



2245 Dunedin Road

Oakville, Ontario





Welcome to 2245 Dunedin Road

Fabulous family home in Ford Drive. This raised bungalow offers a lot of bright living space without a huge foot print. Three bedrooms up, two down with a large, bright living room, family room and updated eat in kitchen. Private treed lot with a nice deck and lush green space. Maple Grove and OT school district.



Front Exterior



Entrance Hall



Foyer



Living Room



Living Room



Living Room



Eat in Kitchen



Kitchen



Kitchen



Master Bedroom



Master Bedroom



Semi Ensuite



Bedroom



Bedroom



Family Room



Family Room



5ht Bedroom/ Den



Bedroom



Bathroom / Laundry



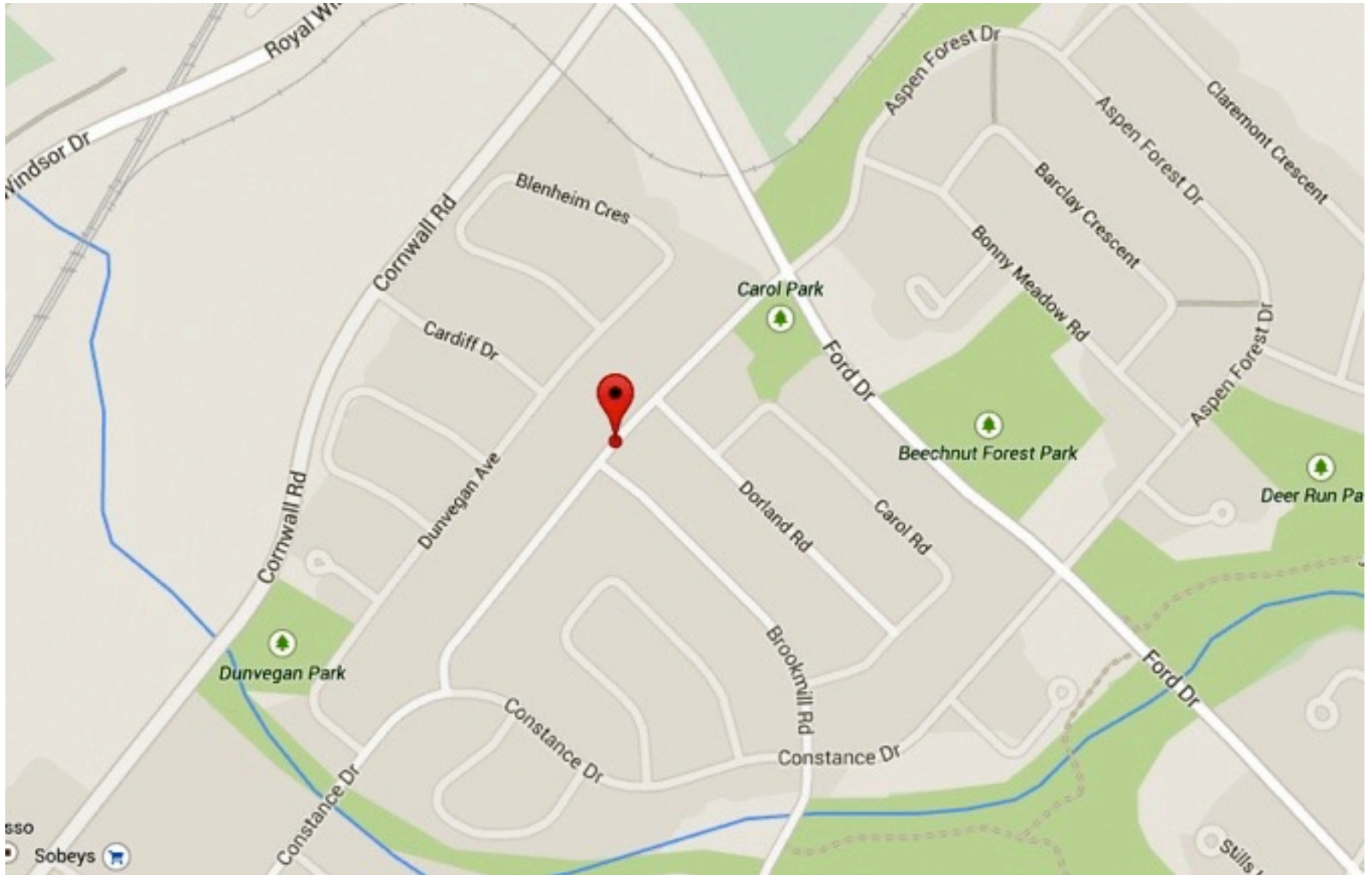
Private treed backyard

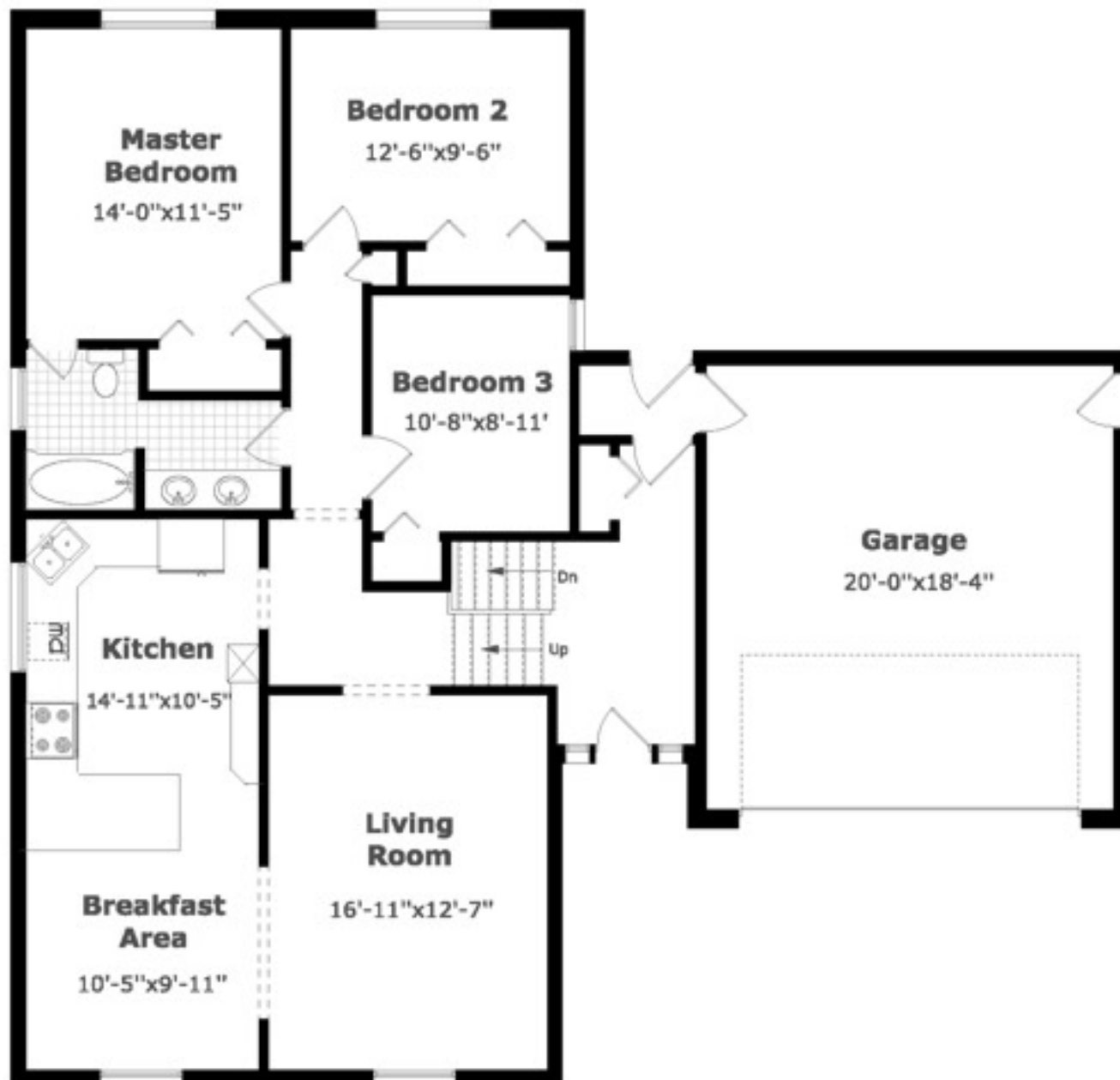


Exterior



Large wood deck with seating





Main Floor Plan

1,338.5 sq. ft.+

414.5 sq. ft. (Garage)



Measurements may not be 100% accurate. Floor Plans provided for illustrative purposes only. Room sizes not used to calculate area.



