

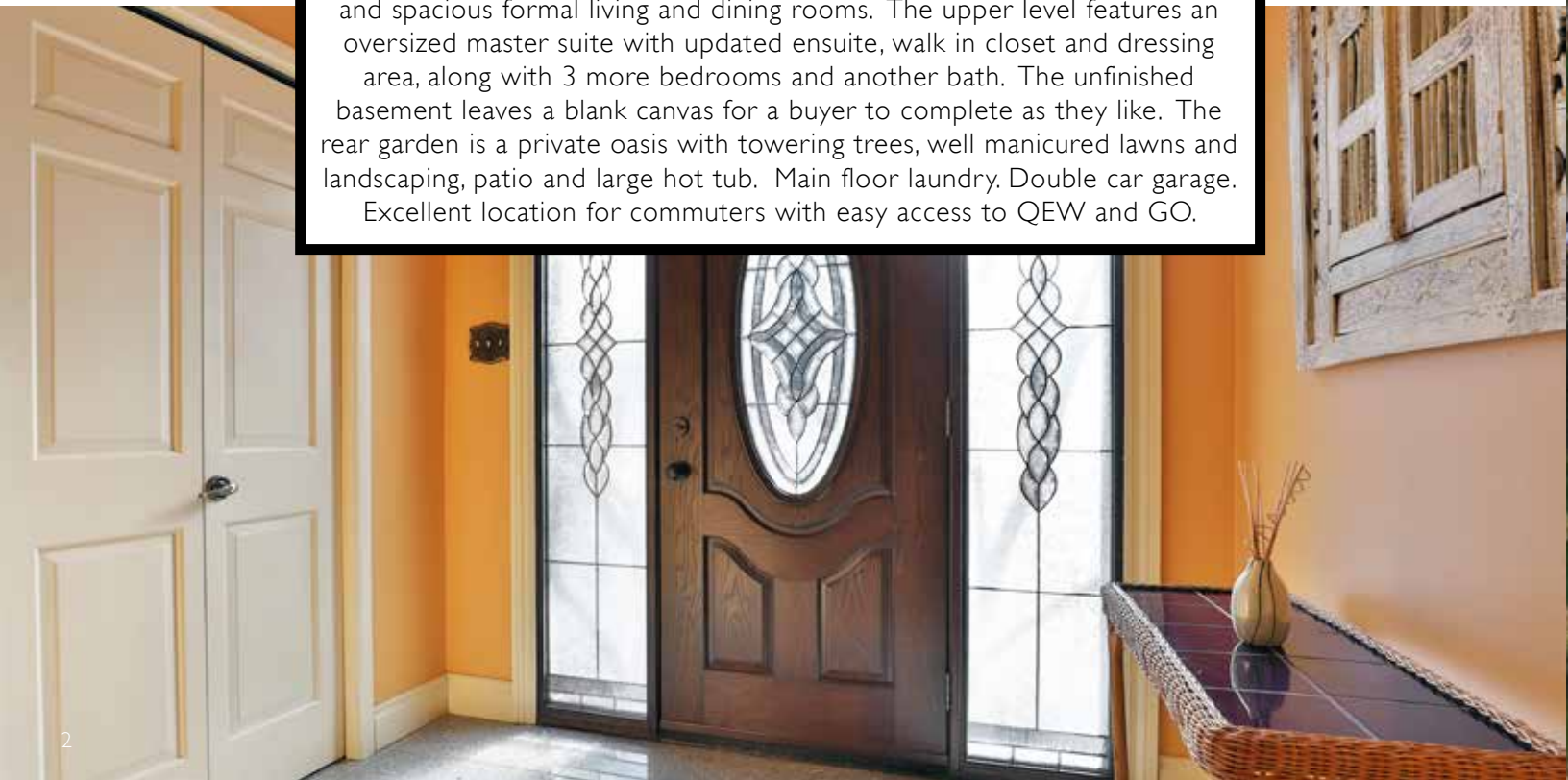


2349 CARRINGTON PLACE



#### Southeast Oakville - Lakeside Enclave

This 2800+ square foot 4 bedroom family home is nestled on a 1/3 of an acre lot just steps from Lake Ontario. Great space for entertaining and raising a family with an updated eat-in kitchen granite countertops and premium appliances, main floor family room overlooking the rear garden and spacious formal living and dining rooms. The upper level features an oversized master suite with updated ensuite, walk in closet and dressing area, along with 3 more bedrooms and another bath. The unfinished basement