



Features & Updates ~ 120 Blyth Cres., Oakville

Highlights:

- Spacious & Beautiful 3,200+ Sq.Ft. Home (Including Basement) Surrounded by Mature Trees with Loads of Privacy in Prestigious Southeast Oakville... within Walking Distance to the Lake!
- Huge Chef's Kitchen Boasts Extensive Cabinet Space, Large Centre Island with Breakfast Bar, Granite Countertops, Stainless Steel Appliances, Huge Picture Window Overlooking the Backyard & Walk-Out to Patio, Pool & Fenced Backyard.
- Formal Dining Room with Wainscoting & Bay Window.
- Formal Living Room Features Bay Window & Fireplace, with French Door Entry to Lovely Family Room Boasting Fireplace, Extensive Built-in Shelving & Walk-Out to Patio.
- 5 Sizeable Bedrooms & 2 Baths on 2nd Level.
- Double Door Entry to Primary Bedroom Featuring Wall-to-Wall Built-in Wardrobe/Closet & 3pc Ensuite with Ample Storage & Glass-Enclosed Shower!
- Modern 4pc Main Bath.
- Hardwood Flooring Through Main & 2nd Levels.
- Finished Basement with Spacious Rec/Games Room, Separate Exercise Room (or 6th Bedroom, But No Closet), Laundry & 2pc Bath.
- 2 Car Garage Plus Room for 4+ Cars in the Large Driveway!
- Large 93' x 120' Lot Boasting Expansive Front & Back Yards with Beautiful Gardens and Breezeway Access to Backyard with Large Patio Area & In-Ground Pool!!
- Fabulous Location in Mature Eastlake Neighbourhood with Easy Access to Downtown Oakville, QEW/403 & GO Train, Plus Just Steps to the Lake & Minutes to Top Schools, Parks & Trails & Many More Amenities!

Property Tax:

\$11,522.35/2026

Inclusions:

All Light Fixtures, Refrigerator, Built-in Gas Stove Top, Built-in Oven(s), Built-in Dishwasher, Built-in Wine Fridge, Washer & Dryer, Garage Door Openers, All Pool Equipment (As Is)

Rental:

Hot Water Tank/Heater

2026 Updates:

- New Pool Liner
- Filtration Salt Replaced
- Pool Heater Ignition & Thermostat Replaced