



409 Reynolds Street

FIONNA GOSSLING

BROKER

ROYAL LePAGE
ROYAL LePAGE REAL ESTATE
SERVICES LIMITED, BROKERAGE

Welcome to 409 Reynolds Street

This is it! A fabulous, renovated 4 bedroom century home in Old Oakville! An extensive renovation 5 years ago included a southern extension as well as new plumbing, electrical, floors, windows and custom woodwork throughout. This house has been done from top to bottom.

The main floor is large, bright and spacious. It features an open concept kitchen with breakfast bar, living room, dining room, family room, office and den. Rarely do you see a house of this era so seamlessly extended to create space for family life. It is both large and welcoming while remaining true to its character.

Four bedrooms upstairs with a renovated main bathroom and generous Master Suite. The master has a huge walk-in closet with custom wood work and beautiful en-suite complete with heated floors, soaker tub and steam shower.

Access the fully finished basement from one of two staircases. The lower level features a guest bedroom, bathroom and recreation rooms as well as lots of storage space.

Situated on an oversized lot and set back from the street, this house feels tucked away in a private garden. Enjoy relaxing on the charming front porch or entertain on the flag stone courtyard in the back while your children play under the towering trees.

Overview

Originally built in early 1900's.

Family Room Extension 1970's

Extension 2010 (Dining Room, Library, Master bedroom, Basement recreation Room, 5th Bedroom and 3 piece Ensuite).

2010 Renovations

Southern Extension (Dining room, Den and Basement below)

Radley Windows throughout (excluding the family room window and small upstairs bathroom window)

African Mahogany Doors

Hickory Hand scraped Floors

Furnace and AC (and duct work to every room)

Custom Woodwork in Den, office and Master Ensuite

Farrow and Ball Paint Throughout

New 200 amp panel

New Sewage and Water lines to the street

Owned On-Demand Hot Water Heater

Main Roof: 2010

Dormers and Porch Roof: 2006

Family Room Roof: 2016 (South side)

New insulations throughout (except family room)

New Maibec Exterior Siding

Sump Pump 2010



Verandah & Foyer

Heated Floor
Travertine Tile floor



Living Room

Hickory Hand Scraped Floors
New Radley Windows
Wood Burning Fire Place



Dining Room

Open to Kitchen
Hickory Hand Scraped Floors
Courtyard Access
New Exterior Door



Kitchen

Heated Floor
Chefs Kitchen (Installed in 2006)
Marble Countertop
Travertine Tile Floor



Kitchen

Fridge (Jen-Air)
Gas Stove (Jen-Air)
Dishwasher (Jen-Air)
Microwave (Panasonic)



Family Room

Gas Fireplace (2010)
Exterior Garden Door (2010)

Hickory Hand Scraped Floors
Radley Window to Garden (2010)
Skylights
Exposed Wood Beams



Den

Built-in Book Shelves and Cabinetry
with Historic Windows from Original
House

Hickory Hand Scraped Floors
Built in Window Bench with Storage
A Bright and Spacious Get Away
Built-in Desk with File Storage



Office

Hickory Hand Scraped Floors
Radley Window Overlooking Courtyard
Bright Open Concept Space
Built-in Desk Work Stations
Built-in Shelving and Storage



2 Piece Powder Room & Foyer



Master Bedroom

Large Carpeted Area
Radley Windows
Velux Large Walk-in Closet with Custom Organizers
Skylights with Solar Powered Automatic Blinds
Gas Fireplace



4 Piece Ensuite

- Heated Floor
- Radley window
- Soaker Tub
- 2 Skylights Over Tub
- Steam Shower with Bench