leaves a blank canvas for a buyer to complete as they like. The rear garden is a private oasis with towering trees, well manicured lawns and landscaping, patio and large hot tub. Main floor laundry. Double car garage. Excellent location for commuters with easy access to QEW and GO.



































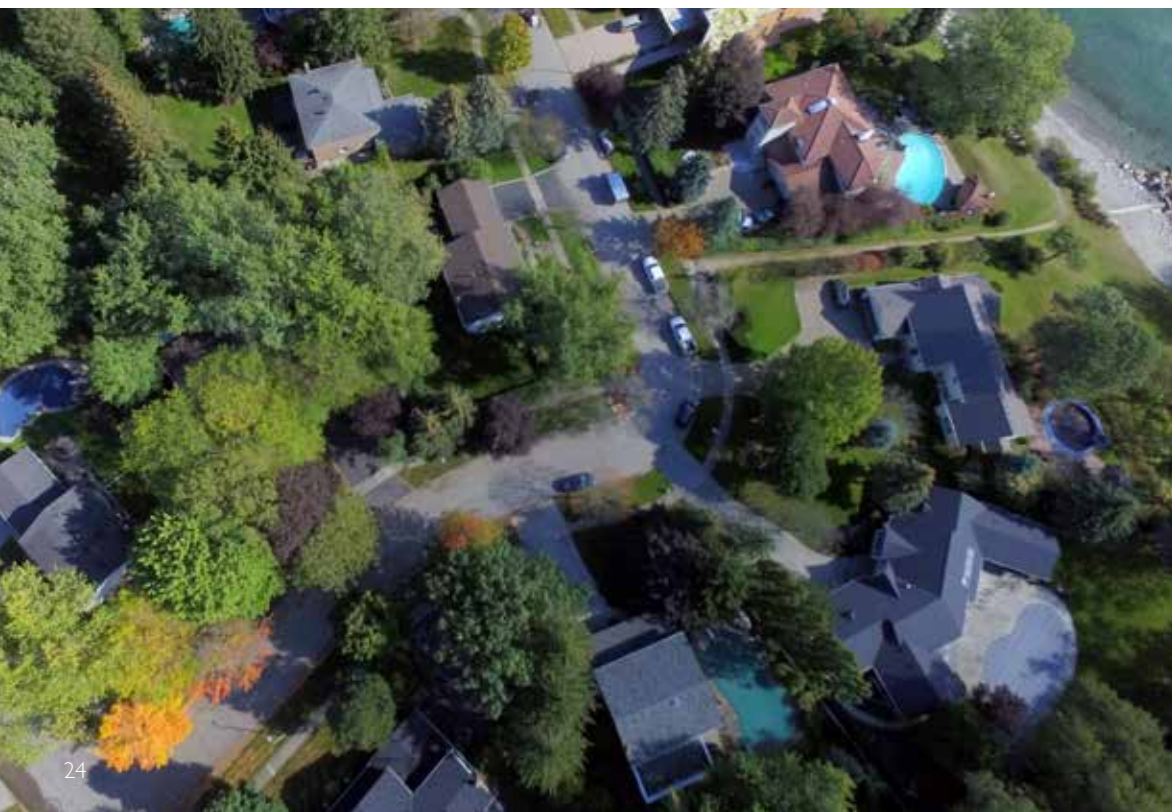














## MAIN FLOOR

### FOYER

- Granite tile flooring
- Ceiling light fixture
- Double closet

### MAIN HALLWAY

- Strip oak hardwood flooring
- Oak stairwell with matching railing and cap
- Textured reed style wallpaper
- Ceiling fixture
- Door chime

