

\$1,310,000 - 469 Nautical Boulevard, Oakville

MLS® #40760100

\$1,310,000

2 Bedroom, 4.00 Bathroom, 2,057 sqft

Single Family on 0.06 Acres

1001 - BR Bronte, Oakville, Ontario

When you're ready to right-size but refuse to compromise on location or sophistication, this is your opportunity. Welcome to your new freehold lifestyle in Oakville's coveted lakeside community of Lakeshore Woods. This end-unit townhome is among the largest in the complex, offering over 2,000 sq. ft. of living space along with the second-largest backyard! Every detail has been considered in this sleek, well-appointed home. The open floor plan boasts soaring 10' ceilings, wide-plank floors throughout and built-in cabinetry, including a dining room credenza. The kitchen impresses with an island with seating, extra-height cabinetry and top-tier appliances. The family room features a linear fireplace with porcelain surround, a custom bump-out for seating or a bar area and access to a small balcony. A discreetly located powder room near the entry ensures privacy, while the end-unit positioning floods the interior with natural light from additional windows. Upstairs, the large primary bedroom offers a walk-in closet plus wall-to-wall custom storage. A charming bump-out creates the ideal space for a vanity or reading nook. The bright and spacious en-suite features a double vanity. The second bedroom is generously sized and enjoys its own private en-suite with a soaker tub, perfect for guests. The versatile lower level, set at grade, can serve as a retreat, home office or a comfortable third bedroom for guests, complete with a full bath and double closet. Large sliding doors open to the fully



landscaped backyard, a private oasis with a water feature, hardscaping, decking, lush plantings, gas bbq hookup and more. Sophistication meets convenience with a proper double-wide driveway and a single-car garage with inside access. A truly exceptional opportunity to enjoy refined living in one of Oakville’s most sought-after communities known for its nature filled walking trails, parks and steps to shopping and lakeside enjoyment. (id:6289)

Essential Information

Listing #	40760100
Price	\$1,310,000
Bedrooms	2
Bathrooms	4.00
Half Baths	1
Square Footage	2,057
Acres	0.06
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	469 Nautical Boulevard
Subdivision	1001 - BR Bronte
City	Oakville
Province	Ontario
Postal Code	L6L0E8

Amenities

Amenities	Park, Shopping
Parking Spaces	3
Parking	Attached Garage
# of Garages	1

Interior

Heating	Forced air
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Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick
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Listing Details

Listing Office	Century 21 Miller Real Estate Ltd.
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