1186 Lakeshore Rd W **List: $2,499,000 For: Sale**
Oakville Ontario L6L 1G1
Oakville Bronte East Halton
SPIS: N **Taxes:** $9,279/2024 **DOM: 14**

Detached **Front On:** S **Rms:** 10 + 2
Link: N **Acre:** **Bedrooms:** 4
Sidesplit 4 **Washrooms:** 3
1x2xMain, 1x3x3rd, 1x5x3rd

Lot: 173.42 x 132.33 Feet **Irreg:**
Dir/Cross St: Lakeshore Rd. W./Wolfdale Ave.

MLS#: W8479080 **PIN#:** 247700090
Possession Remarks: 30/60/90/TBA

Kitchens:	1	**Exterior:**	Brick / Wood	**Zoning:**	
Fam Rm:	Y	**Drive:**	Pvt Double	**Cable TV:**	
Basement:	Full / Part Fin	**Gar/Gar Spcs:**	Attached / 2	**Hydro:**	
Fireplace/Stv:	Y	**Drive Park Spcs:**	10	**Gas:**	
Heat:	Forced Air / Gas	**Tot Prk Spcs:**	12	**Phone:**	
A/C:	Central Air	**UFFI:**		**Water:**	Municipal
Central Vac:		**Pool:**	None	**Water Supply:**	
Apx Age:		**Energy Cert:**		**Sewer:**	Sewers
Apx Sqft:		**Cert Level:**		**Spec Desig:**	Unknown
Assessment:		**GreenPIS:**		**Farm/Agr:**	
POTL:		**Prop Feat:**		**Waterfront:**	
POTL Mo Fee:		Family Room, Fireplace/Stove		**Retirement:**	
Elevator/Lift:				**Oth Struct:**	
Laundry Lev:	Main				
Phys Hdcap-Eqp:					

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Foyer	Main	7.87	x	3.94	Tile Floor	W/O To Yard	Vaulted Ceiling
2	Sitting	Main	11.48	x	22.31	Tile Ceiling	W/O To Yard	Window
3	Laundry	Main	13.19	x	8.33	Tile Floor	Laundry Sink	Window
4	Kitchen	2nd	16.47	x	11.81	Hardwood Floor	Window	French Doors
5	Dining	2nd	11.78	x	9.88	Broadloom	Vaulted Ceiling	Fireplace
6	Living	2nd	21	x	12.5	Broadloom	Vaulted Ceiling	Fireplace
7	Prim Bdrm	3rd	12.5	x	12.7	Broadloom	3 Pc Ensuite	Window
8	2nd Br	3rd	16.21	x	10.1	Broadloom	Closed Fireplace	Window
9	3rd Br	3rd	13.78	x	10.1	Broadloom	Closet	Window
10	4th Br	3rd	8.5	x	10.37	Broadloom	Closet	Window
11	Family	Bsmt	21	x	12.5	Broadloom	Fireplace	Window
12	Utility	Bsmt	29.49	x	9.48	Concrete Floor	Window	Unfinished

Client Remks: Calling all buyers, builders, renovators, and everyone in between! Welcome to 1186 Lakeshore Rd. W., an exceptional Oakville mid-century modern property just waiting for you to make it your own. Positioned along prestigious Lakeshore Road West, yet with a massive private driveway that fronts on quiet and quaint Wolfdale Avenue, this home gives you the best of all worlds and offers a unique opportunity for renovation enthusiasts and custom home builders alike. The current residence showcases classic mid-century modern architecture with it's split-level layout, vaulted ceilings, and attractive window placement. This coveted architectural style provides a solid foundation for those looking to renovate and restore this home's distinctive charm while incorporating modern amenities and personal touches. Alternatively, the large corner ravine lot and sought-after location in one of Oakville's most desirable neighbourhoods present an ideal canvas for building a brand-new custom home tailored to your unique vision - just look around and see what the neighbours have done! Whether renovating or building anew, this property promises the opportunity to create a one-of-a-kind living space in the best neighbourhood Oakville has to offer. Oakville itself is celebrated for its peaceful atmosphere, excellent schools, and convenient access to urban amenities, restaurants, and more, all while being a convenient drive or GO train ride away from downtown Toronto - perfect for when you need to head to the office, a concert, the airport, and more. Explore the unlimited potential of 1186 Lakeshore Rd. W. and seize the opportunity to reimagine this iconic mid-century modern property into your family's dream home.
Extras:

Listing Contracted With: ROYAL LEPAGE CONNECT REALTY **Ph:** 416-588-8248

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	ADDRESS	BEDS	WR	TYPE	PRICE	SQFT	STATUS	DOM	MLS#
1	1186 Lakeshore Rd W Oakville	4	3	Detached Sidesplit 4	$2,499,000		NEW	14	W8479080

AVERAGES

	MEAN	MEDIAN
PRICE	$2,499,000	$2,499,000

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