### LIVING ROOM

- Strip oak hardwood flooring
- Bow window
- Roman blinds
- Valance

### DINING ROOM

- Strip oak hardwood flooring
- Large deep window overlooking front garden
- Curtain, sheers, rod included
- Double doors to kitchen

### KITCHEN

- Updated 2009
- Ceramic tiles flooring
- Granite countertop
- Pot lighting
- Undermounted double stainless steel sink
- Brush nickel faucet with retractable spray head
- Neutral cabinets
- Oil rubbed bronze pulls
- Whirlpool stainless steel gas oven

- Whirlpool stainless steel microwave
- Whirlpool Gold side-by-side stainless steel fridge
- Whirlpool stainless steel dishwasher
- Overflow pantry in hallway

### BREAKFAST ROOM

- Double French doors overlooking rear garden
- Contemporary ceiling fixture
- Large ceramic tile flooring

### LAUNDRY ROOM

- Ceramic tile flooring
- Broom closet
- Door to rear yard
- Single vanity with granite countertop
- Samsung VRT He washer
- Samsung Moisture Sensor He dryer
- Access to Powder Room
- Laundry chute from 2nd level

### POWDER ROOM (2 PC)

- Ceramic floor tiles
- Kohler toilet
- Kohler pedestal sink
- Vanity mirror
- Vanity light fixture

### FAMILY ROOM

- Oak parquet hardwood
- Faux beam ceiling
- French doors to rear garden
- Curtains and rod (Included)
- Valance
- Ledge rock fireplace with electric log set (gas roughed in), stone mantle and hearth, framed with built in wooden book shelves
- Wainscotting and chair rail

## UPPER LEVEL

- Circular staircase with wood treads and risers
- Chandelier
- Strip hardwood throughout hallway

### MASTER BEDROOM

- Hardwood flooring
- Window over looking back garden
- Drapes
- Dressing area with vanity
- Walk in closet with updated window, pocket door
- Linen closet with laundry chute

### MASTER ENSUITE

- Three piece
- Ceramic floor and half wall
- Vanity with granite countertop
- Undermount sink
- Brushed nickel faucet
- Toilet
- Heat lamps
- Mirror over vanity
- Shower with glass door, ceramics, glass shelf and rain head

### BEDROOM (SOUTHEAST)

- Hardwood flooring
- Updated window overlooking the garden
- Single closet

### MAIN BATHROOM

- Five Piece
- Vanity with two sinks, chrome fixtures
- Two mirrors over vanity
- Updated light fixture
- Built-in medicine cabinet

- Exhaust fan
- Updated window with blind
- Toilet
- Soaker tub with ceramic tile surround, glass shelf, rain head shower head and hand held

## TWO LINEN CLOSETS

## BEDROOM

- Hardwood flooring
- Updated window
- Double closet
- Drapes

## BEDROOM (SOUTHWEST)

- Hardwood flooring
- Updated windows with blinds
- Single closet

## LOWER LEVEL

## BASEMENT

- Unfinished
- Updated windows
- Rheem gas furnace
- Hot water tank (Union gas) | Rental
- Workbench
- Electrical panel \ Breakers

## EXTERIOR

### Front

- Red brick construction
- Elegant front door with architrave and sidelights
- Double car garage
- Double paved driveway
- Parking for 6 Cars
- Decorative patterned concrete

walkway to gated cloister entry, wrought iron railing with brick columns

### Rear

- Large private rear garden
- Spacious rear patio with arbour and wrought iron railing
- Hot tub
- Decorative patterned stamped concrete

