

# **\$2,249,000 - 1071 Melvin Avenue, Oakville (mo Morrison)**

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MLS® #W12426526

**\$2,249,000**

5 Bedroom, 4.00 Bathroom,  
Single Family on 0.00 Acres

1011 - MO Morrison, Oakville (mo Morrison),  
Ontario

Stunning Fairfield-built Custom Residence on a Premium 60' x 137' lot in the Prestigious Community of Southeast Oakville with over 3,200 sq.ft of Total Living Space. This Charming Two-Story Home offers a Unique Layout with 5 Bedrooms, 4 Bathrooms, has been Crafted with Exceptional Quality Throughout. The Main Level Features a Bright and Inviting Living Room with a Gas Fireplace, a Formal Dining Room, and a Gourmet Kitchen with SS appliances, Granite Counters, Breakfast bar, Large Pantry with Coffee Nook, and Direct Access to the Deck and Tranquil Backyard - Perfect for Entertaining. A Versatile Main-floor Bedroom/office, Den, and Powder Room Complete this Level. Upstairs, the Spacious Primary Suite Boasts a 4-piece Ensuite with Oversized Walk-in Shower, Double Sink & Carrara Marble Tiling and a Luxurious Walk-in closet. Two Additional Bedrooms share a Large 4-piece Bathroom, With the Added Convenience of an Upper-Level Laundry. The Fully Finished Lower Level Offers a Bright Suite with a Generous Bedroom, Newly Renovated Kitchen, S/S Appliances, Dining area, 3-piece Bath, and Separate Laundry- Ideal for in-laws, a Nanny Suite, or Income Potential. Set on a Private Lot Backing onto Mature Trees and Greenspace, this Home is just Minutes from Downtown Oakville, Lake Ontario, and



Top-ranked Schools including St. Mildreds, Linbrook, Oakville Trafalgar, EJ James, Maple Grove, and New Central. Easy Access to Highways and the GO station. Endless Possibilities for Future Development .This is a Rare Opportunity not to be Missed! (id:6289)

**Essential Information**

Listing #	W12426526
Price	\$2,249,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	1071 Melvin Avenue
Subdivision	1011 - MO Morrison
City	Oakville (mo Morrison)
Province	Ontario
Postal Code	L6J2V8

**Amenities**

Amenities	Marina, Park, Fireplace(s)
Features	Flat site, Sump Pump, In-Law Suite
Parking Spaces	6
Parking	No Garage

**Interior**

Appliances	Water Heater, All, Dishwasher, Dryer, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Has Basement	Yes
Basement	Separate entrance

## Exterior

Exterior	Brick, Wood
Exterior Features	Landscaped
Lot Description	60 x 137 FT
Foundation	Block

## Listing Details

Listing Office	Royal LePage Real Estate Services Ltd., Brokerage
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