



465 MacDonald Road

FIONNA GOSSLING

BROKER

ROYAL LePAGE

ROYAL LePAGE REAL ESTATE
SERVICES LIMITED, BROKERAGE

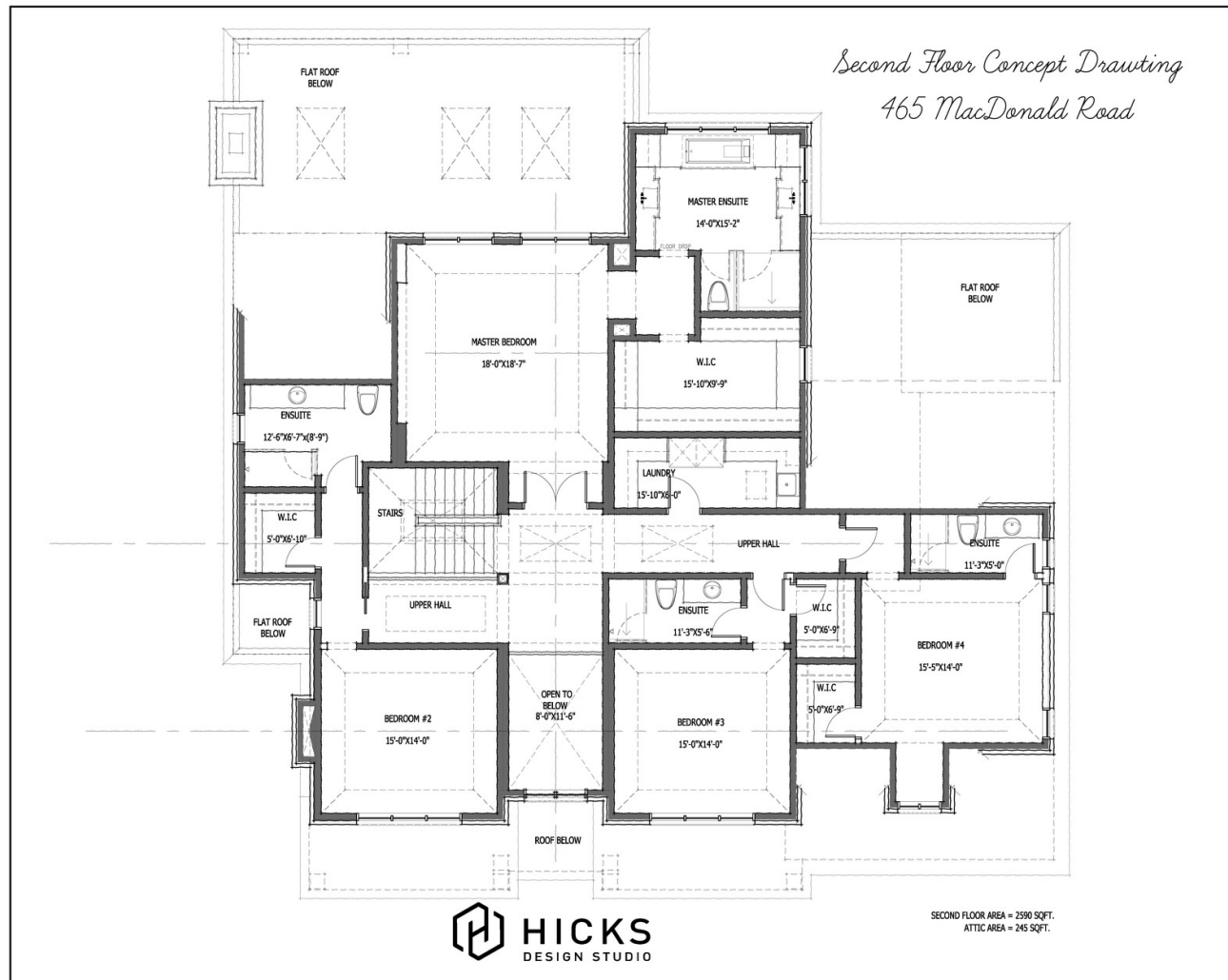
Welcome to 465 MacDonald Road

Terrific building parcel in Old Oakville. This large lot is 90 * 230/260 feet with outstanding privacy. Zoned R2 allows for 30% lot coverage. This is priced for lot value and includes a very liveable home in good condition. Tucked away in an exclusive area of Oakville this is the perfect location to build your dream home. Excellent school district. Walking distance to both New Central, St.Mildreds and Linbook and close to downtown Oakville and all its amenities. Existing gas furnace to be replaced with another gas furnace.



