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一份信任，三份回报!



MLS Form of 2318 Bennington Gate W, Oakville

Prepared by: GRACE ZHANG, Broker  
REAL ONE REALTY INC., BROKERAGE

1660 North Service Rd E #103, Oakville, ON L6H7G3 905-281-2888

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|   |   |                               |   |
|---|---|-------------------------------|---|
|   | <b>2318 Bennington Gate W</b><br><b>Oakville Ontario L6J6C2</b><br>Oakville Eastlake Halton 477-31-U<br>SPIS: N                      Taxes: \$13,000.00 / 2019                      DOM: 91 |                               | List: <b>\$2,456,000</b> For: <b>Sale</b>   |
|   | Detached<br>Link: N<br>2-Storey   | Front On: W<br>Acre: .50-1.99 | Rms: 8 + 1<br>Bedrooms: 4 + 1<br>Washrooms: 4<br>1x3x2nd, 1x4x2nd, 1x3x2nd,<br>1x2xGround, Ground |
| Lot: 114.62 x 203.52 Feet Irreg:<br>Dir/Cross St: Lakeshore/Kingsford |   |                               |   |

MLS#: W4751831                      Contract Date: 5/01/2020                      PIN#:  
 Possession Remarks: Tba

|   |  |   |
|---|--|---|
| Kitchens: 1<br>Fam Rm: Y<br>Basement: Fin W/O / Sep Entrance<br>Fireplace/Stv: Y<br>Heat: Forced Air / Gas<br>A/C: Central Air<br>Central Vac: N<br>Apx Age: 51-99<br>Apx Sqft: 3500-5000<br>Assessment: 2306000 / 2020<br>POTL:<br>POTL Mo Fee:<br>Elevator/Lift: N<br>Laundry Lev: Upper<br>Phys Hdcap-Eqp: | Exterior: Brick / Wood<br>Drive: Circular<br>Gar/Gar Spcs: Attached / 2.0<br>Drive Park Spcs: 10<br>Tot Prk Spcs: 12.0<br>UFFI: No<br>Pool: Inground<br>Energy Cert:<br>Cert Level:<br>GreenPIS:<br>Prop Feat: Fenced Yard, Lake<br>Access, Park, School, Wooded/Treed | Zoning: R11-0<br>Cable TV:<br>Hydro:<br>Gas:<br>Phone:<br>Water: Municipal<br>Water Supply:<br>Sewer: Sewers<br>Spec Desig: Unknown<br>Farm/Agr:<br>Waterfront:<br>Retirement: N<br>Oth Struct: |
|---|--|---|

| #  | Room    | Level | Length (ft) | Width (ft) | Description                                     |
|----|---------|-------|-------------|------------|---|
| 1  | Foyer   | Main  | 5.48        | x 6.99     | Crown Moulding Ceramic Floor B/I Closet         |
| 2  | Dining  | Main  | 16.40       | x 12.76    | Crown Moulding Marble Floor W/O To Patio        |
| 3  | Family  | Main  | 15.32       | x 12.99    | Hardwood Floor O/Looks Pool Fireplace           |
| 4  | Kitchen | Main  | 23.48       | x 15.48    | Vinyl Floor Stainless Steel Appl Corian Counter |
| 5  | Pantry  | Main  | 7.74        | x 5.74     | Vinyl Floor B/I Shelves O/Looks Frontyard       |
| 6  | Master  | 2nd   | 17.84       | x 14.01    | Hardwood Floor 4 Pc Bath O/Looks Backyard       |
| 7  | Br      | 2nd   | 15.48       | x 11.51    | Hardwood Floor His/Hers Closets Window          |
| 8  | Br      | 2nd   | 12.99       | x 17.42    | Hardwood Floor Closet Window                    |
| 9  | Br      | 2nd   | 11.51       | x 12.17    | Hardwood Floor W/I Closet Window                |
| 10 | Br      | 2nd   | 16.33       | x 13.42    | Hardwood Floor Large Window Closet              |
| 11 | Laundry | 2nd   | 13.84       | x 8.17     | Ceramic Floor Window                            |
| 12 | Rec     | Bsmt  | 26.83       | x 19.75    | Ceramic Floor W/O To Garden Fireplace           |

**Client Remks:** Rare Find Private-Lake-Access Property On An Impressive 114.62' X 203.52' Lot! A One-Of-Kind Home(3582Sqft) Sited On A 0.5 Acre Mature Treed Property With Circular Driveway. Top-Ranked Schools & Utmost Prestigious Southeast Oakville Neighbourhood! Walk-Out Basement, Renovated Kitchen & Bathrooms, Engineered Wood Flooring(2018), Windows(2017), Pool Liner(2018), Access From Stones Lane.  
**Extras:** All Window Coverings, All Lighting Fixtures (Exclude Chandelier In Dining Room), Ss Fridge/Stove/Dishwasher, Washer/Dryer, 2 Garage Door Openers, All Pool Equipment.

