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RE/MAX
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338 Woodale Avenue, Oakville

Unique, Custom-Built Home in Mature West Oakville

This well thought out home offers a 2556 square foot floor plan plus 900 square feet in the finished basement. A truly unique design that takes full advantage of all available natural light.

The open floor plan lends a flexibility to the space. With the den, fourth bedroom, along with a full bathroom all on the main floor, the layout can suit many family needs.

Two sets of stairs lead to the finished basement with another full bath, recroom, office area, large bonus room and plenty of storage space.

The majestic trees on the property provide for interesting views year round and a real natural feel.

A very interesting home in a lovely, appreciating neighbourhood.



First Impressions

The interlock front walk leads to the stone tiled steps. Brick accent wall creates an interesting backdrop.



Foyer

Bright and spacious foyer features double door entry with transom window. Trendy porcelain tile and two closets.



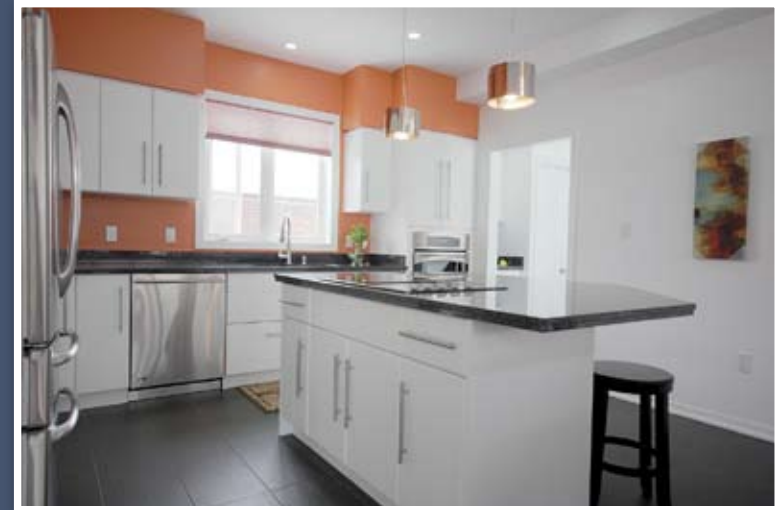
Family Room (13'6" by 14'0")

Open space that flows into the dining area allowing for flexible use. Fireplace and lots of natural light through large corner windows.



Dining Room (10'1" by 14'0")

Open space to accommodate your lifestyle. Quality bamboo flooring and wall mount television.



Kitchen (11'5" by 14'0")

Modern gourmet kitchen with plenty of cabinetry and counter space. High-end stainless steel appliances including built-in oven and stove top. Granite counters. Pendant and pot lighting. Double undermount sink with modern Moen faucet. Porcelain tile completes the look.



Den (12'0" by 12'0")

Bright main floor den with bamboo flooring and pot lighting. Wonderful space for home office!



Main Floor Bathroom

Full bath with stand-up shower and porcelain tile flooring. Clean, modern finishes.



Master Bedroom (15'0" by 12'0")

Bright, spacious master bedroom with electric fireplace, walk-in closet and full en suite.



Second Bedroom (11'8" by 12'0")

Bright bedroom with lots of natural light. Bamboo flooring and built-in corner desk. Jack/Jill bathroom privileges and large closet.



Third Bedroom (11'8" by 12'0")

Pot lighting, bamboo flooring, Jack/Jill bathroom privileges, built-in corner desk. Ample closet space.



Second Floor Laundry

Convenient second floor laundry with quality front load washer and dryer, cupboards and large sink.



