



# 86 Chisholm Street

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West Harbour Living At Its Finest

**MICHELA MANTLE**  
SALES REPRESENTATIVE

**Sotheby's**  
INTERNATIONAL REALTY

Canada







## PROPERTY DESCRIPTION

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Enjoy living in the West Harbour in this smartly designed and thoughtfully crafted 3-storey townhome. A private elevator ensures you don't have to walk a step unless you want the exercise.

Enter the home through the expansive foyer that leads into the main floor living area. Hidden pocket doors connect an office to the living room maintaining the open flow of the space. A powder room is located nearby.

The heart of the home is located on the 2nd level where the oversized family room enjoys soaring 12' ceilings and endless natural light. Cozy up to the gas fireplace and unwind while you watch TV or read. Off the family room, an outdoor sanctuary awaits with a private 20' x 20' wood deck. It's large enough to BBQ, lounge, enjoy dining alfresco or relax in the hot tub. Outdoor heaters extend your outdoor season. The family room flows seamlessly into the dining room and kitchen. The spacious open concept layout offers the perfect place to cook, entertain & share time with family or guests. The chef's kitchen features top quality stainless appliances including a 6-burner gas Wolf cook-top & hood fan, KitchenAid convection microwave & oven, Miele dishwasher & 48' KitchenAid Refrigerator. The 3 seater kitchen island includes integrated double sinks and garburator. There is also a deck off the kitchen, an ideal spot for enjoying your morning coffee. The stand-up bar separates the kitchen from the dining room and offers plenty of room to host both large parties and intimate gatherings. A convenient 2-piece powder room can be found on this level tucked away off the dining room.

Once upstairs, tranquility can be found in the large master retreat, exquisitely designed with his & her closets, gas fireplace, 5-piece ensuite bathroom with heated floors and soaker tub. There is also a balcony to enjoy the outdoors. Two additional bedrooms can be found on this level one with it's own 4-piece ensuite bathroom, the other with it's own private 3-piece bathroom nearby both offering heated floors.

The lower level bedroom suite includes a spacious walk-in closet and a large 3-piece ensuite with heated floors. This room allows for many possibilities whether it's a bedroom retreat, recreation room or wellness space. A laundry room and lots of additional storage space are also on this level.

The handy mudroom provides entry to the garage or the side entrance of the home. This townhome has a total of 5 parking spaces and a garden shed rarely offered when living downtown.

Superbly located, this home provides ideal in-town living a short stroll to the best restaurants, shops & cafes in Oakville. The newly completed Tannery Waterfront Park & walking trails are steps away.

## PERTINENT PROPERTY DETAILS

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Bedrooms: 3 + 1

Bathrooms: 4 + 2

Property Type: 3-Storey, End Unit Freehold Townhouse

Lot Size: 31.33 X 150.33

Square Footage: 3,296

Parking: 5 Car Parking; 2 Car Full Size Built-In Garage & 3 Surface Parking Spaces

Yearly Taxes: \$11,246.00 (2020)

Association Fee: \$100.00/month (approximately)

Rental Items: Hot Water Tank: \$31.88/month

Possession Date: Flexible

- Private Elevator Serving All Levels
- Refinished Hardwood Flooring (2019)
- Heated Bathroom Flooring
- Wainscoting & Crown Molding
- Custom Plantation Shutters
- Wolf, KitchenAid & Miele Kitchen Appliances
- Dual Zone Heating & Cool System: 1 Furnace & AC Compressor Serves Basement & Ground Floor Levels + 1 Furnace & AC Compressor (2020) Serves Upper Two Levels
- Two Automatic Humidifiers
- Central Vacuum
- Security System w/Three Monitoring Stations (not monitored)
- Ring Doorbell
- 1 Porch, 2 Balconies & 1 Deck
- Custom Built Garden Shed
- Exterior Maintenance: Snow Removal & Lawn Care
- Resurfaced Mutual Driveway & Parking Pad (2019)