Basement Plan

1,115.3 sq. ft.



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FEATURES:

- Updated windows throughout
- Bright living space with large principal rooms
- Furnace-2012
- AC-2009
- Roof-2009
- Private Treed backyard
- Updated kitchen



INCLUSIONS:

- Fridge
- Stove
- Dishwasher
- Washer & Dryer
- Microwave
- All window coverings
- GDO with 2 remotes
- Wood shelving in garage

EXCLUSIONS:

- 2 Freezers in garage
- Fridge in garage
- Metal shelving in garage
- Furnace air purifier



SCHOOLS - PUBLIC

HALTON BOARD OF EDUCATION 905 335-3663
2050 Guelph Line, Burlington L7R 3Z2

ELEMENTARY

SOUTHEAST

E. J. JAMES	905 845-2015
338 <u>Calmcroft</u> Road	(6-8) * co-2
JAMES W. HILL	905 845-2333
2860 Kingsway <u>Dc</u>	(1-8) *
JOSHUA CREEK	905 257-7492
1450 Arrowhead Road	(JK-12)
MAPLE GROVE	905 844-9322
288 Maple Grove Drive	(JK-5)
NEW CENTRAL	905 844-3081
133 Balsam Drive	(JK - 6)
SOUTHWEST	
BROOKDALE	905 827-2741
1195 Bridge Road	(JK-8)
EASTVIEW	905 827-1541
2266 Nixon Street	(JK-8)*
OAKWOOD	905 845-0412
357 <u>Bartos</u> Drive	(JK-5)
PINEGROVE	905 844-6371
529 Fourth Line	(1-6) *

W.H. MORDEN	905 844-9812
180 <u>Morden</u> Road	(JK-8)
NORTHEAST	
CAPTAIN R. WILSON	905 465-3881
2145 Grand Oak Trail	(JK-8)
FALGARWOOD	905 845-7478
1385 Gainsborough Drive	(JK-8)
SHERIDAN	905 845-3925
1555 Lancaster Drive	(JK-5)
ABBAY LANE	905 827-5552
1160 Old Abbey Lane	(JK-8)
EMILY CARR	905 827-3928
2255 Pine Glen Road	(JK-8)
FOREST TRAIL	905 827-4841
2150 <u>Samway</u> Road	(1-8)
GLADYS SPEERS	905 827-4841
2150 <u>Samway</u> Road	(JK-6)
HERITAGE GLEN	905 847-5496
1641 Heritage Way	(JK-8)

MONTCLAIR	905 845-9590
1285 Montclair Drive	(6-8)*
NORTHWEST	
MUNN'S	905 844-9461
1511 Sixth Line	(JK-8)
PALERMO	905 469-1138
2561 <u>Valleyridge</u> Drive	(JK-8)
PILGRIM WOOD	905 825-9808
1551 Pilgrim's Way	(JK-8)
POSTS CORNERS	905 845-1661
2220 Caldwell Drive	(JK-8)
RIVER OAKS	905 842-7430
2173 Munn's Avenue	(JK-8)
SUNNINGDALE	905 844-9941
1434 Oxford Avenue	(1-6) *
WEST OAK	905-469-6119
2071 Fourth Line	(JK-8)

* Schools offering French Immersion



SECONDARY

SOUTHEAST

OAKVILLE TRAFALGAR 905 845-2875
1460 Devon Road *

SOUTHWEST

THOMAS A. BLAKELOCK 905 827-1158
1160 Rebecca Street *

NORTHEAST

IROQUOIS RIDGE 905 845-0012
1123 ~~Glenashton~~ Drive
NORTHCENTRAL
WHITE OAKS 905 845-5200
1330 Montclair Drive

NORTHWEST

ABBAY PARK 905 827-4101
1455 Glen Abbey Gate
WHITE OAKS CENTRE FOR SCIENCE
& TECHNOLOGY-- NORTH 905 845-5200
1055 ~~McCraney~~ Street East