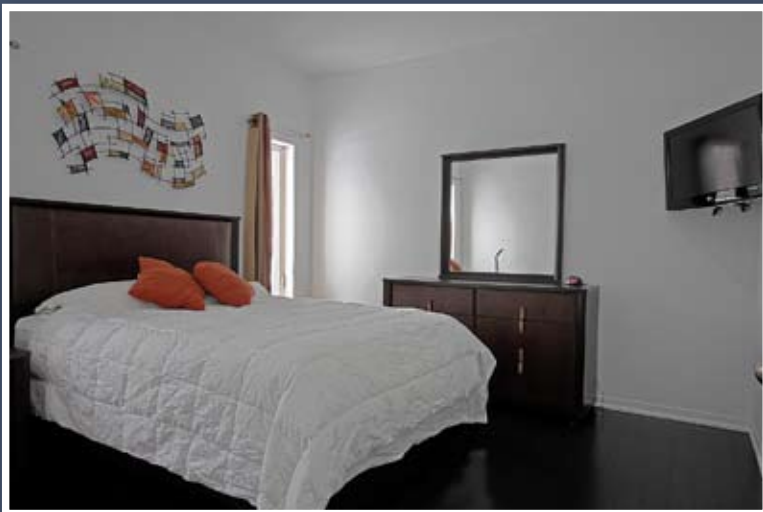
Basement

Professionally finished basement with recreation room, office, full bathroom and lots of storage. Flooring is a quality laminate - very durable.



Basement Bathroom

Another full bathroom in the basement with modern finishes and stand-up shower. Porcelain tile.



Fourth Bedroom (12'0" by 12'0")

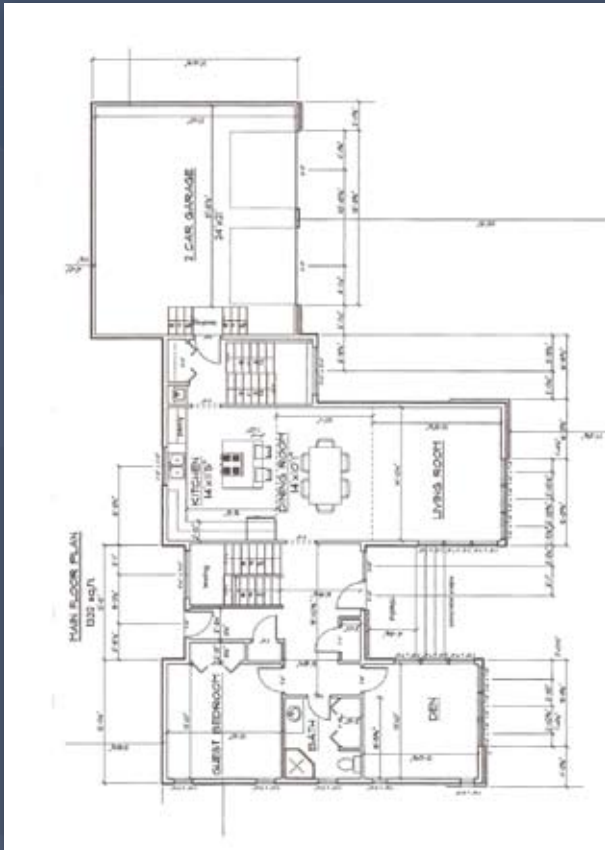
Having the fourth bedroom on the main floor opens up the possibilities to use the room as suits you best.

Area Schools

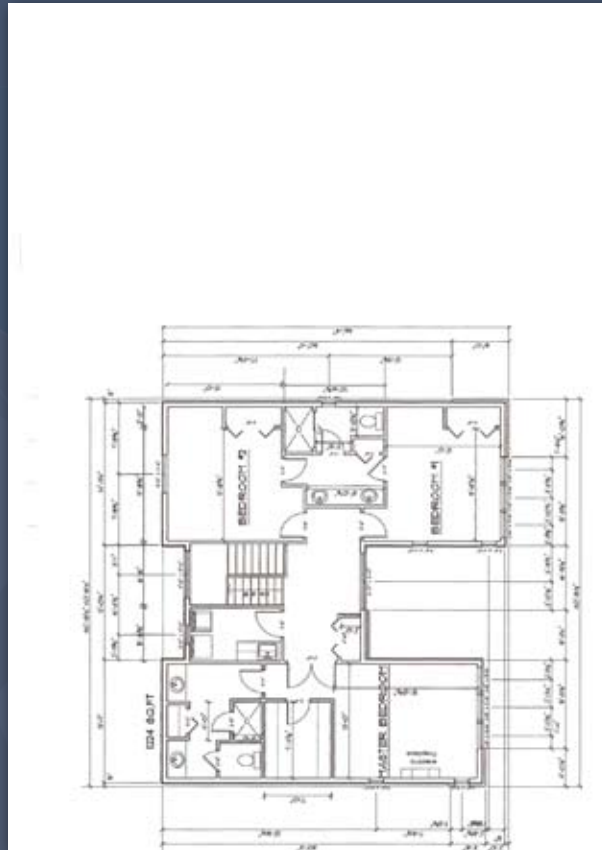
W.H. Morden - JK - GR 8
Pine Grove - GR 1 - GR 8 (French Immersion)
T.A. Blakelock - GR 9 - GR 12

