



86 Chisholm Street

West Harbour Living At Its Finest

MICHELA MANTLE
SALES REPRESENTATIVE

Sotheby's
INTERNATIONAL REALTY

Canada







PROPERTY DESCRIPTION

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

Bedrooms: 3 + 1

Bathrooms: 4 + 2

Property Type: 3-Storey, End Unit Freehold Townhouse

Lot Size: 31.33 x 150.33

Square Footage: 3,344

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 Serves Upper Two Levels (2020)
- Two Automatic Humidifiers
- Central Vacuum
- Security System w/Three Monitoring Stations (not monitored)
- Ring Doorbell
- 1 Porch, 2 Balconies & 1 Deck
- Perennial Garden
- Custom Built Garden Shed
- Exterior Maintenance: Snow Removal & Lawn Care
- Resurfaced Mutual Driveway & Parking Pad (2019)

PERTINENT PROPERTY DETAILS

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



PROPERTY INFORMATION

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

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

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

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

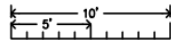
Garage

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

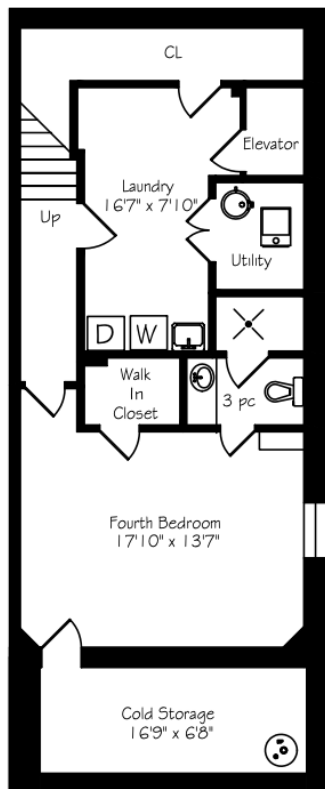


FLOOR PLAN

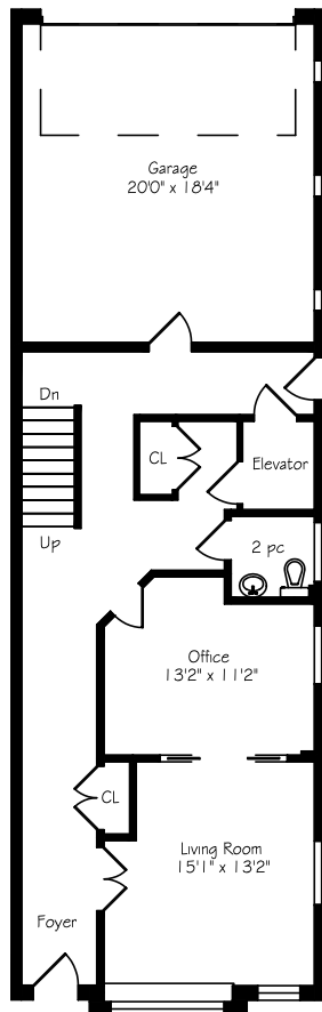
86 Chisholm Street



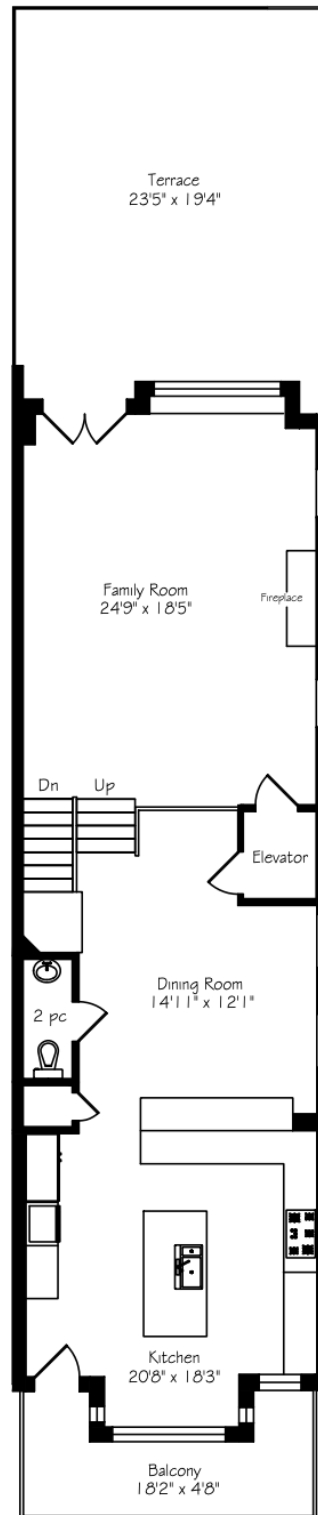
Measurements and Calculations are approximate
To be used as guidelines only
www.measuredup.ca



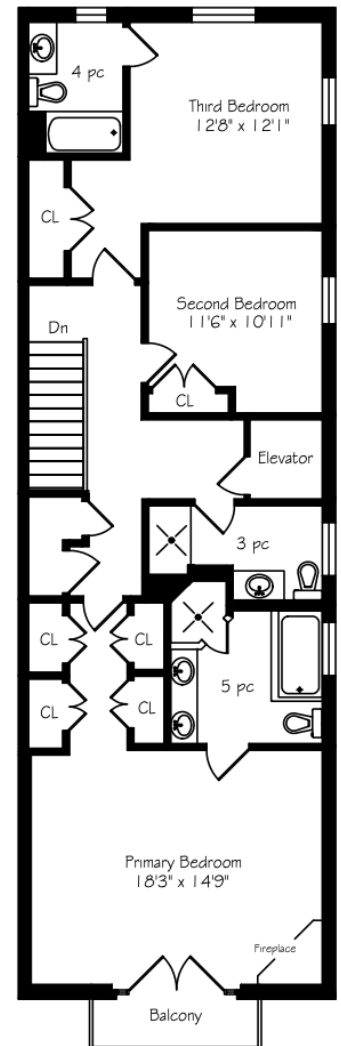
Lower Level
812 Square Feet



Ground Floor
820 Square Feet



Second Floor
1259 Square Feet



Third Floor
1217 Square Feet

NEIGHBOURHOOD



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

ÉE Patricia-Picknell

Designated Catchment School
Grades PK to 6
1257 Sedgewick Crescent

Thomas A Blakelock HS

Designated Catchment School
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.

ÉEC 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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SCHOOLS



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Michela Mantle

Sales Representative

905.330.4077 | 416.960.9995

mmantle@sothebysrealty.ca

michelamantle.com & sothebysrealty.ca

1867 Yonge Street, Suite 100, Toronto

125 Lakeshore Road East, Suite 200, Oakville

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exceptional life

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