First Floor

Concept drawing



SecondFloor

Concept drawing



Front View



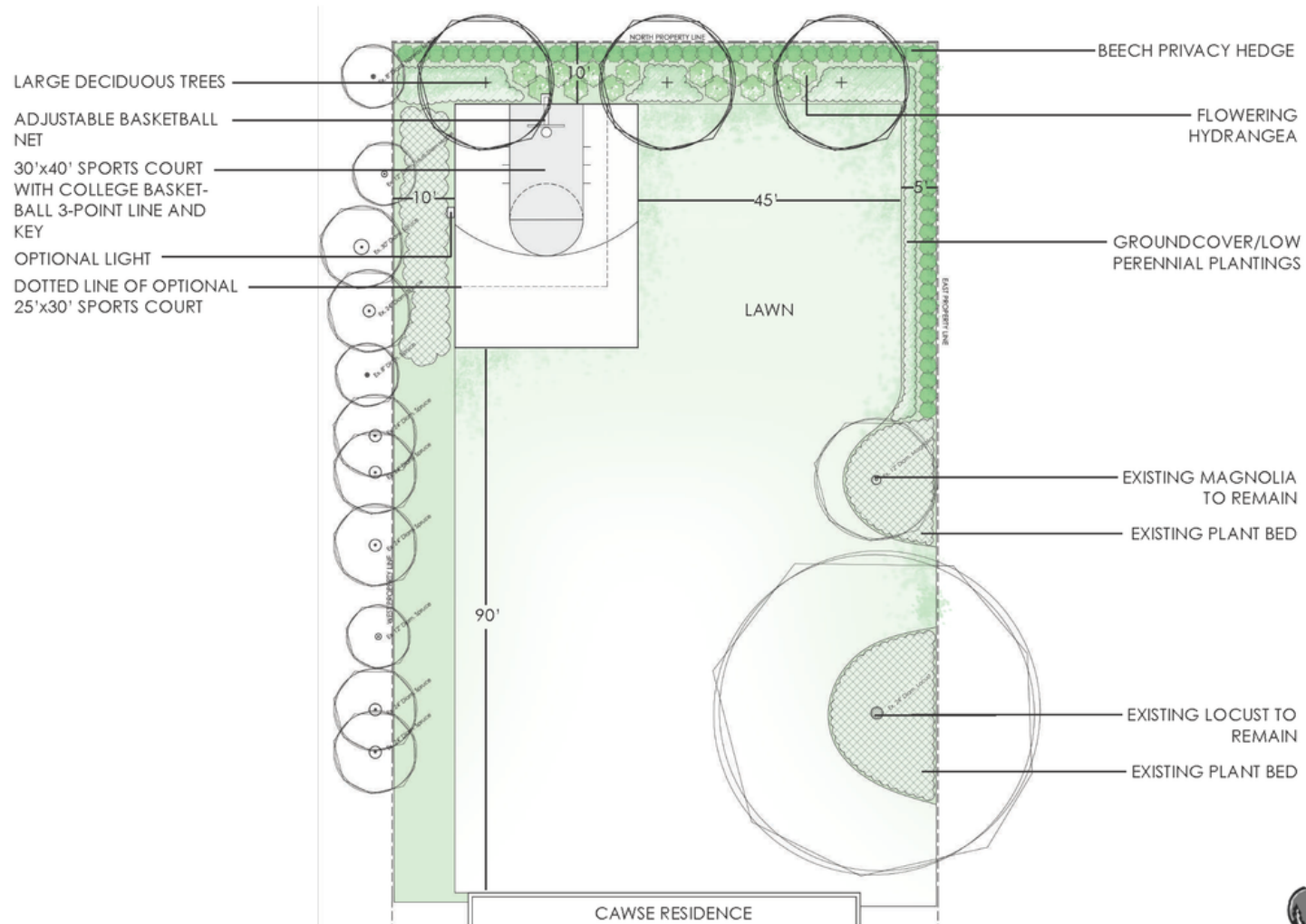
Property



Property



Property



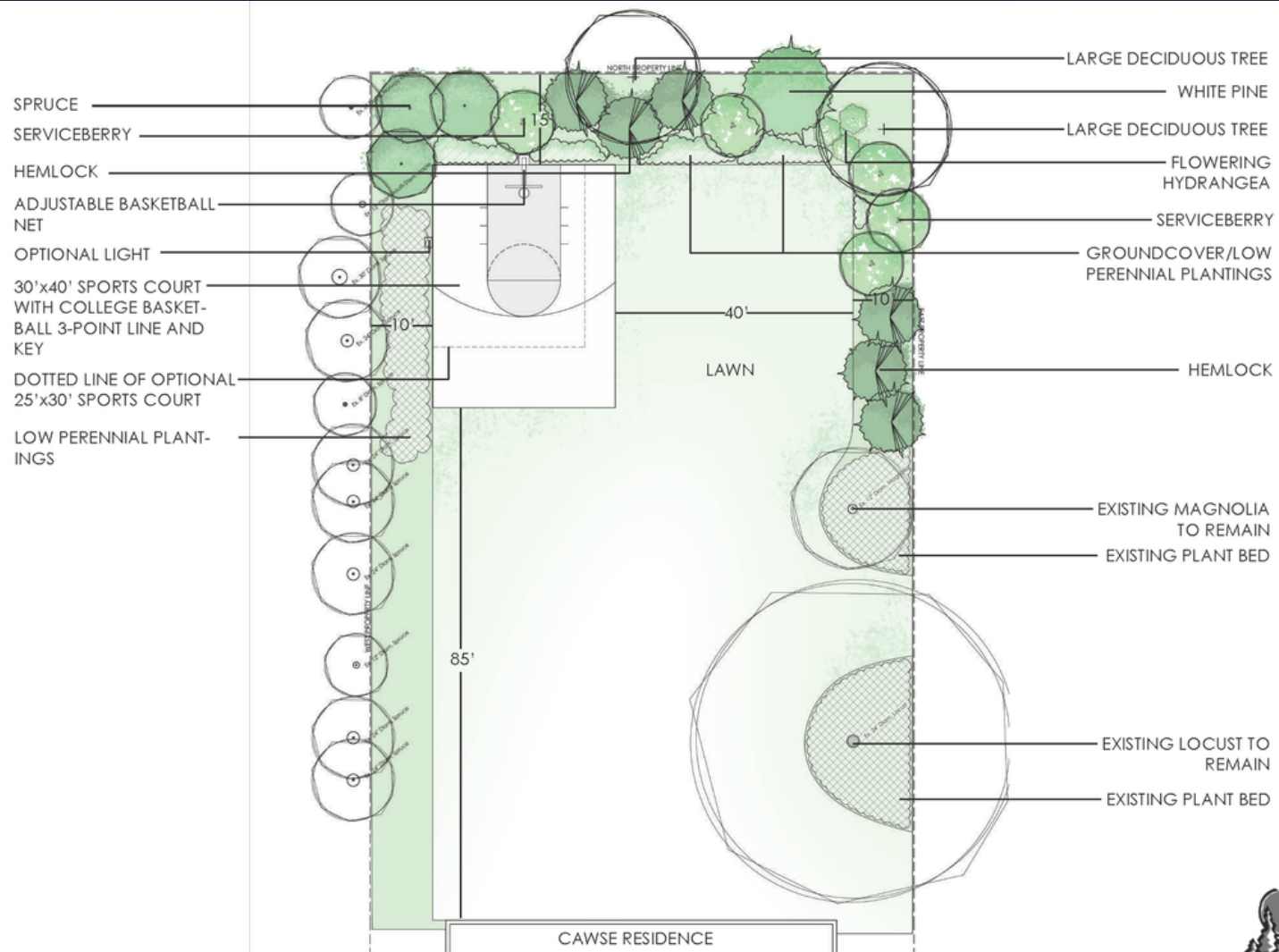
CAWSE RESIDENCE - REAR YARD CONCEPT PLAN 1



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QUALITY LANDSCAPE & CONSTRUCTION

Landscape Concept

Concept drawing



CAWSE RESIDENCE - REAR YARD CONCEPT PLAN 2



CAWSE RESIDENCE - VIEW OF REAR YARD - CONCEPT 1



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CAWSE RESIDENCE - VIEW OF REAR YARD - CONCEPT 1