St. James - K - GR 8
St. Thomas Aquinas - GR 9 - GR 12

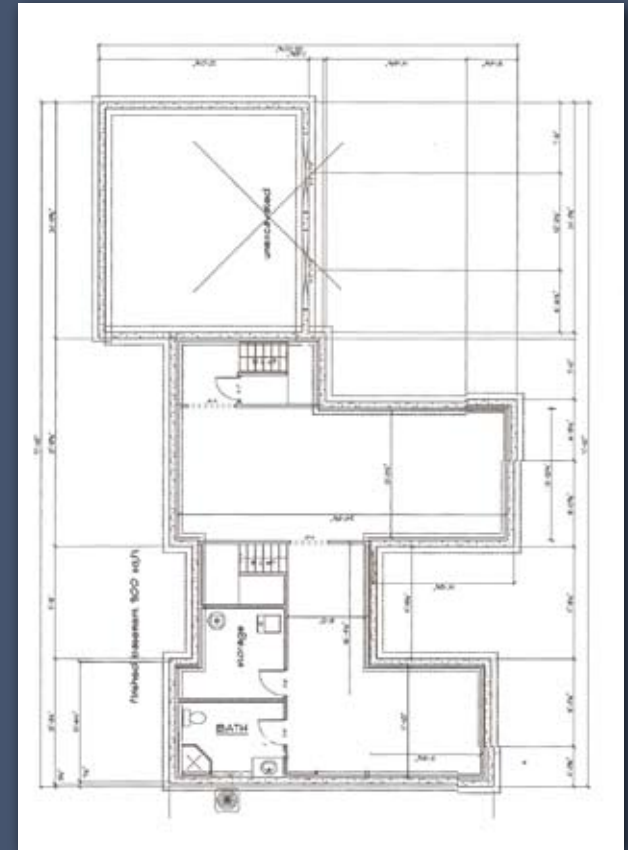
Floor Plan - 2556 square feet (plus basement)



Main Floor (1332 sq ft)



Second Floor (1224 sq ft)



Basement* (900 sq ft)
* - not exactly as shown

Features and Highlights

- 4 Bedrooms and 4 Bathrooms
- Double Garage (inside entry)
- Interlock Front Walkway
- Stone Tiled Front Steps
- 43 Pot Lights Throughout
- Mud Room
- Quality Bamboo Flooring
- Modern Porcelain Tile
- High-End Stainless Steel Appliances
- Built-In Oven and Range
- Stunning Gourmet Kitchen
- Security System
- Full En Suite
- Walk-in Closet in Master
- Second Floor Laundry
- Central Air Conditioning
- Smart-Wired Home (Cat 5, Cable and Telephone in all major rooms)

Inclusions: Stainless Steel Fridge, Stove-Top, Built-In Oven and Dishwasher; Whirlpool Front Load Washer and Dryer; Light Fixtures; Window Coverings, Garage Door Openers (2); Wall Mount TV in Dining Area; 3 Electric Fireplaces (master, recroom, livingroom); Security System (monitored or unmonitored)

Exclusions: Water Heater (Rental);

Property Details

Bedrooms: 4

Bathrooms: 4

Approximate Size: 2556 square feet (plus basement)

Lot: 65 by 121 feet

Taxes: \$7,700/2010

Possession: Flexible



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