**Listing Contracted With:** REAL ONE REALTY INC., BROKERAGE Ph: 905-281-2888

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## Features of 2318 Bennington Gate, Oakville

### Exterior

4000+ Sq.Ft Above Grade Georgian Style  
Move-In Ready Home  
South East Oakville 0.53 Acre Lot  
Lot Area: 23,086.80 Sq.Ft  
Private-Lake-Access Property With Salt  
Water Swimming Pool  
Situated In A Rare Find Private Laneway In  
Se Oakville Waterfront  
Impressive Lot 114.62 Ft x 203.52 Ft  
Wood Exterior  
Double Car Garage  
Garage Access To Inside  
Private Circular Driveway Fits 8 Cars  
Covered Entry Way Porch  
Wall Sconces In Front Porch  
Professionally Landscaped

### Foyer

Single Door Entrance With Sidelights  
Marble Tile Flooring & Baseboards  
Smooth Ceiling & Crown Mouldings  
Ceiling Light Fixture In Foyer  
Carpeted Staircase  
Closet In Foyer

### Powder Room

Marble Tile Flooring & Baseboards  
Window  
Ceramic Tile Walls & Chair Rails  
Smooth Ceiling  
Furniture Style Vanity  
Framed Mirror With Wall Sconces

### Dining Room

Marble Tile Flooring & Baseboards  
2 Large Windows Bring Sunshine In  
Patio Doors W/O To Backyard  
White Wainscoting  
Smooth Ceiling & Crown Mouldings  
Chandelier Over Eating Area

### Living Room

Hardwood Flooring & Baseboards  
French Doors  
Large Windows Overlooking Yard  
Fireplace  
Smooth Ceiling  
Pot Lights

### Eat-in Kitchen

Vinyl Flooring & Baseboards  
Large Window  
Smooth Ceiling  
Pot Lights  
White Custom Wood Cabinetry  
Central Island/Breakfast Bar  
Corian Countertops  
Ceramic Tile Backsplash  
Stainless Steel Undermount Double Sink  
Track Bar Lights Over Kitchen Island  
KitchenAid Dish Washer  
Kenmore Fridge  
Whirlpool Wall Oven

### Breakfast Area

Vinyl Flooring & Baseboards  
Large Windows Overlooking Yard  
White Wainscoting  
Smooth Ceiling  
Track Bar Lights  
Built-in Display Corner Cabinets

### Walk-in Pantry

Vinyl Flooring & Baseboards  
Built-in Shelves  
Overlooking Front Yard

### Family Room

Vinyl Flooring & Baseboards  
Large Windows Overlooking Pool  
Open Concept

### Master Bedroom

Hardwood Flooring & Baseboards  
Large Windows Overlooking Backyard  
Smooth Ceiling & Crown Mouldings  
Ceiling Light Fixture  
Master Ensuite Bathroom  
Walk-in Closet

### Master Ensuite

Ceramic Tile Flooring & Baseboards  
Window  
Smooth Ceiling  
Furniture Style Vanity  
Framed Mirror  
Walk-in Shower Room

### Second Bedroom

Hardwood Flooring & Baseboards  
Large Windows With Window Curtians  
Smooth Ceiling & Crown Mouldings  
Ceiling Light Fixture  
His/Hers Closets  
Jack & Jill Bathroom

### Third Bedroom

Hardwood Flooring & Baseboards  
Large Windows With Window Curtians  
Smooth Ceiling & Crown Mouldings  
Ceiling Light Fixture  
Closet  
Jack & Jill Bathroom

### Jack & Jill Bathroom

Ceramic Tile Flooring & Baseboards  
Window  
Cathedral Ceiling  
Furniture Style Vanity  
Mirror  
Tub & Shower

### Fourth Bedroom

Hardwood Flooring & Baseboards  
Large Window  
Smooth Ceiling & Ceiling Light Fixture  
W/I Closet