## PERTINENT PROPERTY DETAILS

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**Inclusions:** Wolf Stainless Six Burner Rangetop, Wolf Stainless Exhaust Fan, Miele Stainless Dishwasher, KitchenAid Stainless Convection Microwave Oven, Wall Oven & Warming Drawer, KitchenAid Stainless 48" Double Door Refrigerator, Kitchen Pot Rack, KitchenAid Superba Washer & Dryer, Laundry Room Wall Mounted Drying Racks, Mudroom Coat Hooks & Key Holder, Lower & Upper Level HVAC & Equipment, 2 Outdoor Umbrellas, Hot Tub, All Window Coverings, All Electrical Light Fixtures & Ceiling Fans (see exclusions), All Bathroom Mirrors, Garden Shed, Central Vacuum, Garage Storage Organizers, Alarm System (not monitored), Ring Doorbell (not monitored)

**Exclusions:** Chandelier in Main Level Living Room & Chandelier in Dining Room, Peony Bushes



## PROPERTY INFORMATION

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### Front Porch

- Pot Lights
- Cover Porch w/Wood Paneling
- Ring Doorbell
- Water Access

### Entry Foyer

- Granite Tile Floor
- Pot Lights
- Two Closets w/Interior Lighting
- Security System
- Wainscotting & Crown Molding
- Elevator Access

### Main Level 2-Piece Bathroom

- Granite Tile Floor
- Wall Sconce
- Pedestal Sink w/Integrated Towel Bar
- Glass Shelf
- Oval Mirror
- Wainscotting & Crown Molding
- Custom Plantation Shutters

### Living Room & Office

- Hardwood Flooring
- Pot Lights
- Ceiling Light
- French Doors
- Pocket Doors
- Telephone & Cable Outlets
- Wainscotting & Crown Molding
- Custom Plantation Shutters

### Mudroom

- Slate Flooring
- Pot Lights
- Wall Hooks
- Security System
- Garage Access
- Single Door Side Door Entry
- Wainscotting & Crown Molding
- Elevator Access

### Family Room

- Hardwood Flooring
- Pot Lights
- Glass Ceiling Light
- 12' Ceiling Height
- Gas Fireplace w/Wooden Mantle & Granite Surround
- Telephone & Cable Outlets
- Wainscotting & Crown Molding
- Custom Plantation Shutters
- Outdoor Deck Access
- Elevator Access

### Deck

- Hardwood Deck
- 20' x 20' Feet
- Electrical Outlets
- Oversized Umbrellas
- Hot Tub
- 2 Electric Heaters
- Water Access



## PROPERTY INFORMATION

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### Dining Room

- Hardwood Flooring
- Pot Lights
- Wainscotting & Crown Molding
- Custom Plantation Shutters
- Elevator Access

### Second Level 2-Piece Bathroom

- Porcelain Tile Floor
- Wall Sconce
- Wall Mirror
- Glass Shelf
- Pedestal Sink w/Integrated Towel Bar
- Wainscotting & Crown Molding

### Kitchen

- Porcelain Tile Floor
- Pot Lights
- Ceiling Light & Fan
- Under Cabinet Lighting
- Pot Rack
- Maple Kitchen Cupboards w/Pantry Pull Outs & Built-In Desk
- Granite Countertops
- Tumbled Marble Backsplash
- Built-In Stand Up Bar
- Built-In Large Kitchen Island w/Undermount Stainless Double Sink, Single Lever Faucet & Pull-Out Spray Nozzle, KitchenAid Superba Garburator, & Electrical Outlets
- Wolf Stainless Six Burner Rangetop
- Wolf Stainless Exhaust Fan w/Heat Lamps
- Miele Stainless Dishwasher

### Kitchen

- Built-In KitchenAid Stainless Convection Microwave Oven, Wall Oven & Warming Drawer
- KitchenAid Stainless 48" Double Door Refrigerator w/Ice & Water Dispenser
- Telephone & Cable Outlets
- Wainscotting & Crown Molding
- Custom Plantation Shutters
- East Facing Outdoor Balcony Access

### Upper Hallway

- Hardwood Flooring
- Pot Lights
- Wall sconces
- Skylight
- Wainscotting & Crown Molding
- Elevator Access