## ADDITIONAL FEATURES

- Electrical 150 amp service
- Furnace | 1999
- Cedar "Hot Spring" eight person hot tub | April 2016
- Home constructed approximately 1974
- Hot water tank | rental
- Large 1/3 acre lot located on mature tree lined private street in east Oakville
- Steps from Lake Ontario
- Access to Carrington promenade

## INCLUSIONS

- Whirlpool microwave,
- Whirlpool refrigerator
- Whirlpool dishwasher
- Whirlpool ovens
- Samsung washer and dryer
- Hot Tub
- Window coverings
- All electric light fixtures
- Garage door opener and remote

## EXCLUSIONS

- Samsung television in master bedroom
- Danby Upright Freezer

LOT SIZE | 145.35' x 73.24' x 133.76' x 55.06' x 58.14' (.30Acres)

LEGAL DESCRIPTION | LOT 44, PLAN 1522; Town of Oakville

TAXES: | \$ 9,144 (2017)

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LISTING PRICE **\$1,999,000**

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**CONSENT OF MORTGAGEE**

The mortgage under mortgage registered as No. 283637  
 hereby assents to the registration of this plan.  
 Dated the 12<sup>th</sup> day of Oct., 1972.

W. M. Mathieson Clifford Goodenough Beatty  
 W.M. MATHIESON CLIFFORD GOODENOUGH BEATTY

**AFFIDAVIT AS TO AGE**

I, Clifford Goodenough Beatty, make oath and say that of the time of execution of this plan I was of the full age of eighteen years.

Sworn before me  
 at the City of Toronto,  
 this 12<sup>th</sup> day of Oct., 1972.

Lee A. Cairns Clifford Goodenough Beatty  
 LEE A. CAIRNS CLIFFORD GOODENOUGH BEATTY

**AFFIDAVIT OF WITNESS  
 TO MORTGAGEE'S CONSENT**

1. W.M. Mathieson the Trustee of Wateska Developments Limited  
 in the Security of Debt makes oath and say,  
 2. That I was personally present and did see the mortgagee's  
 consent on this plan signed by Clifford Goodenough Beatty  
 3. That I know the said party.  
 4. That I am a subscribing witness to the signing of the said  
 consent.

Sworn before me  
 at the City of Toronto,  
 this 12<sup>th</sup> day of Oct., 1972.

Lee A. Cairns W. M. Mathieson  
 LEE A. CAIRNS W.M. MATHIESON

**CONSENT OF MORTGAGEE**

The mortgage under mortgage registered as No. 317831  
 hereby assents to the registration of this plan.  
 Dated the 22<sup>nd</sup> day of Nov., 1972.

