



*For Sale*

# 300 Oakdale Avenue



**Wellington Village**



**2**



**3**



**40ft x 100ft**



**2**

Unbeatable location, fantastic lot & beautiful renovations! Charming single-family home tucked in quiet neighbourhood & sitting on deep lot steps from the core of Westboro/Wellington! Thoughtfully renovated inside with warm hardwood floors, neutral grey tones paired with modern white accents + smooth ceilings adorned with both recessed lighting & stylish fixtures! Open main floor layout with generously sized rooms – front living room brimming with light anchored by wood-burning fireplace flanked by custom bookcases & elegant sconces. Seamless flow into formal dining area & beautiful upgraded kitchen featuring butcher block countertops, classic white cabinetry, subway tile backsplash, farmhouse sink + peninsula island with overhang seating. Finishing main floor is first of 3 full bathrooms! Upstairs, a bright & airy primary suite with organized walk-in closet + second bedroom with cozy reading nook & serene spa-like bathroom with soaker tub. Basement, while unfinished offers completed full bathroom, laundry area & ample storage space. Private backyard shaded under lush foliage featuring large deck, storage shed, flower gardens & tons of grassy area.



# Wellington Village

Prime location pulled a short walk from Richmond Rd & all the shops, dining & entertainment it offers + minutes to Westboro Beach & Kichi Zibi parkway. Commuting is a breeze, well connected with LRT/transit, close to HWY 417 + easy access to Trans Canada Trail.



## Inclusions

- Kitchen appliances: refrigerator, stove, dishwasher, microwave, hood fan
- Washer & Dryer, all light fixtures, window coverings, bathroom mirrors, hot water heater
- Property taxes: \$7,548/2024



## Charming Family Home

- Unbeatable location
- Fantastic LOT 40 ft x 100 ft
- Bright red front door creates cheery welcome on covered front porch
- Thoughtfully renovated inside
- Warm hardwood floors
- Neutral grey tones
- Modern white accents
- Smooth ceilings
- Recessed lighting & stylish fixtures
- Open concept main floor layout with generously sized rooms
- Front living room brimming with light
  - Large picture window
  - Wood-burning fireplace flanked by custom bookcases & elegant sconces
- Seamless flow into formal dining area
- Beautiful, upgraded kitchen
  - Butcher block countertops
  - Classic white cabinetry
  - Subway tile backsplash
  - Farmhouse sink
  - Higher end stainless steel appliances including French door fridge & gas range
  - Peninsula island with overhang seating
- Elegant full bathroom on main floor

## Beautiful Renovations

- Upstairs hosts two well proportioned bedrooms
  - Bright & airy primary bedroom suite with organized walk-in closet
  - Second bedroom with cozy reading nook
- Serene spa-like bathroom with soaker tub
- Basement, while unfinished offers completed full bathroom, laundry area & ample storage space
  - Potential to finish area for future needs
- Private backyard shaded under lush foliage provides a peaceful retreat from the hustle & bustle
  - Large wood deck
  - Storage shed
  - Flower gardens
  - Tons of grassy area for kids or pets to play





# Home Features, Systems & Updates

\*approximate ages\*

- Built in 1945/1950
  - Furnace, forced air - natural gas, 2021
  - Hot water heater, owned - believed to be from 2018
  - Central air conditioning, 2016
  - Roof, asphalt shingles, 2012
  - Windows & doors
    - Main floor, 2012
    - Second floor & basement, 2017-2019
  - Aluminum siding exterior
  - Fireplace, woodburning
  - Municipal city water
  - Hardwood & tiled flooring
- 2017-2019 Updates:
    - Kitchen cabinets
    - Countertops
    - Stainless steel appliances
    - Main bathroom renovation
    - Bathroom addition on second floor
    - Bathroom addition in basement
    - All windows on second floor & basement
    - Updated plumbing including mainline to street
    - Hardwood flooring on main level





**Are you ready  
to make this  
house your *home*?**

**Natalie McGuire**

Sales Representative

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