### Master Bedroom

- Hardwood Flooring
- Pot Lights
- Ceiling Fan
- Gas Fireplace w/Wooden Mantle & Granite Surround
- His & Hers Closets
- 5-Piece Ensuite Bathroom
- Outdoor East Facing Balcony Access
- Telephone & Cable Outlets
- Security Monitoring Station
- Wainscotting & Crown Molding
- Custom Plantation Shutters

## PROPERTY INFORMATION

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### Master 5-Piece Ensuite Bathroom

- Heated Marble Tile Floor
- Pot Lights
- Heat Lamp
- Walk-In Frameless Glass Shower w/Marble Tile
- Whirlpool Tub w/Hand Shower & Marble Tile Surround
- Marble Vanity Countertop w/Double Undermount Sinks
- Wall Mirror
- Wainscotting & Crown Molding
- Custom Plantation Shutters

### Bedroom 1

- Hardwood Flooring
- Ceiling Light & Fan
- Double Door Closet
- 4-Piece Ensuite Bathroom
- Wainscotting & Crown Molding
- Custom Plantation Shutters

### Bedroom 1, 4-Piece Ensuite Bathroom

- Heated Marble Tile Floor
- Marble Vanity Countertop w/Undermount Sink
- Soaker Tub & Shower w/Half-Glass Enclosure
- Wall Mirror
- Wainscotting & Crown Molding
- Custom Plantation Shutters

### Bedroom 2

- Hardwood Flooring
- Ceiling Light & Fan
- Double Door Closet
- Wainscotting & Crown Molding
- Custom Plantation Shutters

### 3-Piece Bathroom

- Heated Marble Tile Floor
- Wall Sconce
- Marble Vanity Countertop w/Undermount Sink
- Walk-In Frameless Glass Shower
- Wall Mirror
- Wainscotting & Crown Molding
- Custom Plantation Shutters

### Laundry Room

- Ceramic Tile Floor
- Laundry Sink w/Base Cabinet
- Upper Cabinetry
- Wall Drying Racks
- KitchenAid Superba Front Loading Washer & Dryer
- Storage Room Access
- Furnace Room Access
- Elevator Access

### Furnace Room

- Ceramic Tile Floor
- Dual Heating & Air Conditioning Systems

## PROPERTY INFORMATION

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### Lower Level Bedroom

- Laminate Hardwood Flooring
- Pot Lights
- Ceiling Fan
- Walk-In Closet
- 3-Piece Ensuite Bathroom
- Wainscotting & Crown Molding
- Custom Plantation Shutters
- Cold Storage Access

### Lower Level 3-Piece Ensuite Bathroom

- Heated Granite Tile Floor
- Granite Countertop w/Undermount Sink
- Granite Tiled Shower w/Glass Shower Door
- Wainscotting

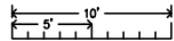
### Garage

- Two Car Garage w/3 Additional Outdoor Parking Spots (unencumbered)
- Walls & Ceiling Insulated, Dry Walled & Painted
- Central Vacuum
- Water Access

