

\$8,000 - 40 Birch Hill Lane, Oakville (sw Southwest)

MLS® #W12364769

\$8,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

1017 - SW Southwest, Oakville (sw Southwest), Ontario

An extraordinary residence nestled in the heart of southwest Oakville. This private oasis, situated on a secluded lane, offers a rare blend of tranquility and convenience. Set on an expansive 100 x 219-foot lot, surrounded by towering, mature trees, this property exudes privacy and natural beauty, all while being just moments from the prestigious Appleby College. Greeted by meticulously manicured grounds that provide a perfect prelude to the home's enchanting character. Step into the front foyer, where a sense of timeless elegance and warmth immediately welcomes you. The main floor unfolds with a spacious, light-filled living room and a formal dining room, each offering stunning views of the lush backyard. The main floor also features a private office and a charming sunroom, ideal for relaxing or reading in the natural light. The heart of the home is the recently updated, open-concept kitchen, with an oversized island and a separate eat-in area, designed to make entertaining effortless. Whether hosting intimate gatherings or large celebrations, this kitchen is the perfect setting for it all. Upstairs on the second floor, you'll find 3 generously sized bedrooms and 2 beautifully appointed bathrooms. The expansive Primary retreat features a cozy fireplace and roof top deck followed by spa like Primary ensuite that features heated flooring & towel rack. The third floor offers a versatile space that can be



transformed into a nanny suite, gym, a children's playroom, or an artist's studio, complete with separate sleeping quarters. The expansive backyard is an entertainers paradise. This outdoor space is perfect for relaxation or hosting summer gatherings. A fire pit area adds to the charm, offering a cozy spot to enjoy evenings with family and friends. Don't miss this gem! (id:6289)

Essential Information

Listing #	W12364769
Price	\$8,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	40 Birch Hill Lane
Subdivision	1017 - SW Southwest
City	Oakville (sw Southwest)
Province	Ontario
Postal Code	L6K2N9

Amenities

Amenities	Park, Schools
Features	Sump Pump
Parking Spaces	12
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Dishwasher, Dryer, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning

Fireplace	Yes
# of Stories	2

Exterior

Exterior	Brick, Vinyl siding
Lot Description	100 x 219 FT 1/2 - 1.99 acres
Foundation	Block

Listing Details

Listing Office	CRIMSON ROSE REAL ESTATE INC.
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