

\$3,599,000 - 340 Spruce Street, Oakville (oo Old Oakville)

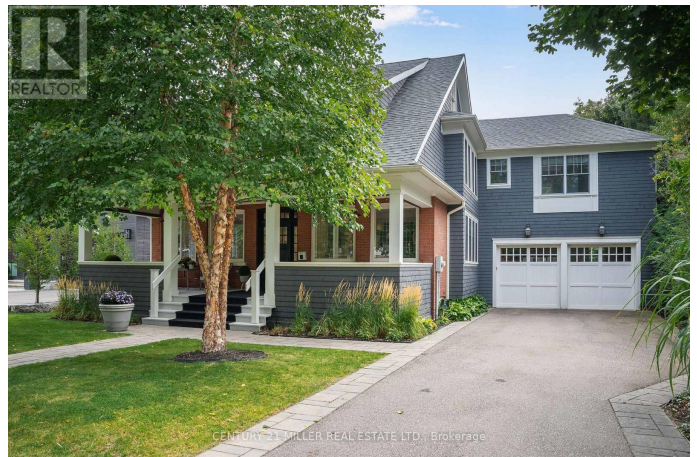
MLS® #W12413352

\$3,599,000

4 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

1013 - OO Old Oakville, Oakville (oo Old Oakville), Ontario

In Old Oakville, character is everything. Historical properties define the neighbourhoods identity & charm & few homes capture that spirit quite like this one! 340 Spruce goes beyond the expected, delivering the warmth & history of a Period home w/ the ease & functionality of a modern build. With nearly 3,600 sq ft above grade, this is a home designed for real living. This spacious home is sun filled w/ an open-concept flow w/ large gathering & dining areas centered around the custom kitchen w/ island. The front room w/gas fp is loaded w/charm & plenty of seating. While the mudroom w/heated floors, powder & access to dbl garage provides practical space. Upstairs, 3 spacious bedrooms each enjoy their own modern ensuite w/heated flrs. The primary suite features an impressively large walk-in closet & spa-like bathroom. The light filled 3rd flr loft is a flexible space that serves as a 4th bedroom or, an office or the ultimate hangout for teens. Thoughtful details like upper-level laundry, bring modern convenience to a historical setting. The finished LL adds further versatility w/ newer carpeting, excellent storage & space for recreation. Outdoors, the home continues to impress. A double garage w/ high ceilings, a rarity in this area. The welcoming front porch is perhaps the epitome of OO charm, while the south facing backyard has been meticulously



designed as a private retreat. A newer composite deck w/ glass railings overlooks a landscaped garden featuring a lap pool that doubles as a spa, a prof installed putting green & a stylish flex-cabin ideal as an art/yoga studio, office or gym. Leaded glass windows & radiant heating, widely regarded as one of the cleanest, most comfortable sources of warmth, only adds to the homes enduring appeal. Simply put, this is not an ordinary Period home; it is a rare opportunity for those who understand that living in OO is about more than an address its about about belonging to a tradition of timeless style and community. (id:6289)

Essential Information

Listing #	W12413352
Price	\$3,599,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	340 Spruce Street
Subdivision	1013 - OO Old Oakville
City	Oakville (oo Old Oakville)
Province	Ontario
Postal Code	L6J2H1

Amenities

Amenities	Park, Schools, Fireplace(s)
Features	Level
Parking Spaces	5
Parking	Attached Garage, Garage
# of Garages	2

Has Pool	Yes
Pool	Above ground pool

Interior

Heating	Natural gas Radiant heat
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Has Basement	Yes

Exterior

Exterior	Brick, Shingles
Exterior Features	Landscaped
Lot Description	62.1 x 145.7 FT ; 62.10' x 145.74 x 62.18' x 145.69' under 1/2 acre
Foundation	Poured Concrete, Unknown

Listing Details

Listing Office	CENTURY 21 MILLER REAL ESTATE LTD.
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