SCHOOLS - INDEPENDENT

SOUTH

ADULT LEARNING CENTRE 905 849-7555
171 ~~Speers~~ *
APPLEBY COLLEGE 905 845-4661
540 Lakeshore Rd W (7-12)
DEERCROFT MONTESSORI 905 844-2114
1167 Lakeshore Rd E (ages 3-9)
BURL-OAK CHRISTIAN 905 464-7770
320 Bronte Rd
CHISHOLM EDUCATIONAL 905 844-3240
1484 Cornwall Rd (9-12)
CLANMORE MONTESSORI 905 842-2200
2463 Lakeshore Rd E
DEERCROFT MONTESSORI 905 844-2114

1167 Lakeshore Rd E (ages 3-9)
MACLACHLAN COLLEGE 905 844-0372
337 Trafalgar Rd (JK-12)
OAKVILLE CHRISTIAN 905 825-1247
112 Third Line
ST. MILDRED'S - LIGHTBOURN 905 845-2386
1080 ~~Linbrook~~ Rd (JK-12)
NORTH
AL-FALAH ISLAMIC 905 257-5782
391 ~~Bumhamthorpe~~ Rd (JK-8)
FERN HILL 905 257-0022
3300 Ninth Line Rd (preschool-8)
GLENBURNIE 905 338-6236
2035 Upper Middle Rd E (preschool-8)

JOHN KNOX CHRISTIAN 905 829-8048
2232 Sheridan ~~Gdn Dr~~ (JK-8)
KINGS CHRISTIAN 905 257-5464
528 ~~Bumhamthorpe~~ Rd W (9-12)
ROTHERGLEN MONTESSORI 905 338-3528
2045 Sixth Line, (ages 3-6)
ROTHERGLEN 905 849-1697
2050 Neyagawa Blvd., (1-8)
TRAFALGAR RIDGE MONTESSORI
905 257-5955
2379 Trafalgar Rd, Unit #6 L6H 6K7
WEST WIND MONTESSORI 905 649-9463
451 Lakeshore Rd W., (1-8)



SCHOOLS - CATHOLIC

HALTON ROMAN CATHOLIC SCHOOL BOARD
905 632-6300
802 Drury Lane, Burlington L7R 4L3

ELEMENTARY

SOUTHEAST

ST VINCENT 905 849-0777
(JK-8)
1280 [Braeside Dr.](#)

ST LUKE 905 829-1700
(JK-8)
2750 Kingsway [Dr.](#)

SOUTHWEST

ST DOMINIC 905 827-4401
(JK-8)
2405 Rebecca St

ST JAMES 905 339-0731
(JK-8)
255 [Morden Rd](#)

ST JOSEPH 905 827-4231
(JK-8)*
477 Warminster [Dr.](#)

NORTHEAST

HOLY FAMILY SCHOOL 905 845-6967
(JK-8)
1420 Grosvenor St

NORTHCENTRAL
OUR LADY OF PEACE 905 257-2791
(JK-8)
391 [River Glen Blvd](#)

ST ANDREW 905 257-7102
(JK-8)
145 [Millbank Dr.](#)

ST JOHN 905 844-3111
(JK-8)
1480 Mansfield [Dr.](#)

ST MICHAEL 905 844-6811
(JK-8)
165 Sewell [Dr.](#)

NORTHWEST

MOTHER TERESA 905 825-8382
(JK-8)
1190 Westview Terrace

POPE JOHN PAUL II 905 827-8894
(JK-8)
2130 [Kingsridge Drive](#)

ST BERNADETTE 905 827-7235
(JK-8)*
1201 Heritage Way

ST JOAN OF ARC 905 847-3581
(JK-8)
2912 West Oak Trails Blvd

ST MARGUERITE D'YOUVILLE 905 849-7772
(JK-8)*
1359 [Bayabice Ave](#)

ST MATTHEW 905 847-0088
(JK-8)*
1050 [Nottingham Gate](#)

