

\$2,675,000 - 111 Gloucester Avenue, Oakville

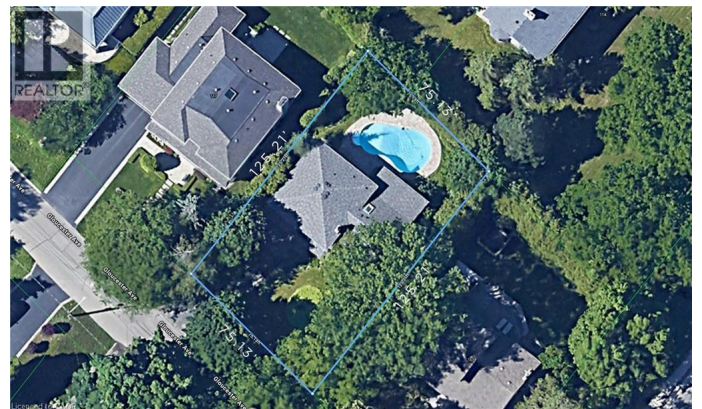
MLS® #40782537

\$2,675,000

3 Bedroom, 3.00 Bathroom, 3,048 sqft
Single Family on 0.00 Acres

1013 - OO Old Oakville, Oakville, Ontario

Set on a 75' x 125' lot in one of Oakville's most coveted pockets, this property offers a unique combination of current livability and future potential. Committee of Adjustment approvals are already in place, with full architectural plans for a 3,816 sq. ft. above-grade custom residence, complemented by a 1,937 sq. ft. lower level - an ideal canvas for those looking to build a home without the uncertainty of starting from scratch. The existing home is in good condition and has recently benefited from a thoughtful \$30,000 mini-facelift, making it perfectly serviceable in the interim while planning your build should you not wish to use the plans already in place. This makes the property attractive both as a future project and as a holding opportunity in Oakville's highly desirable Old Oakville community. Location is paramount, and Gloucester Avenue delivers. Just steps from downtown Oakville's vibrant shops, restaurants, and the shores of Lake Ontario, this address also falls within the sought-after New Central School catchment and is walking distance to many of the area's premiere private schools. Few neighbourhoods combine this level of walkability, school access, and established charm. With approvals and plans already in place, and a location that ranks among Oakville's finest, this is a chance to bring your vision to life. 111 Gloucester Avenue offers the perfect foundation for a dream home in the heart of Old Oakville. (id:6289)



Built in 1967

Essential Information

Listing #	40782537
Price	\$2,675,000
Bedrooms	3
Bathrooms	3.00
Square Footage	3,048
Acres	0.00
Year Built	1967
Type	Single Family
Sub-Type	Freehold

Community Information

Address	111 Gloucester Avenue
Subdivision	1013 - OO Old Oakville
City	Oakville
Province	Ontario
Postal Code	L6J3W3

Amenities

Amenities	Marina, Park, Public Transit, Schools
Features	Paved driveway, Automatic Garage Door Opener
Parking Spaces	6
Parking	Attached Garage
# of Garages	1
Has Pool	Yes
Pool	Inground pool

Interior

Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes

Exterior

Exterior	Brick, Stone
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Foundation

Block

Listing Details

Listing Office Century 21 Miller Real Estate Ltd.



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