Errol M. Cuddehe  
 ERROL M. CUDDEHE President

WATESKA DEVELOPMENTS LIMITED

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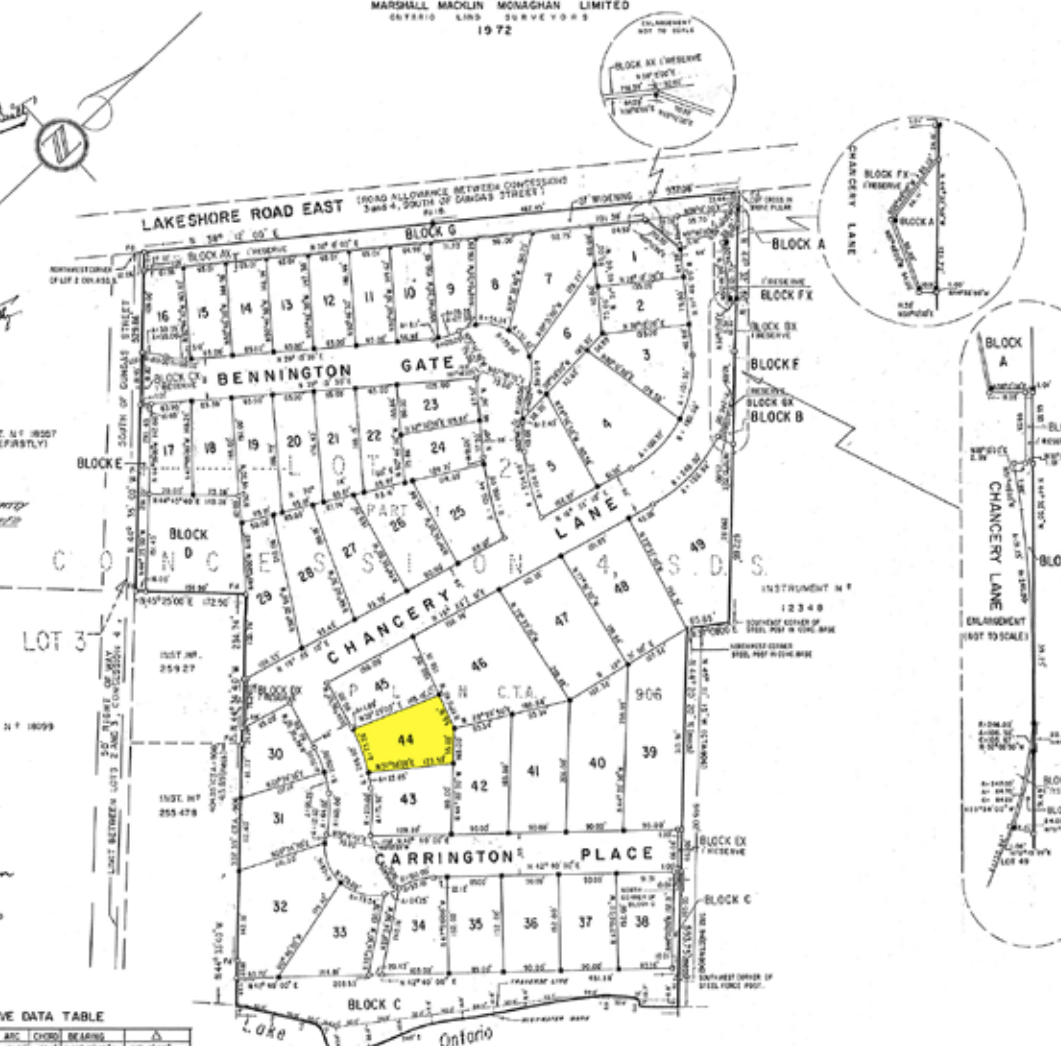
PLAN OF SUBDIVISION OF PART OF  
LOT 2 CONCESSION 4  
SOUTH OF DUNDAS STREET  
TOWN OF OAKVILLE  
COUNTY OF HALTON

SCALE: 1" = 100'  
MARSHALL MACKLIN MONAGHAN LIMITED  
ONTARIO LAND SURVEYORS  
1972

CERTIFICATE OF REGISTRATION  
OF PLAN

I certify that this Plan is duly registered in the Registry Office for the Registry Division of the County of Halton (No. 02) of the Book on the 25th day of October, 1972 as Number 15222 and that affidavits and consents relating to this plan are registered as a general registration as No. 15222

*R. S. Maitland*  
REGISTRAR



OWNER'S CERTIFICATE

- This is to certify that Blocks A, B, C, D, E, F, the streets namely BENNINGTON GATE, CHANCERY LANE, CHANCERY PLACE, CHANCERY LANE, (over widening) Block G and (over widening) BLOCK D (EXCEPT) as depicted within the area of survey hereto have been laid out in accordance with my instructions.
  - The streets and street widening (Block G) are hereby dedicated as public highways.
- Dated the 25th day of 1972.

