

JAMES NEIL
sales representative

RE/MAX
Aboutowne Realty Corp., Brokerage



421 Palmer Avenue, Oakville



Three Bedroom Home in Old Oakville

Charming executive home located in prestigious Old Oakville just steps to Oakville's beautiful downtown. This four bedroom floor plan was converted into three bedrooms (can be converted back) and has a lovely main level addition increasing both living space and natural light.

Pride of ownership is evident in the long list of upgrades and attention to detail throughout. From the hand-stained, finished on site hardwood flooring, extensive mill and casework, custom kitchen with Wolf dual fuel range and marble counters, renovated bathrooms with heated flooring in the main and ensuite baths... the list goes on.

Just the right amount of space for outdoor living and entertaining! Newer multi-level zone deck with Hydropool hot tub and built-in lighting surrounded by extensive custom landscape and garden lighting. Along with a gas line for barbecue hookup, the six-zone Hunter irrigation system makes for convenient maintenance of the lawn and gardens.

Located in one of Oakville's most sought after school zones, 421 Palmer is also just steps to the new Oakville Trafalgar Community Centre, Wallace Park with both tennis and curling club, and George's Square. The setting is only blocks to beautiful downtown Oakville with its shops, restaurants and arts centre or stroll down to the Waterfront Trail that winds its way along Lake Ontario. Ideal for commuters with easy highway and GO Station access.

Features and Highlights

- three bedrooms (originally a four bedroom plan - could be converted back)
- three updated bathrooms (heated flooring in main and ensuite bathroom)
- hand-stained, finished onsite hardwood flooring through main and upper levels
- extensive mill/casework, 8 inch baseboards and cornice throughout
- main floor addition with sunroom
- custom kitchen with pantry and undercabinet lighting and marble counters
- top of the line appliances: Wolf dual fuel range and over and Miele dishwasher
- smart home set-up – Wi-Fi switches (indoor and outdoor), wireless alarm system (including cameras and doorbell) – self-monitored
- pot lights throughout the house (60+) with Lutron dimmers and smart switches
- open hearth gas fireplace in living room (wired connection, remote not working)
- electric fireplace in lower family room
- 2018 top of the line Electrolux washer and dryer with podiums
- built in closet units in dressing (4th bedroom) (all closets have custom organisers)
- multi level / zone deck (2019) with Hydropool Hot tub and built in lighting, gas line for barbecue
- extensive custom landscape and garden lighting
- lower-maintenance landscaping with perennial gardens
- 6 zone Hunter irrigation system
- garden shed
- garage door opener
- level 2 electric car charger

Front Entrance

- welcoming first impressions
- interlock drive and walkway
- large front-side yard



Foyer

- hardwood flooring
- lots of natural light



Central Hall

- hardwood flooring
- opened stair ways



Dining Room (14'0" by 13'1")

- pot lighting and chandelier
- lots of natural light
- hardwood flooring
- cornice moulding

Living Room (23'6" by 11'10")

- hardwood flooring
- open hearth gas fireplace



Living Room

- pot lighting
- open to kitchen and family room

Kitchen (20'7" by 10'7")

- hardwood flooring
- under-cabinet lighting
- marble counters
- premium faucet
- breakfast bar



Kitchen

- Wolf dual fuel range
- Miele dishwasher
- pantry

Breakfast Area (7'10" by 7'11")

- hardwood flooring
- walkout to deck



Family Room (12'3" by 11'3")

- hardwood flooring
- vaulted ceiling
- open to sun room

Powder Room

- hardwood flooring
- updated
- premium faucet



Laundry Room (9'8" by 8'3")

- lower level laundry
- top line Electrolux washer and dryer with podiums

Master Bedroom (13'4" by 14'9")

- hardwood flooring
- ceiling fan
- full ensuite



Master Bedroom (13'3" by 10'0")

- walk-in closet
- custom built-in closets



Ensuite

- marble flooring
- separate shower
- heated flooring



Ensuite

- large glass shower

Second Bedroom (14'10" by 12'2")

- hardwood flooring
- double closet
- ceiling fan



Third Bedroom (9'8" by 9'11")

- hardwood flooring
- double closet
- ceiling fan



Main Bathroom

- tile flooring
- updated
- tub and shower



Lower Level

- opened staircase with storage
- quality broadloom flooring



Recreation Room (11'2" by 22'11")

- electric fireplace
- quality broadloom flooring



Recreation Room

- furniture included (tv as well)
- built in cabinetry

Bonus Room (10'4" by 12'6")

- quality broadloom flooring
- closets
- office, exercise room, guest bedroom (no window/egress)



Deck/Patio

- multi-level deck (2019)
- gas line for barbecue

Deck

- multi zone
- built-in lighting



Deck

- Hydropool Hot Tub

Yard

- low-maintenance landscaping
- extensive garden lighting



Backyard

- just the right space for outdoor living and entertaining
- six zone irrigation system



FloorPlan - 2,020 square feet (plus 808 in lower level)

Inclusions: Fridge, Wolf Gas Stove, Built-In Microwave, Dishwasher, Washer, Dryer, Garage Door Opener with Remote, Light Fixtures, Existing Window Treatments, 6-Zone Hunter Irrigation System; Cedar Shed, Level 2 Electric Car Charger (hardwired to the home); Large Mirror in Dining Room; Furniture in Basement

Exclusions: Fountain at Rear of Property, Gas Fire Table, Outdoor Furniture, Antique Ceiling Fixture - Front Door Area, Fireplace Screens, Basement Hall Console

Rental Items: Hot Water Tank (\$27.84 per month)

Legal Description: PT LTS 272 & 273, PL 113 , AS IN 274148 ; OAKVILLE

Square Footage: 2, 020 square feet (plus lower level - 808 square feet)

Property Size: 115.19 ft x 104.58 ft x 153.41 ft (irregular)

Property Taxes: \$10,277 for 2023



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