Wood Floors
Radley Window
Single Closet
Built-in Storage Cubbies



Wood Floors
Radley Window
Double Closet
Storage Shelves

Bedrooms



Bedroom

Wood Floors
Radley Window
Single Closet
Double Bed



4 Piece Main Bathroom



Recreation Rooms

Two large Recreation Spaces
Carpeted



Bedroom 5

Carpeted
Deep Window Well
Large and Bright



3 Piece Ensuite

Heated Floor



Exterior

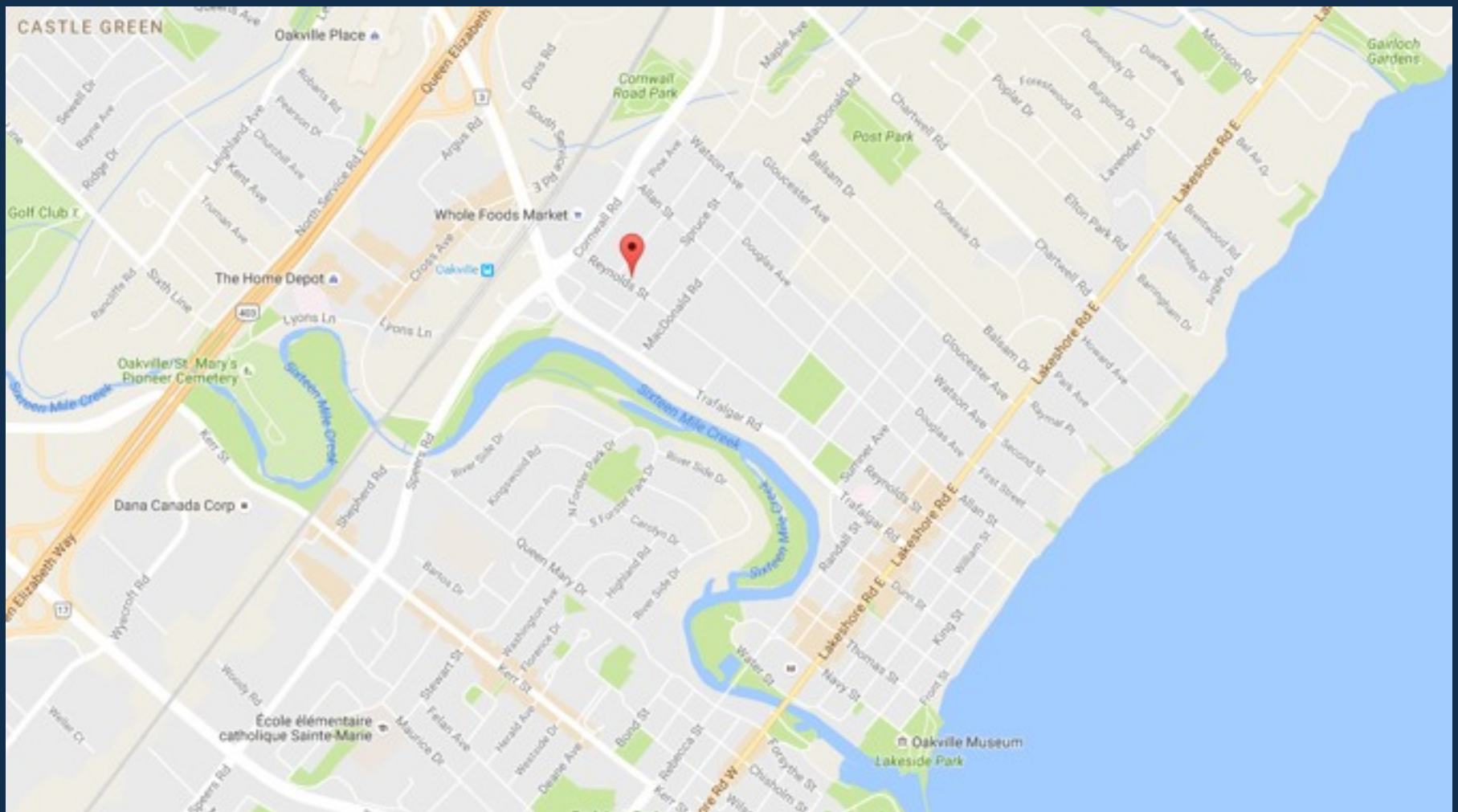


Patio

Flagstone Patio
Natural Gas BBQ



Exterior



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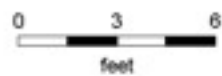
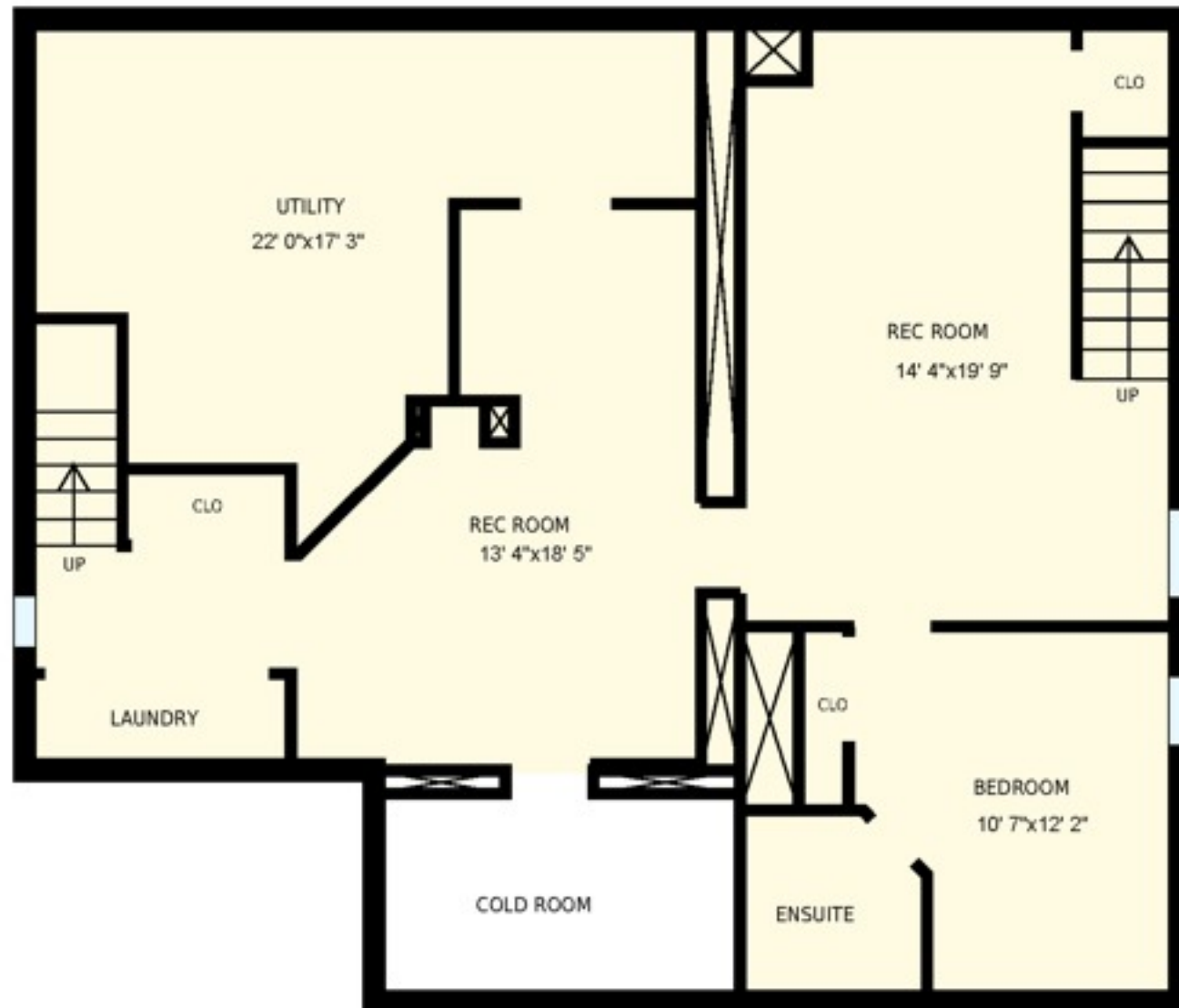
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0 3 6
feet







INCLUSIONS:

- Jenn-Air Stainless Steel appliances:
 - Gas range with indoor BBQ grill
 - Fridge
 - Built-in dishwasher
- Microwave
- Washer & dryer
- Upgraded light fixtures
- All window coverings
- Entrance way benches
- Basement fridge
- Vermont castings natural gas BBQ
- Jungle gym
- Garage shelving & tire racks

EXCLUSIONS:

- Chandelier in bedroom 3
- Curtains and rods in bedrooms 2 & 3

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>

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Hello!

Pleased to 'meet' you! I was born and raised in Oakville and know first-hand what a special place it is to call home.

Not only do I have an in-depth understanding of what the different neighbourhoods have to offer, I also grew up in a real estate family and watched my mother build respect and trust in the community as a Broker.

From an early age, I learned that selling real estate isn't just about doing deals, it's about taking time to help people find the right home from them and their families. I've modelled my business principles on listening well and working hard to help people meet their individual goals.

It's simple formula that works.

Constantly ranked among the top Royal LePage agents nationally, you're in safe hands when you trust your real estate sale or purchase to me (and Rachel - my administrative genius!). Together we help families home.

I hope I'll have the chance to get to meet you soon and learn more about your real estate needs.

Come say hello at:

[FACEBOOK](#)

[YOUTUBE](#)

[LINKED-IN](#)



Contact

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