OWNER: A. B. CAIRNS LIMITED

*A. B. Cairns*  
A. B. CAIRNS - President

*L. E. Cairns*  
L. E. CAIRNS - Vice President

Approved under Section 33 of  
THE PLANNING ACT

on the 15th day of December 1972  
*G. W. G. G. G.*

By: *G. W. G. G.*  
Deputy Registrar of the Province of Ontario and  
Deputy Registrar of the Province of Ontario and  
Deputy Registrar of the Province of Ontario and

NOTE:  
BEARINGS AND DISTANCES TO THE SOUTH EASTERN CORNER OF LAKESHORE ROAD ASSUMED TO BE AS SHOWN IN ACCORDANCE WITH O.P.A. PLAN No. 905.  
A) Section 31(2)(3) R.S.O. 1970 c. 17 s. 4 (1) & (2)  
B) Section 31(2) R.S.O. 1970 c. 17 s. 4 (1) & (2)  
C) Section 31(2) R.S.O. 1970 c. 17 s. 4 (1) & (2)  
D) Section 31(2) R.S.O. 1970 c. 17 s. 4 (1) & (2)  
ALL HATCHED LINES SHOWN ON THIS PLAN HAVE BEEN VERIFIED.

SURVEYOR'S CERTIFICATE

- I HEREBY CERTIFY THAT:
- This survey and plan are correct and in accordance with the Survey Act and the Registry Act and the regulations made thereunder;
  - The survey was completed on the 25th day of October, 1972.

Marshall Macklin Monaghan Limited  
ONTARIO LAND SURVEYORS

Dated this 25th day of 1972

*David B. Cairns*  
David B. CAIRNS - Chief Land Surveyor

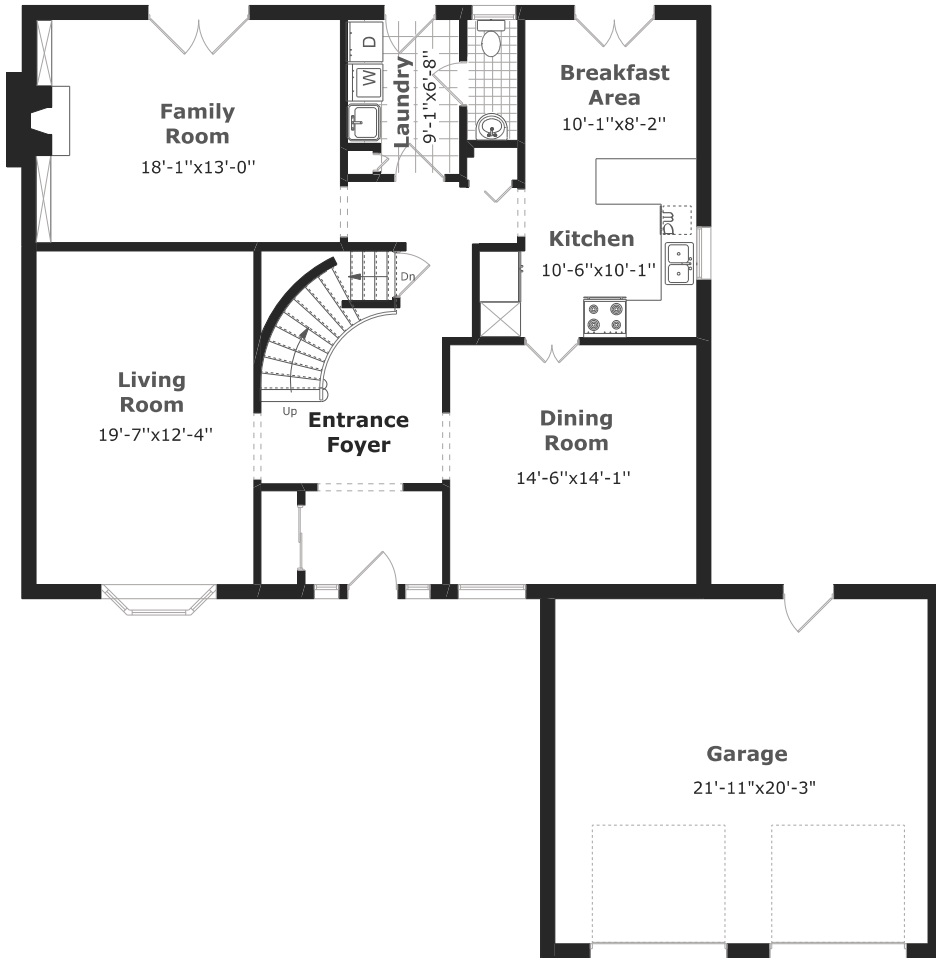
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79	100° 00' 00" E	100.00	100° 00' 00" E	0° 00' 00"
80	100° 00' 00" E	100.00		