## Features of 2318 Bennington Gate, Oakville

### Fifth Bedroom

Hardwood Flooring & Baseboards  
Large Window  
Smooth Ceiling  
Ceiling Light Fixture

### Second Floor Main Bathroom

Ceramic Tile Flooring & Baseboards  
Window  
Smooth Ceiling  
Furniture Style Vanity  
Framed Mirror  
Tub & Shower

### Second Floor Laundry

Ceramic Tile Flooring & Baseboards  
Window  
Smooth Ceiling & Ceiling Light Fixture  
Custom White Wood Cabinetry  
Front Load Washer And Dryer

### W/O Basement

Ceramic Tile Flooring & Baseboards  
Extra Large Windows  
Feature Wall With Fireplace  
Smooth Ceiling & Pot Lights  
Built-in Book Shelves  
French Door W/O To Garden

### Backyard

Large Patio With Sitting Area  
Mutual Trees  
Inground Salt Water Swimming Pool  
Professionally Landscaped

### Upgrades & Others

-Kitchen And Bathrooms Renovated (2018)  
-Windows (2017)  
-Furnace And A/C  
-New Floors In kitchen & Upstairs Bathroom  
-Brand New Pool Heater - 1.5 Year Old

### 五卧

实木地板和地脚线  
大窗采光通透  
光滑天花板  
灯饰照明

### 二楼主卫生间

瓷砖地板和地脚线  
窗户  
光滑天花板  
家具式梳妆台  
镶边框梳妆镜  
浴缸 & 淋浴

### 二楼洗衣房

瓷砖地板和地脚线  
窗户  
光滑天花板配有灯饰照明  
定制白色收纳柜  
前置型洗衣机和烘干机

### 可出户地下室

瓷砖地板和地脚线  
超大窗户环绕, 采光通透  
砖石装饰墙镶有壁炉  
光滑天花板嵌有射灯照明  
订制白色书架  
推开法式门可步入后院

### 后院

超大私人后院  
绿树成荫, 环境优雅  
室外盐水泳池  
专业园艺设计

### 升级清单

厨房和厕所装修 (2018)  
翻新窗户 (2017)  
锅炉和空调  
厨房和二楼卫生间地板  
1年半前新装泳池加热器

