

# \$4,166,000 - Lot 102 Douglas Avenue, Oakville (oo Old Oakville)

MLS® #W12235557

**\$4,166,000**

4 Bedroom, 4.00 Bathroom,  
Single Family on 0.00 Acres

1013 - OO Old Oakville, Oakville (oo Old Oakville), Ontario

Nestled in an immensely desired mature pocket of Old Oakville, this exclusive Fernbrook development, aptly named Lifestyles at South East Oakville, offers the ease, convenience and allure of new while honouring the tradition of a well-established neighbourhood. The Douglas Collection is an extension of the inaugural development with an exclusive collection of seven homes located on Douglas Avenue. Distinct detached single family models, each magnificently crafted with varying elevations, with spacious layouts, heightened ceilings and thoughtful distinctions between entertaining and principal gathering spaces. A true exhibit of flawless design and impeccable taste. "The Balsam"; detached home with 48-foot frontage, between 2,974-3062 sf of finished space w/an additional 1,000+sf (approx) in the lower level & 4beds & 3.5 baths. Utility wing from garage, chefs kitchen w/w/in pantry+ generous breakfast, expansive great room with glass sliders to rear patio. Quality finishes are evident; with 11' ceilings on the main, 9' on the upper & lower levels and large glazing throughout, including 12-foot glass sliders to the rear terrace from great room. Quality millwork w/solid poplar interior doors/trim, plaster crown moulding, oak flooring & porcelain tiling. Customize stone for kitchen & baths, gas fireplace, central vacuum, recessed



LED pot lights & smart home wiring.  
Downsview kitchen w/walk-in pantry, top appliances, dedicated breakfast + expansive glazing. Primary retreat impresses w/2 walk-ins + hotel-worthy bath. Bedroom 2 & 3 share ensuite & 4th bedroom enjoys a lavish ensuite. Convenient upper level laundry. No detail or comfort will be overlooked, w/high efficiency HVAC, low flow Toto lavatories, high R-value insulation, including fully drywalled, primed & gas proofed garage interiors. Refined interior with clever layout and expansive rear yard offering a sophisticated escape for relaxation or entertainment. Perfectly positioned within a canopy of century old trees. (id:6289)

**Essential Information**

Listing #	W12235557
Price	\$4,166,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	Lot 102 Douglas Avenue
Subdivision	1013 - OO Old Oakville
City	Oakville (oo Old Oakville)
Province	Ontario
Postal Code	L6J2B7

**Amenities**

Amenities	Marina, Park, Fireplace(s)
Parking Spaces	3
Parking	Attached Garage, Garage
# of Garages	2

## Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Brick, Stone
Lot Description	48 x 132 FT under 1/2 acre
Foundation	Concrete

## Listing Details

Listing Office CENTURY 21 MILLER REAL ESTATE LTD.



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