



100 Selgrove Crescent, Oakville

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Unique opportunity to live on one of southwest Oakville's most desirable streets in the highly coveted Coronation Park neighborhood, just steps to Lake Ontario. Fantastic, updated home nestled on a premium 11,926 square foot lot (75.49' x 150.51' x 82.11' x 152.73') on a quiet family friendly crescent. Boasting stunning landscaping with an incredible private backyard oasis showcasing extensive lush gardens, amazing tree canopy and entertainment sized patio.

This updated, immaculate, sun filled home has been lovingly lived in by the same owners for over 35 years, and the pride of ownership is evident everywhere you turn. Featuring a fabulous kitchen equipped with stainless steel appliances (fridge, gas stove & dishwasher 2023), soap stone counters, pot lights, upgraded cabinetry with an abundance of cupboards, pullouts, and pantries. The spacious living room offers floor to ceiling windows, hardwood floor and gas fireplace. Impressive open-concept dining room featuring wall-to-wall glass with sliding door walkout inviting the outdoors in, framing breathtaking views of the stunning rear yard. The 2nd level provides a generous primary bedroom, two additional bedrooms and a 4-piece bathroom. Finished lower level presents a large family room with gas fireplace and ceiling mounted speakers, rec room, powder room, laundry room with sink and a walk-out to the backyard sanctuary. Owned hot water tank.

This outstanding property is surrounded by multi-million-dollar custom homes and ideally located near the lake, parks, and trails, with easy access to excellent schools, shopping, major highways, GO train and prestigious downtown Oakville. The extended driveway allows for parking of 6 cars. Zoned RL2-0. The possibilities are endless!!









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Approx. 1,232 sq ft
plus finished basement

MAIN LEVEL



SECOND LEVEL



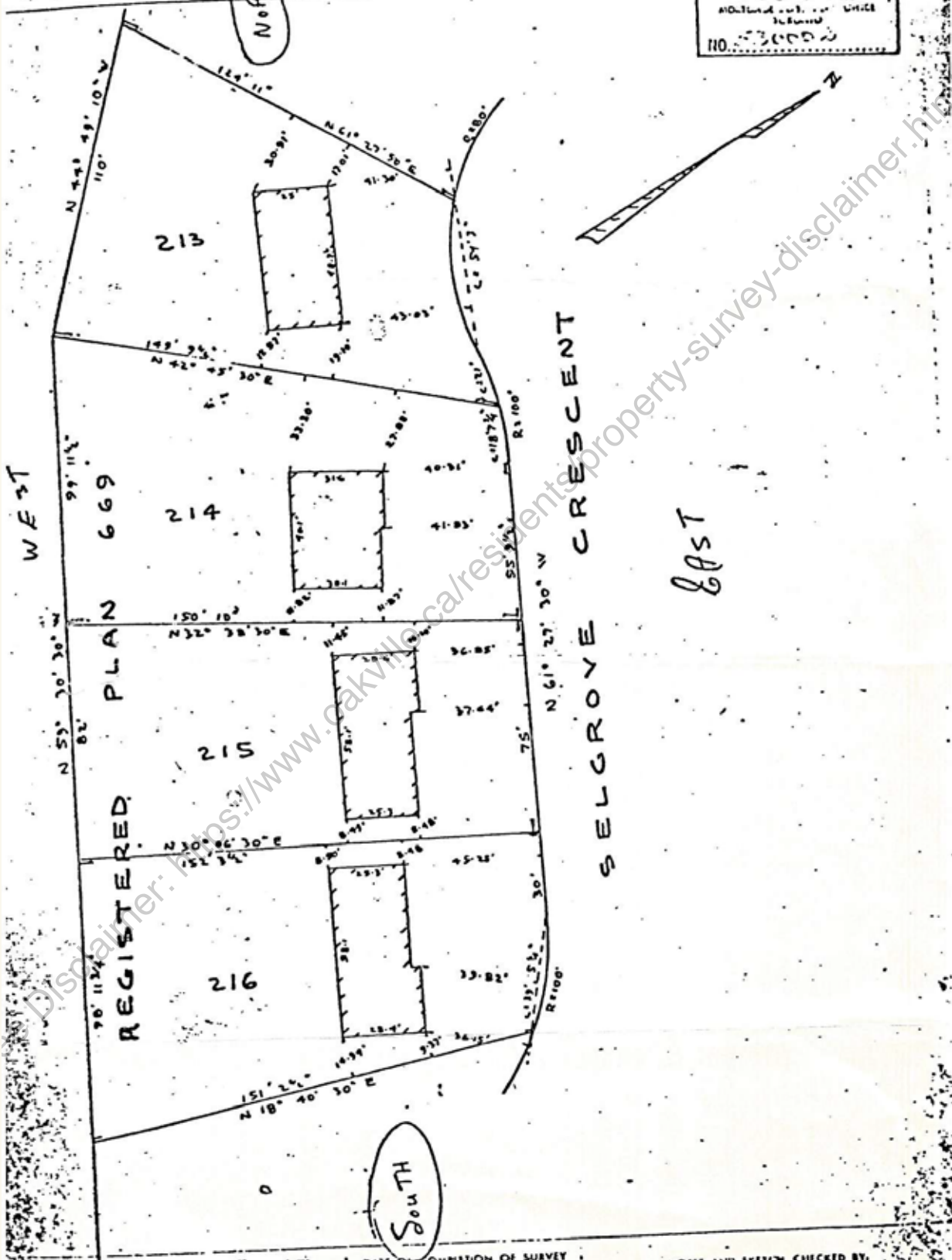
LOWER LEVEL



REGISTERED PLAN 669

TOWNSHIP OF TRAFALGAR
SCALE: 1" = 40'

NO. 30002



SURVEY FOR: ESTD CONST. CO. LTD. DATE OF COMPLETION OF SURVEY: 19 MAY '59
 ADDRESS: FIELD WORK BY: B.T. DAVIES SKETCH BY: D.O. FOSTER
 NOTES AND SKETCH CHECKED BY: Kenneth H. McConnell
 FILE NO. T-1086
 KENNETH H. McCONNELL
 ONTARIO LAND SURVEYOR



Property Details

Inclusions: Fridge, gas stove, built-in dishwasher, built-in microwave, all electric light fixtures, all window coverings, ceiling mounted speakers, hot water tank, external patio mounted speakers and gas barbeque with cover

Exclusions: Chandelier in primary bedroom, washer and dryer, bar fridge and chest freezer

Legal Description: LT 215, PL 669, S/T 53462, 94776 ; S/T 48694 OAKVILLE

Taxes: \$6,613 for 2023

Possession: 60 – 90 days

Square Footage: Approximately 1,232 Plus Finished Basement

Deposit: 5%

Lot Size: Approximately 75.49 Feet x 150.51 Feet

The information in this brochure is deemed to be accurate, but has not been independently verified, and is NOT guaranteed. All measurements are approximate. Items listed in this brochure are not automatically included unless listed as inclusions in the Agreement of Purchase and Sale. All information should be independently verified.

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For Royal LePage



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