



NATASHA EADIE

Sales Representative



310 HOWELL ROAD
OAKVILLE

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LOCAL KNOWLEDGE . NEGOTIATION EXPERTISE . PROVEN RESULTS.



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WELCOME TO

310 HOWELL ROAD, OAKVILLE

Stunning executive home with 4+1 bedrooms, 3.5 bathrooms, over 4500 sq ft (including basement), nestled perfectly on a stunning, very private, ravine lot, backing to extensive walking / cycling trails, close to parks, top-rated schools, and recreational facilities in Oakville's sought-after River Oaks neighbourhood. With elegant neutral decor, high-quality upgrades, very-well maintained, in immaculate condition, and offering many features today's buyers are looking for including eat-in kitchen, large principal rooms, dining, living, family room, professionally finished basement with a large recreation room, 5th bedroom, and lots of storage and workshop, hardwood floors, professional landscaping, this exceptional home, and property are a true find in a premier community!

PROPERTY DETAILS

LOT DIMENSIONS: 124.23 FT X 54.39 FT X
8.61 FT X 134.19 FT X 46.57 FT

SIZE:

- 1509 SQ FT (ABOVE GRADE)
- 1543 SQ FT (BASEMENT)
- 4500 TOTAL LIVING SPACE

BEDS: 4+1 BEDROOMS

BATHS: 3.5 BATHROOMS

BASEMENT: PROFESSIONALLY
FULLY FINISHED







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MAIN FLOOR

- Foyer
- Living Room with soaring ceilings open-to-above
- Hardwood Flooring & Staircase
- Large Bright window in Stairwell with Stained Glass (Included)
- Separate Formal Dining Room
- Family Room with Gas Fireplace
- Kitchen - open concept to Family Room
- Large Eat-In Breakfast area with Walk-out to back yard / deck
- White Cabinetry
- Quartz Counters
- Stove (brand new) - WIFI programmable
- 2 Piece Powder Room
- Walk-In Closet
- Laundry Room with Access to Garage

2ND FLOOR

- Spacious Foyer / Landing
- 4 Bedrooms
- Principal Bedroom with Walk-In Closet & huge 4 Pc Ensuite Bathroom
- 4 Pc Main Bathroom
- Hardwood Floors
- Linen Closet

BASEMENT

- Professionally Fully Finished
- "PERGO" Luxury Vinyl Flooring (dent, water-proof etc.)
- Large Recreation Room with Gas Fireplace
- 5th Bedroom - Large
- 3 Piece Bathroom - with Shower
- Workshop
- Large Storage Room
- 2nd Storage Room
- Cold Room
- TV & Bracket Included
- Pot Lights
- Flat Ceilings
- Motion Sensor Lighting in storage rooms

EXTERIOR / PROPERTY DETAILS: :

- 21 Inch Spray Foam Insulation - R60 (Highest Rating) (Installed April, 2022)
- Stunning Curb Appeal
- Double Garage (2 Separate Doors)
- Garage Door Openers with 2 Remotes
- Front Entrance with Covered Porch
- Backing onto Ravine
- Pie-shaped - flares out across the back dimension
- Professional Landscaping - Exposed Aggregate Driveway and Walk-way
- WIFI Programmable Irrigation System (Brand New) - (Plumbing includes isolation shut-off)
- Very Private Yard, Tall Trees
- Fully Fenced
- Deck overlooking mature perennial gardens
- BBQ Gas Line

INCLUSIONS:

- Fridge
- Stove - Brand New (WIFI Programmable)
- Dishwasher
- Washer
- Dryer
- Basement - Danby Upright Freezer
- Basement - Danby Small Fridge
- Stained Glass in Stairwell
- Metal Shelves in Storage
- Garage Door Opener (2 Remotes)
- Window Coverings and Blinds
- TV in Basement & Bracket
- Electric Light Fixtures
- CVAC & Accessories
- Pegboard Tool Rack in Basement
- BBQ & PATIO FURNITURE (If wanted, or owner can remove)
- WIFI programmable "RACHIO" Irrigation System - Front & Back Yards
- WIFI programmable Thermostat
- High-Efficiency Furnace with HRV (Heat Recovery Ventilation)
- (Furnace pre-paid 1 Year Maintenance Guarantee from July 18, 2022 Furnace Service / Inspection)
- Basement Floor - "PERGO" Luxury Vinyl Flooring (dent, water-proof etc.)
- Alarm System (No contract to assume)

EXCLUSIONS:

- Hooks on Pegboard Tool Rack in Basement

HOT WATER HEATER:

- Reliance

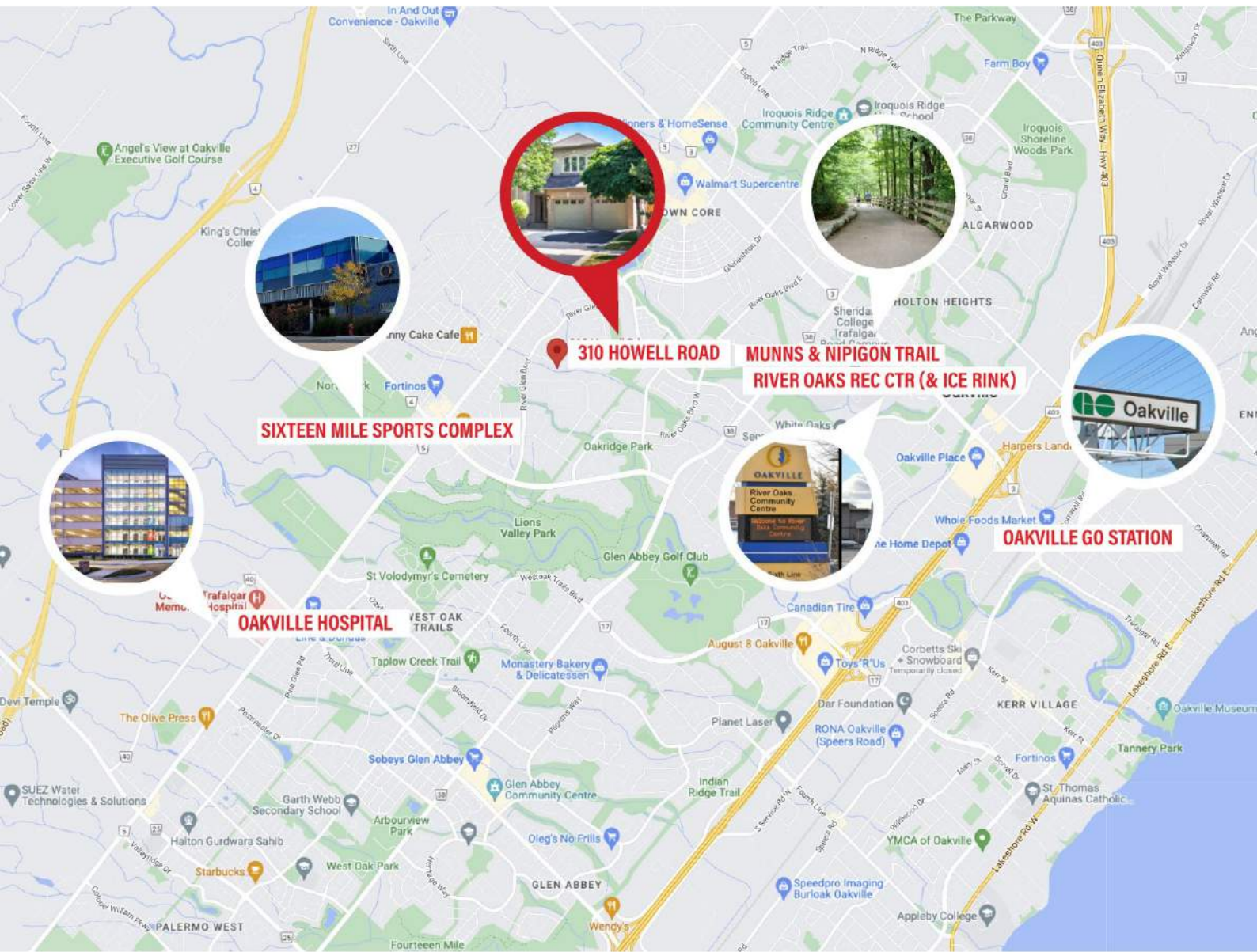








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LOCATION

- Walking trails - Extensive Walking / Cycling
- (Munns Trail, Nipigon Trail)
- River Oaks Rec Ctr (& Ice Rink)
- Sixteen Mile Sports Complex
- Top-Rated Schools
- Parks
- Highways
- Amenities
- Shopping
- Transit
- Oakville Hospital - short drive





BRAND NEW
WIFI PROGRAMMABLE
"RACHIO" IRRIGATION SYSTEM



ROYAL LEPAGE
REALTY PLUS
OWNERS, BROKERAGE, INDEPENDENTLY OWNED AND OPERATED

2347 Lakeshore Rd W
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Not intended to solicit clients currently under contract.

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