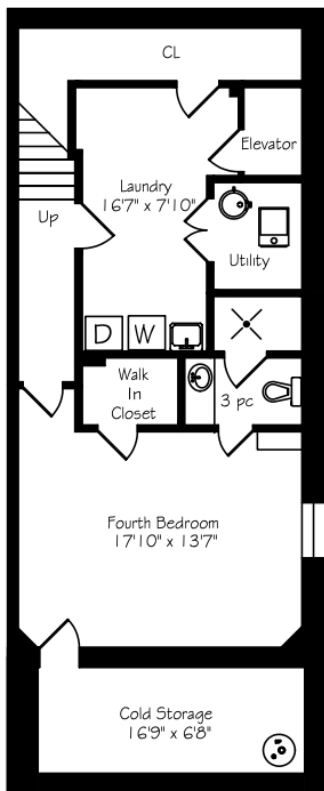


# FLOOR PLAN

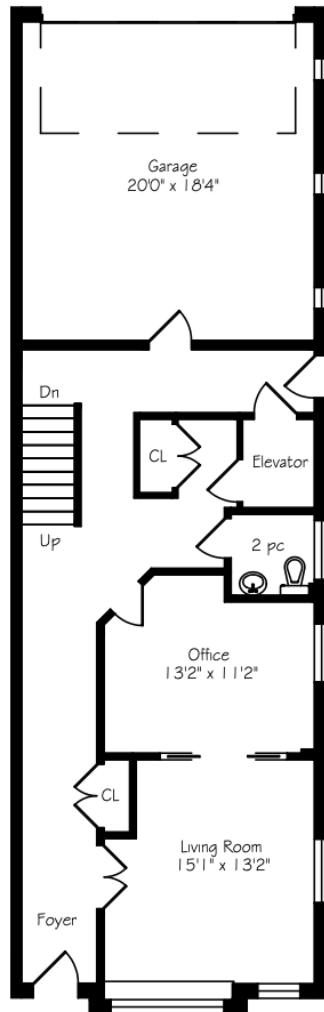
86 Chisholm Street



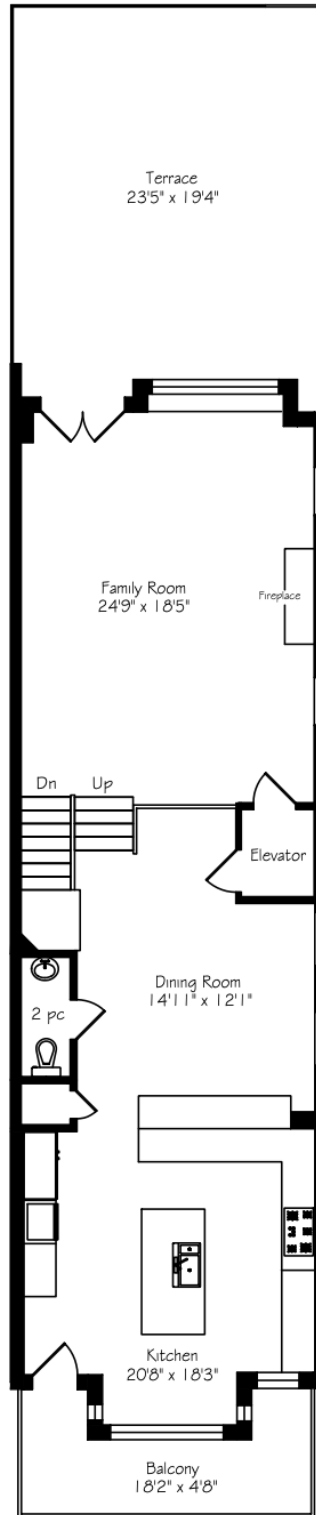
Measurements and Calculations are approximate  
To be used as guidelines only  
www.measuredup.ca



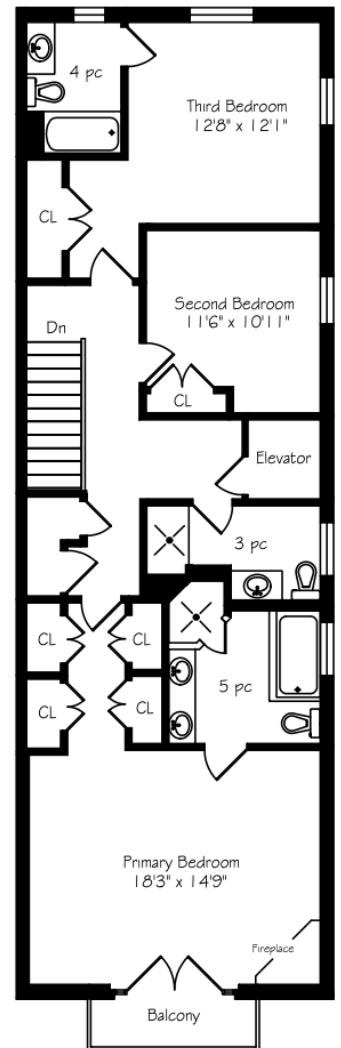
Lower Level  
812 Square Feet



Ground Floor  
820 Square Feet



Second Floor  
1259 Square Feet



Third Floor  
1217 Square Feet

## NEIGHBOURHOOD

**86 Chisholm St**

Oakville, ON

HOODQ ADDRESS REPORT™

Michela Mantle  
905.330.4077  
michelamantle.com**SCHOOLS**

With good assigned and local public schools near this home, your kids can thrive in the neighbourhood.