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Landscape

Concept drawing



GREEN BEECH HEDGE



EUONYMUS COLORATUS GROUNDCOVER

CAWSE RESIDENCE - PROPOSED PLANT MATERIAL



TARDIVA HYDRANGEA



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Landscape

Concept drawing



Existing Home



Existing Home



Existing Home



Existing Home



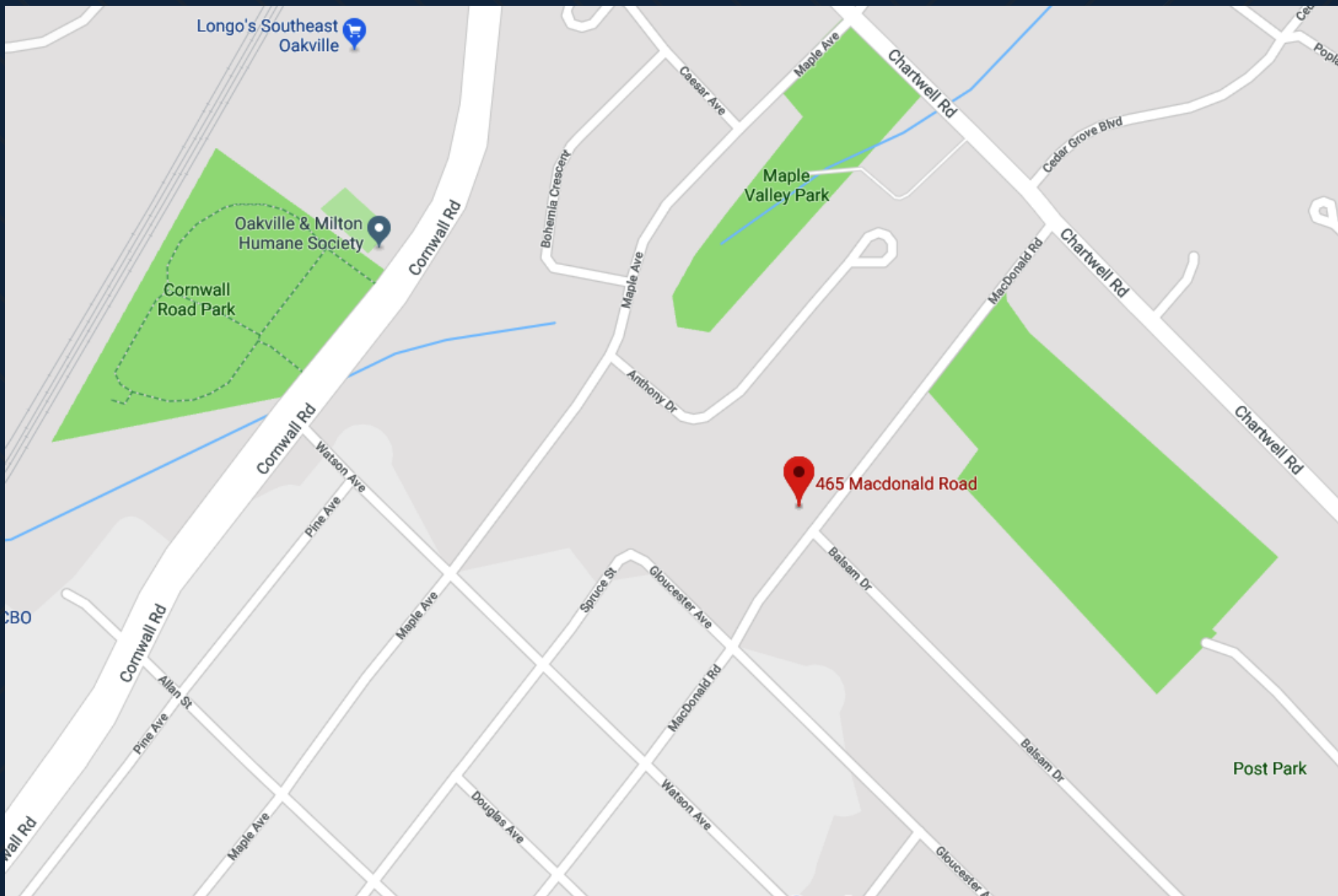
Existing Home



Existing Home



Existing Home



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FEATURES:

Terrific building parcel

Build your own dream home

21,929 sq ft lot

Liveable home in good condition

Stainless steel appliances

4 bedrooms

UPDATES:

- Sprinkler system
- Removal of dead trees
- Ground down stumps
- House converted from oil to gas
- Replaced toilets & some faucets
- Installed garburator
- Fenced backyard
- Removed deck & installed patio
- Added gas line to back porch BBQ

LOCAL AMENITIES:

- Walking distance to cafes, restaurants & grocery stores
- Green space - Maple Valley Park, Cornwall Road Park
- Near to Lake Ontario and its trails
- Short distance to down town Oakville with its restaurants, cafes, pubs, boutique shops, leisure, and arts.
- Close proximity to Lake Ontario with walking, jogging and bike trails.

INCLUSIONS:

- Stove
- Fridge
- Dish washer
- Washer & dryer
- Tankless hot water system

EXCLUSIONS:

- 2 x gas fire place inserts
- Dining room & family room
light fixtures
- Existing gas furnace - it will be
replaced

Oakville Business Directory

<http://oakvilledowntown.com/business-directory/>

Halton District School Board - School Locator

<https://www.hdsb.ca/schools/Pages/Find-My-Local-School.aspx>

Oakville Transit

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

Oakville Parks, Trails & Gardens

<https://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.

Form 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
GOOGLE+



Contact

Royal LePage Real Estate Services Ltd., Brokerage

Fionna Gossling - Broker

MAIL:

326 Lakeshore Road East
Oakville, Ontario
L6J 1J6

WEB:

www.fionnagossling.com

EMAIL:

hello@fionnagossling.com

PHONE:

905-845-4267

FAX:

905-845-2052

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