

\$1,668,000 - 463 Grand Boulevard, Oakville (fa Falgarwood)

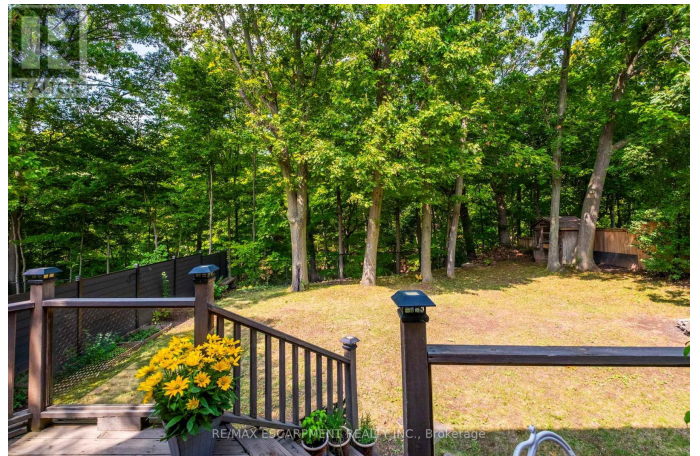
MLS® #W12481920

\$1,668,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

1005 - FA Falgarwood, Oakville (fa Falgarwood), Ontario

Step into your dream ravine-side home at 463 Grand Boulevard! Currently set up with six bedrooms (3+3) and over 3000 sq ft of total living space this stunning home is located in one of Oakville's most desirable communities. Oversized expansive picture windows fill the home with natural light and frame tranquil, treed views on every level. Freshly painted with updates throughout, the layout offers exceptional flexibility for families, investors, or renovators. The main floor includes a bright kitchen with ample cabinetry and walkout to a private, serene yard, plus a versatile living/dining area with potential for a main-floor bedroom. Upstairs features three oversized bedrooms each large enough for a sitting area or home office along with a 5-piece bath and generous storage. The lower level has a separate entrance and includes three bedrooms (or one if two are reverted to a garage), a rec room, 3-piece bath, laundry, storage, and utility space ideal for in-laws, guests, home office, or rental use. The backyard is a blank canvas: level, private, and backing onto a lush greenbelt perfect for a custom deck, garden oasis, or outdoor entertaining. Located across from Holton Heights Park (tennis, pickleball, playground), in top-ranked school catchments (Iroquois Ridge HS & Munns Elementary), and walking distance to shops, restaurants, trails, Sheridan



College. In addition, you are only a short drive to major highways and the Oakville GO station for a stress free commute. Whether you're looking for move-in ready, space to personalize, or a rental opportunity, this home is bursting with possibilities - all in a warm, welcoming neighbourhood. Please note: The original garage has been converted into additional living space, currently configured as two bedrooms. This can be restored to a garage by the seller prior to possession, if requested, or by the new owner after purchase. (id:6289)

Essential Information

Listing #	W12481920
Price	\$1,668,000
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	463 Grand Boulevard
Subdivision	1005 - FA Falgarwood
City	Oakville (fa Falgarwood)
Province	Ontario
Postal Code	L6H1P2

Amenities

Amenities	Park, Schools
Features	Wooded area, Ravine, Conservation/green belt, Guest Suite
Parking Spaces	5
Parking	Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Microwave, Oven, Range, Washer, Window
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	Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Walk out

Exterior

Exterior	Brick
Lot Description	64 x 136 Acre
Foundation	Unknown

Listing Details

Listing Office RE/MAX ESCARPMENT REALTY INC.



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