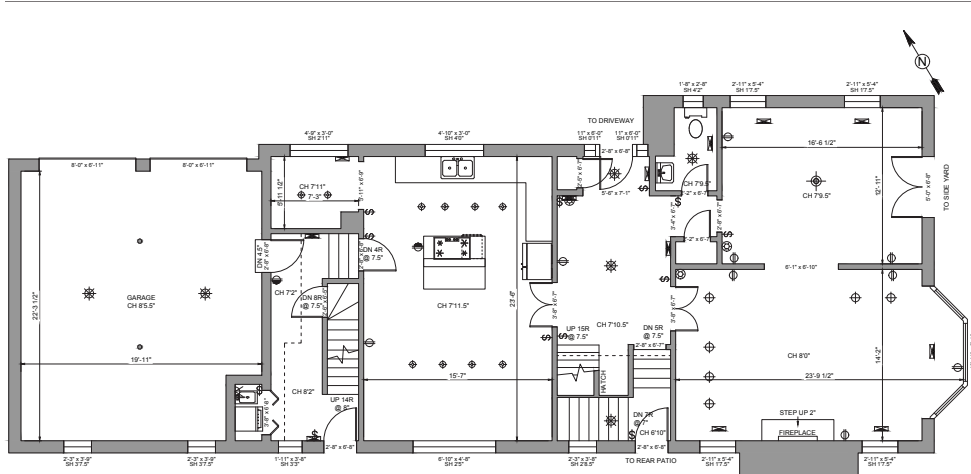


## 2318 Bennington Gate, Oakville 房屋亮点

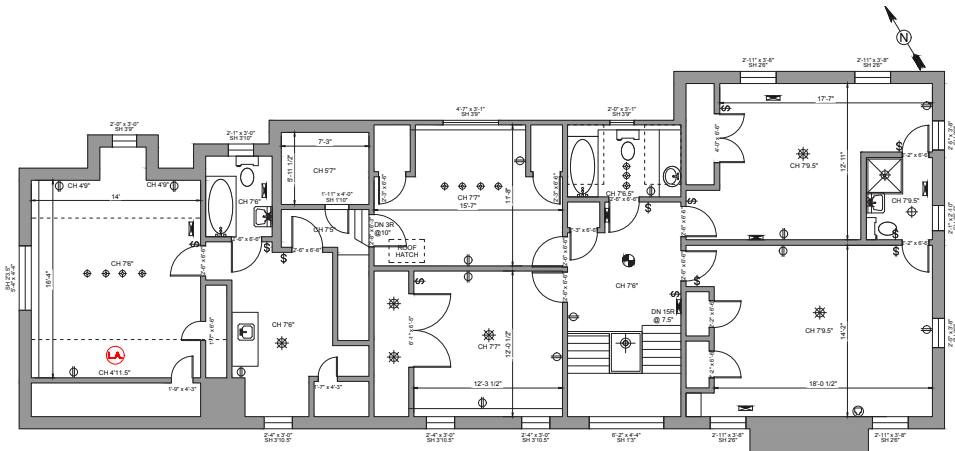
- 外观**  
4000尺别墅，拎包入住  
格鲁吉亚风格独立屋  
坐落于奥克维尔东南部临湖社区  
0.53 英亩超大户型  
占地面积达23, 086.80sq.ft  
毗邻安大略湖，出门即可漫步到湖畔  
后院装有盐水泳池  
闹中取静，黄金地段  
超大占地 114.62 尺 x 203.52 尺  
木质外墙，奢华大气  
双车库  
车库直通室内  
私人环形车道可停多达10台车  
檐下前院门廊  
壁灯照亮前院门廊  
专业园艺设计
- 玄关**  
单开大门带侧窗透光  
大理石地板和地脚线  
光滑天花板和天花线  
精美灯饰照亮玄关  
楼梯铺有地毯  
玄关衣帽柜
- 两件式洗手间**  
大理石地板和地脚线  
窗户  
瓷砖墙面和腰线  
光滑天花板  
家具式梳妆台  
镶边框梳妆镜搭配壁灯照明
- 餐厅**  
大理石地板和地脚线  
两扇大窗，采光通透  
推开玻璃露台门可步入后院  
白色腰线  
光滑天花板和天花线  
精美吊灯照亮用餐区
- 客厅**  
实木地板和地脚线  
法式门  
大窗尽收院子美景  
壁炉带来融融暖意  
光滑天花板  
射灯照明
- 开放式厨房**  
Vinyl塑胶地板，便于打理，耐磨耐刮  
大窗采光通透  
光滑天花板  
射灯照明  
雅致白色定制橱柜  
超大中央岛/早餐吧台  
可丽耐台面  
瓷砖防溅墙  
窗畔不锈钢双盆料理池  
吧台灯照亮中央岛  
KitchenAid洗碗机  
Kenmore冰箱  
Whirlpool墙嵌烤箱
- 早餐区**  
Vinyl塑胶地板，便于打理，耐磨耐刮  
大窗正对院子  
白色护墙板  
光滑天花板配轨道射灯照明  
定制墙角展示柜
- 步入式厨房储物区**  
Vinyl塑胶地板，便于打理，耐磨耐刮  
定制储物架  
光滑天花板  
窗户正对前院
- 家庭厅**  
Vinyl塑胶地板，便于打理，耐磨耐刮  
大窗正对后院泳池  
光滑天护板  
开放式设计
- 主卧**  
实木地板和地脚线  
大窗正对后院  
光滑天花板和天花线  
灯饰照明  
套内卫浴  
步入式衣柜
- 主卧套内卫生间**  
瓷砖地板和地脚线  
窗户  
光滑天花板  
家具式梳妆台  
镶边框梳妆镜  
步入式干湿分离淋浴房
- 次卧**  
实木地板和地脚线  
大窗装有窗帘  
光滑天花板和天花线  
灯饰照明  
双衣柜提供充沛收纳空间  
姐妹式共享套内卫浴
- 三卧**  
实木地板和地脚线  
大窗装有窗帘  
光滑天花板和天花线  
灯饰照明  
衣柜  
姐妹式共享套内卫浴
- 共享卫生间**  
瓷砖地板和地脚线  
窗户  
斜顶天花板  
家具式梳妆台  
梳妆镜  
浴缸 & 淋浴
- 四卧**  
实木地板和地脚线  
大窗采光通透  
光滑天花板配有灯饰照明  
步入式衣柜

