



## MLS Listing - 179 Shanley Terrace, Oakville



**179 Shanley Terr** List: \$2,299,000 For: Sale

**Oakville Ontario L6K 2H7**

Oakville 1020 - WO West Halton

**SPIS:** No **Taxes:** \$9,798.58/2025

Detached	<b>Front On:</b> W	<b>Rms:</b> 8 + 2
<b>Link:</b> N	<b>Acres:</b>	<b>Bedrooms:</b> 4 + 1
2-Storey		<b>Washrooms:</b> 5
		1x2xMain, 1x5x2nd, 1x3x2nd, 1x4x2nd, 1x5xBsmt

**Lot:** 38.64 x 93.26 Feet **Irreg:** Irregular Pie-Shaped Lot

**Dir/Cross St:** Fourth Line & Rebecca St.

**Directions:** Fourth Line & Rebecca St. to Patricia Dr. to Shanley Terr.

**MLS#:** W12963186 **PIN#:** 248360172

**Possession Remarks:** TBD

**Legal:** Pcl 25-1, Sec M20; Lot 25, Plan M20; Town of Oakville

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Walk-Out / Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> Yes <b>Apx Age:</b> <b>Apx Sqft:</b> 2500-3000 <b>Roof:</b> Shingles <b>Foundation:</b> Unknown <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Upper <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Board/Batten / Brick <b>Gar/Gar Spcs:</b> Attached / 2 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 4 <b>Tot Prk Spcs:</b> 6 <b>UFFI:</b> <b>Pool:</b> Inground, Salt <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Central Vacuum, Cul De Sac, Family Room, Fireplace/Stove, Grnbelt/Conserv, Ravine <b>Interior Feat:</b> Auto Garage Door Remote, Central Vacuum, In-Law Capability, On Demand Water Heater, Water Heater Owned	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	13.75	x 11.25	Hardwood Floor Centre Island Quartz Counter
2	Breakfast	Main	11.09	x 10.07	Hardwood Floor O/Looks Garden Open Concept
3	Family	Main	17.59	x 10.66	Hardwood Floor Electric Fireplace W/O To Deck
4	Dining	Main	19.91	x 11.15	Hardwood Floor Gas Fireplace French Doors
5	Prim Bdrm	2nd	17.91	x 14.24	Hardwood Floor 5 Pc Ensuite W/O To Balcony
6	Office	2nd	10.93	x 8.92	Hardwood Floor Combined w/Primary Window
7	2nd Br	2nd	12.17	x 11.25	Hardwood Floor 3 Pc Ensuite Closet
8	3rd Br	2nd	12.83	x 11.25	Hardwood Floor Closet
9	4th Br	2nd	11.25	x 8.66	Hardwood Floor Closet
10	Rec	Bsmt	30.35	x 10.5	Hardwood Floor W/O To Patio Gas Fireplace
11	5th Br	Bsmt	16.83	x 10.24	Hardwood Floor W/O To Patio Large Closet

**Client Remks:** 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Simply BREATHTAKING Private & Tranquil Backyard/Pool Oasis Backing onto Forested Ravine/Stream/Westgate Park - An Entertainer's Delight with Expansive Upper & Lower Decking, Salt Water Pool & Beautifully Landscaped Gardens!! 2. Gourmet Kitchen Boasting Large Centre Island, Quartz Countertops, Modern Tile Backsplash & Stainless Steel Appliances, Open to Breakfast Area with Additional Cabinetry & Large Window Overlooking the Gorgeous Front Gardens! 3. Impressive Family Room with Modern F/P Wall with Open Display Shelves & Extra Wide Patio Door W/O to Upper Deck Overlooking the Ravine... Plus French Door Entry to Spacious Formal Dining/Living Room with Gas F/P, Elegant Wainscotting & Large Windows! 4. Expansive 2nd Level with 4 Generous Bedrooms, 3 Full Baths & Laundry Room, with Spectacular PBR Suite Boasting Vaulted Ceiling, Private Office/Studio (or Nursery), Huge W/I Closet & 5pc Ensuite with Double Vanity, Soaker/Jet Tub & Separate Shower... Plus Patio Door W/O to Private Balcony Overlooking the Backyard & Ravine! 5. Fantastic Additional Living Space in the Finished W/O Bsmt Featuring Spacious Rec Room with Gas F/P, Wet Bar, Large Windows & W/O to Lower Deck, Plus 5th/Guest Bedroom with W/O to Patio, Luxurious 5pc Bath (with Heated Floors) & Ample Storage. All This & More! Stunning Curb Appeal with Beautiful Front Gardens & Large Covered Porch. Wide Plank Eng. White Oak Hdwd Floors Thru All 3 Levels. 2nd Bedroom Boasts Private 3pc Ensuite. Fabulous Location at the End of Quiet Cul de Sac Just Minutes from the Lake, Parks & Trails, Top-Ranked Schools, Shopping & Amenities! New Front Door '22, Tankless WH '20, Pool Heater '20, Salt Cell '18, Furnace '18, Garage Door '18.

**Inclusions:** All Light Fixtures, All Window Coverings, Refrigerator & Gas Stove, Built-in Dishwasher, Built-in Beverage Fridge (Basement), Washer & Dryer, Central Vac System & Attachments, Tankless Water Heater (Owned), All Pool Equipment, Garage Door Opener & Remote, Garden Shed

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

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