# 2349 Carrington Place



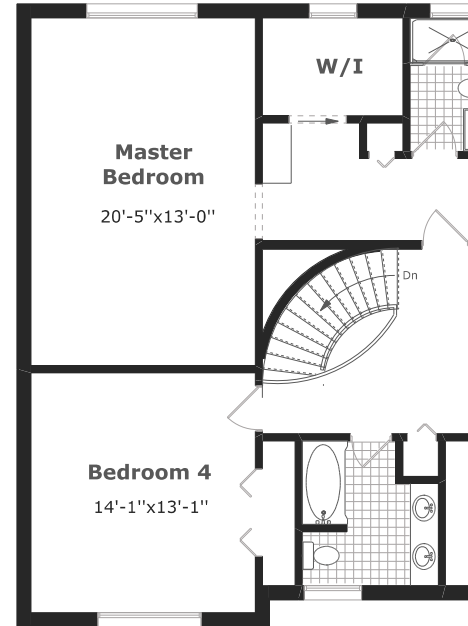
## Main Floor Plan

1,408.9 sq. ft. +

508.5 sq. ft.



February 2018

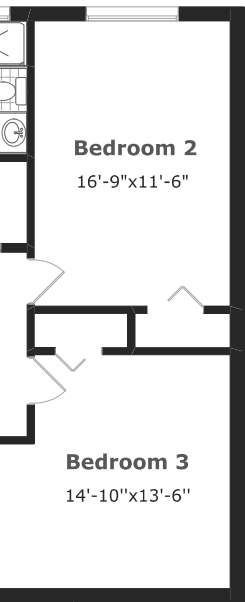


## 2nd Floor Plan

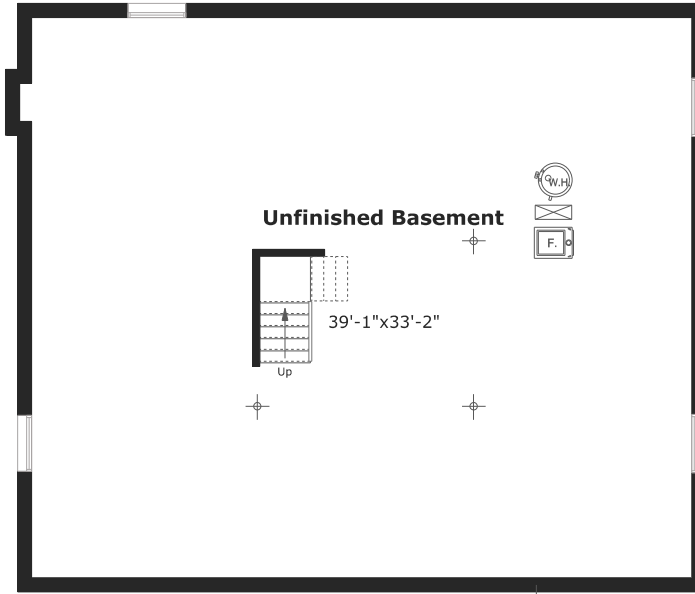
1,452.7 sq. ft.



MEASURES  
905-901-2345  
measures.ca  
Measurements may not be 100% accurate. Floor Plans provided for illustrative purposes only. Room sizes not used to calculate area.



plan



**Basement Plan**  
1,408.9 sq. ft.



# SAUNDERS,\* SAXTON\* & WINTER\*\*



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\*Sales Representatives \*\*Broker

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