# 2318 Bennington Gate, Oakville

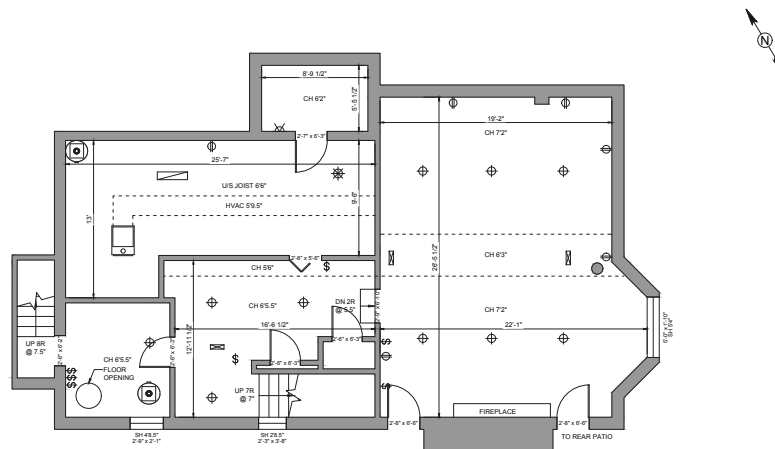
Gross Floor Area Above Grade (GFA): 3,582 sq. ft



**1ST FLOOR: 2,064 sq. ft. (INCLUDES 489 SQ.FT. GARAGE)**



**2ND FLOOR: 2,007 sq. ft**



**BASEMENT: 1,391 sq. ft**



# 2318 Bennington Gate

Oakville, ON

HOODQ ADDRESS REPORT™

Elite3 Team  
905.270.3333  
theelite3team.com



## SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



### Maple Grove PS

Designated Catchment School  
Grades PK to 8  
288 Maple Grove Dr

### École EJ James PS

Designated Catchment School  
Grades 2 to 8  
338 Cairncroft Rd

### ÉÉ du Chêne

Designated Catchment School  
Grades PK to 6  
150 Ridge Dr

### Oakville Trafalgar HS

Designated Catchment School  
Grades 9 to 12  
1460 Devon Rd

### 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.



### Chancery Promenade

Chancery Lane W



1 min

### Carrington Promenade

Carrington Pl



2 min

### Annapolis Park

2331 Canso Road



6 min

### FACILITIES WITHIN A 20 MINUTE WALK

1 Playground                      2 Sports Fields  
1 Ball Diamond                    3 Trails

## 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 55 minute walk away.

### Nearest Rail Transit Stop

Clarkson Go Station Platform 9

### Nearest Street Level Transit Stop

Lakeshore Rd East East Of Kingsford Pl 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 10.85km.

### Trillium Health Partners - Mississauga Hospital

100 Queensway W



### Fire Station

2264 Cornwall Road



### Police Station

3030 Erin Mills Pkwy.

## CONVENIENCE

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



### Coffee



### Grocery



### Gas Station

# HoodQ

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# HOODQ SCHOOL REPORT™

2318 Bennington Gate  
Oakville, ON

## PUBLIC SCHOOLS

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

### Maple Grove PS

Designated Catchment School  
Grades PK to 8  
288 Maple Grove Dr

### ÉÉ du Chêne

Designated Catchment School  
Grades PK to 6  
150 Ridge Dr

### ÉS Gaétan Gervais

Designated Catchment School  
Grades 7 to 12  
1055 McCraney St E

### École EJ James PS

Designated Catchment School  
Grades 2 to 8  
338 Cairncroft Rd

### Oakville Trafalgar HS

Designated Catchment School  
Grades 9 to 12  
1460 Devon Rd

## ALTERNATIVE & SPECIAL SCHOOLS

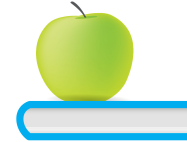
Nearby alternative and special education schools include:

### Thomas Merton Centre for Continuing Education

Grades 9 to 12, Adult  
171 Speers Rd

### Brian J Fleming Adult Learning Centre

Grades 9 to 12  
870 Queen St W



## CATHOLIC SCHOOLS

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

### St Vincent Catholic ES

Grades PK to 8 (Assigned)  
1280 Braeside Dr

### ÉÉC Sainte-Marie-Oakville

Grades PK to 8 (Assigned)  
336 Maurice Dr

### 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:



### Chisholm Academy

Grades 7 to 12  
1484 Cornwall Rd

### Clanmore Montessori School

Grades PK to 8  
2463 Lakeshore Rd E

### John Knox Christian School

Grades PK to 8  
2232 Sheridan Garden Dr

### Wildwood Academy

2250 Sheridan Garden Dr



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