**Oakwood PS**

Designated Catchment School  
Grades PK to 5  
357 Bartos Dr

**WH Morden PS**

Designated Catchment School  
Grades PK to 8  
180 Morden Rd

**École Pine Grove PS**

Designated Catchment School  
Grades 2 to 8  
529 Fourth Line

**Thomas A Blakelock HS**

Designated Catchment School  
Grades 9 to 12  
1160 Rebecca St

**ÉÉ Patricia-Picknell**

Designated Catchment School  
Grades PK to 6  
1257 Sedgewick Crescent

**ÉS Gaétan Gervais**

Designated Catchment School  
Grades 7 to 12  
1055 McCraney St E

**PARKS & REC.**

This home is located in park heaven, with 4 parks and 7 recreation facilities within a 20 minute walk from this address.

**Shipyard Park**

81 Francis Street



2 min

**Busby Park**

128 Water Street



3 min

**Burnet Park**

76 Burnet Street



2 min

**FACILITIES WITHIN A 20 MINUTE WALK**

1 Pool  
2 Trails  
1 Gallery

1 Playground  
2 Boating Facilities

**TRANSIT**

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away and the nearest rail transit stop is a 23 minute walk away.

**Nearest Rail Transit Stop**

Oakville

**Nearest Street Level Transit Stop**

Rebecca St. + Chisholm St.



3 min

**SAFETY**

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 7.46km.

**Halton Healthcare - Oakville Trafalgar Memorial Hospital**

3001 Hospital Gate

**Fire Station**

168 Kerr Street

**Police Station**

95 Oak Walk Drive

**CONVENIENCE**

This home is located near everyday amenities to make your daily errands easier.

**Coffee****Gym****Grocery****Gas Station**

HoodQ

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## SCHOOLS

**HOODQ SCHOOL REPORT™**

86 Chisholm St

Oakville, ON

Michela Mantle  
905.330.4077  
michelamantle.com

**PUBLIC SCHOOLS**

Your neighbourhood is part of a community of Public Schools offering Elementary, Middle, and High School programming.

**Oakwood PS**

Designated Catchment School  
Grades PK to 5  
357 Bartos Dr

**WH Morden PS**

Designated Catchment School  
Grades PK to 8  
180 Morden Rd

**École Pine Grove PS**

Designated Catchment School  
Grades 2 to 8  
529 Fourth Line

**ÉÉ Patricia-Picknell**

Designated Catchment School  
Grades PK to 6  
1257 Sedgewick Crescent

**Thomas A Blakelock HS**

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Grades 9 to 12  
1160 Rebecca St

**ÉS Gaétan Gervais**

Designated Catchment School  
Grades 7 to 12  
1055 McCraney St E

**ALTERNATIVE & SPECIAL SCHOOLS**

Nearby alternative and special education schools include:

**Thomas Merton Centre for Continuing Education**

Grades 9 to 12, Adult  
171 Speers Rd

**CATHOLIC SCHOOLS**

Your neighbourhood is part of a community of Catholic Schools offering Elementary, Middle, and High School programming.

**ÉÉC Sainte-Marie-Oakville**

Grades PK to 6 (Assigned)  
336 Maurice Dr

**St Nicholas Catholic ES**

Grades PK to 8 (Assigned)  
255 Morden Rd

**St Thomas Aquinas CSS**

Grades 9 to 12 (Assigned)  
124 Dorval Dr

**ÉSC Sainte-Trinité**

Grades 7 to 12 (Assigned)  
2600 Grand Oak Trail

**PRIVATE SCHOOLS**

The private schools nearest to you are:

**MacLachlan College**

Grades PK to 12  
337 Trafalgar Rd

**Appleby College**

Grades 7 to 12  
540 Lakeshore Rd W

**Dearcroft Montessori School**

Grades PK to 8  
1167 Lakeshore Rd E

**St Mildred's-Lightbourn School**

Grades PK to 12  
1080 Linbrook Rd

HoodQ

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