

Welcome to

2042 Lakeshore Road W



This Fabulous Character Home Retains All Of It's Original Charm While Featuring Many New Upgrades! Renovated And Professionally Decorated, This Home Is Truly One Of A Kind! Large Principal Rooms, 2 Wood Burning Fireplaces, Eat-In Kitchen With Sliding Garden Door And Walk-Out To The Deck Are Just A Few Of The Features This Home Has To Offer! Situated Minutes From Coronation Park, Downtown Oakville, Bronte Village, The Lake & Qew!

For More Information

Please Visit:

www.2042lakeshore.com

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Main Level

Living Room:	3.69 x 6.74m	Picture Window, Broadloom, Fireplace
Dining Room:	3.93 x 3.69m	Walk-Thru, Hardwood Floor, French Doors
Kitchen:	5.49 x 2.74m	Eat-In Kitchen, Ceramic Floor, Walk-Out To Sundeck

Second Level

Master Bedroom:	4.91 x 3.72m	Double Closet, Hardwood Floor, Wood Trim
2 nd Bedroom:	3.81 x 3.14m	Closet, Hardwood Floor, Wood Trim
3 rd Bedroom:	3.75 x 3.05m	Picture Window, Hardwood Floor, Wood Trim
Den:	3.05 x 2.44m	Picture Window, Hardwood Floor, Wood Trim

Basement

Family Room:	7.35 x 4.02m	Fireplace, Broadloom
Utility Room:	6.74 x 3.39m	

Extras: Electrical Upgraded In 2004, Complete With AESA Certificate, Kenmore Fridge, Stove And Dishwasher (08), Front Loader Kenmore Elite Washer And Dryer (05). All Light Fixtures And Window Coverings.

Exclude: Mirror In Living Room.

Lot Size:	70 x 97 (feet)
Legal Description:	Plan M18 Lot 7
Taxes:	\$3,898.71 (2008)
Possession:	To Be Arranged
Heating:	Gas Forced Air, Central Air Conditioning
Parking:	Private Double Drive, Built-In 2 Car Garage

Offered @ \$449,000

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Extras and Upgrades

Exterior

- Professional landscaping featuring many perennials
- Professionally installed tumbled stone walkway
- Private fully fenced yard double driveway with parking for 6 cars
- Large double car garage with remote garage door opener
- Upgraded light fixtures

Interior Main floor

- Newly refinished hardwood floors
- Wood burning fireplace featured in large great room
- Formal separate dining room with access to the kitchen
- Updated, eat-in kitchen with double garden door, walk-out to large deck and landscaped yard
- Kenmore refrigerator, stove, dishwasher and built-in microwave
- Custom window coverings throughout
- Renovated main floor powder room
- Professionally painted

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Second Floor

- Oversized closet in master bedroom
- Updated bathroom featuring an oversized soaker tub
- Professionally painted
- Custom blinds and window coverings throughout
- 3 Large bedrooms
- 2 Linen closets
- Sun-filled den/sitting room

Special Note

- Knob and tube wiring removed and replaced throughout the house, inspected by the electrical safety association (2004)
- Minutes from coronation park, Bronte Village and downtown Oakville
- Home alarm
- Full bathroom in basement
- Large family room in the basement
- Ability to renovate and expand into the attic
- Air conditioning replaced In 2008

2042 LAKESHORE RD. W., OAKVILLE

