Samsung stove (2021)
- LG over the range microwave (2021)
- Miele dishwasher (2019)
- Sub-Zero refrigerator
- Whirlpool washer and dryer pair
- HWT owned (2020)
- Furnace (8 years old)
- AC (5 years old)
- Pool equipment; filter & salt system (7-10 years), heater (as-is condition), safety cover
- Irrigation system

EXCLUSIONS

- All TVs
- All personal pictures/art/décor indoor & out

*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.



LISTING INFORMATION

153 WOLFDAL E AVENUE, OAKVILLE

Possession: To be arranged

Lot Size: 100' x 159' x 129' x 147'

Square Footage: 2,425 sq ft above grade

Total Square Footage: 3,043 sq ft

Deposit: 5%

Taxes: \$9,790 / 2023

Legal Description: LT 8, PL 1005, S/T 165351, 172167; S/T 110943, 112793

Listing Agents: Brad Miller, Kieran McCourt & Murray McKeage



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#1 Team Globally for Century 21 for 2020 & 2021