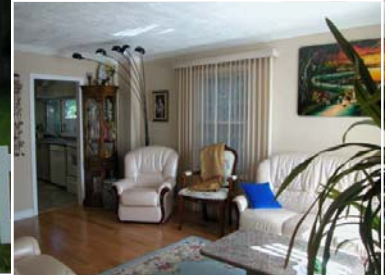


41 Washington Avenue



41 Washington Avenue is a charming home in Oakville's trendy Kerr Village / Riverside. The home is much larger than first glance with two bedrooms upstairs, one on the main floor and three washrooms.

This home is a walk to downtown Oakville, Lake Ontario, Stoney's Restaurant, shops, transit and all other amenities. Just move in and enjoy this wonderfully renovated home upgraded to your expectation.

Included is the walkout from the breakfast area to the private sun deck and private mature yard. Direct entrance from new garage to the house. The separate formal dining room has a bay window and this home shows to perfection.

MLS#: W1406300



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When it comes to your important real estate decisions, come to Julie Mather. Julie has been providing unbeatable service to her customers and friends for over twenty years.



Julie Mather
Salesperson

RE/MAX Professionals Inc.
Brokerage

go online for more information about this property at
www.juliemather.com/washington

41 Washington Avenue

MLS#: W1406300

Area Crossroad: Queen Mary & Washington Avenue
Possession Date: End of September or to be arranged
Price: \$429,800
Type: Detached **Style:** 1.5 Storey
Lot Size: 50 x 85 Feet
Property Tax: \$2,196 (Yr: 2008)
Municipality: Town of Oakville

PARTICULARS

Rooms: 6
Bedrooms: 3
Kitchens: 1
Washrooms: 3
 1 x 4 on Ground floor,
 1 x 3 on 2nd floor,
 1 x 2 in Basement
Basement: Finished
Laundry Level: Lower
Water: Municipal
Heat Source: Gas
Heat Type: Forced Air
Central Air Conditioner: Yes
Central Vac: Yes
Drive: Private
Driveway Parking Spaces: 1
Garage Type: Attached, 1 spaces
Exterior: Vinyl Siding

NOTES

| ROOM | LEVEL | DIMENSIONS | REMARKS |
|-------------|-----------|--------------------|--|
| Living | Ground | 16.47 x 11.48 feet | Hardwood floor |
| Dining | Ground | 14.17 x 8.79 feet | Hardwood floor, Closet, Bay Window |
| Kitchen | Ground | 9.12 x 11.22 feet | Ceramic floor, Renovated, Double Sink |
| Breakfast | Ground | 7.71 x 8.04 feet | Hardwood floor, Walkout to deck, Walkout to yard |
| Master | Ground | 8.79 x 11.25 feet | Hardwood floor, Closet Organizers |
| 2nd Bedroom | 2nd Floor | 14.34 x 8.79 feet | Hardwood floor, Closet |
| 3rd Bedroom | 2nd Floor | 14.34 x 8.86 feet | Hardwood floor, Closet |
| Rec Room | Basement | 21.95 x 15.16 feet | Laminate |
| Den | Basement | 5.25 x 10.50 feet | Ceramic floor |
| Utility | Basement | 11.09 x 5.81 feet | Ceramic floor |



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Julie is committed to your needs with a prompt and professional response. Julie has helped many people buy, sell and make important decisions regarding their real estate needs. With a full understanding of the market, and a solid ability to help you navigate the processes and decisions to meet your real estate needs, Julie Mather has enjoyed the confidence and appreciation of her many clients and their referrals.

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