SECONDARY

SOUTH

ST THOMAS AQUINAS
905 842-9494
124 Dorval [Dr.](#) *

CENTRAL

HOLY TRINITY 905-257-3534
2420 Sixth Line

NORTH

ST IGNATIUS OF LOYOLA 905 847-0595
1550 [Nottingham Gate](#) *

RECREATION, CULTURE & PERFORMING ARTS

GOLF

SOUTH
OAKVILLE GOLF CLUB (private)
905 845-8321
1154 Sixth Line
GLEN ABBEY (private)
905 844-1811
FAMILY GOLF CENTRE (range)
950 842-6120
1516 North Service Road E
DEERFIELD GOLF & RECREATION
905 847-5555
2363 North Service Road
1333 Dorval Drive
NORTH
OAKVILLE EXECUTIVE
4414 Fourth Line
905 875-3932
PIPER'S HEATH
905 864-1025
5501 Trafalgar Road, (Hornby)
RATTLESNAKE POINT (private)
905 878-6222
5407 Regional Road 25
SAW WHET
905 827-7750
1401 Bronte Rd
VIC HADFIELD GOLF
& LEARNING CENTRE (range)
905 257-2334
340 Burnhamthorpe Rd E
WHITE OAKS GOLF CLUB
& DRIVING RANGE

905 257-5409
1429 Dundas Street E.
WYDEWOOD GOLF & COUNTRY CLUB
905 878-4848
6198 Trafalgar Road

BOATING

Bronte Yacht Club
Oakville Club
Oakville Power Boat Club
Oakville Yacht Squadron
Oakville Canoe Club

TENNIS

Oakville Club
Oakville Academy of Tennis
Bronte
Lawson
Wallace Park
Ontario Racquet Club
THE TENNIS SCHOOL
905 257-5933
3091 Ninth Line Road, Mississauga

REC. CENTRES

Glen Abbey Recreation & Aquatic
905 815-5950
1415 Third Line
River Oaks Recreation Centre
905 338-4186
2400 Sixth Line
Iroquois Ridge Community Centre
905 338-4255
1051 Glenashton

YMCA
410 Rebecca Street
905-845-3417

GALLERIES

ON/NEAR LAKESHORE
ABBOZZO GALLERY
905 844-4481
179 Lakeshore Road E
ANASTASIA GALLERY
905 845-0581
302 Lakeshore Road E
OAKVILLE GALLERIES
905 844-4402
Gairloch Gardens location
905 844-3460
1306 Lakeshore Road East
Centennial Gallery location
905 844-4402
120 Navy St
NATIVE ART GALLERY
905 845-5577

293 Lakeshore Road East
ORANGE COLOURED SKY
905 825-9277
2338 Lakeshore Rd. W.
WIN HENSTOCK GALLERY
905 844-5711
334 Lakeshore Rd East

LIBRARIES

CENTRAL
905 815-2042
120 Navy Street

GLEN ABBEY
905 815-2039
1415 Third Line Road
WHITE OAKS
905 815-2038
1070 McCracken Street E.
WOODSIDE
905 815-2036
1274 Rebecca Street

PERFORMING ARTS

THE OAKVILLE CENTRE FOR THE PERFORMING ARTS
905 338-4161
130 Navy Street





Oakville Business Directory

Click on the link below to access the Oakville Business Directory.

<http://www.oakvilledowntown.com/directory-listing/19>

Halton District School Board - School Locator

Click on the link below to see the neighbourhood public schools for this home.

<http://www.hdsb.ca/Schools/Pages/Schools.aspx>

Oakville Transit

Click on the link below to see local transport maps & schedules

<http://www.oakvilletransit.com/schedules-and-maps.html>

Oakville Parks, Trails & Gardens

Click on the link below to learn more about what is around us in Oakville.

<http://www.oakville.ca/culturerec/parks-trails-gardens.html>



About Us

Fionna Gossling and Kim Kennedy, two top producing Real Estate agents in South Oakville, are part of a partnership that commenced in 2000 to provide clients with outstanding service and advice.

We offer straightforward, direct and friendly service.

Just what you need when buying or selling a home.

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YOUTUBE
[GOSSLING KENNEDY CHANNEL](#)





Contact Us

Royal LePage Real Estate Services Ltd., Brokerage
Kim Kennedy - Sales Representative, Fionna Gossling - Sales Representative

MAIL:
326 Lakeshore Road East
Oakville, Ontario
L6J 1J6

WEB:
www.gosslingkennedy.com

EMAIL:
Kim@gosslingkennedy.com
Fionna@gosslingkennedy.com

PHONE:
905-845-4267
FAX:
905-845-2052

