

164 ALLAN STREET

OAKVILLE, ONTARIO



TANYA **CREPULJA** TEAM

[TCTEAM.CA](https://www.tcteam.ca)



164 ALLAN STREET | OAKVILLE, ONTARIO

Welcome to 164 Allan Street in the heart of downtown Oakville—where luxury meets lifestyle! This beautiful 4 bedroom detached home isn't just a place to live; it's a way of life. A rare find in Old Oakville, discover what makes this home and its lifestyle so special.

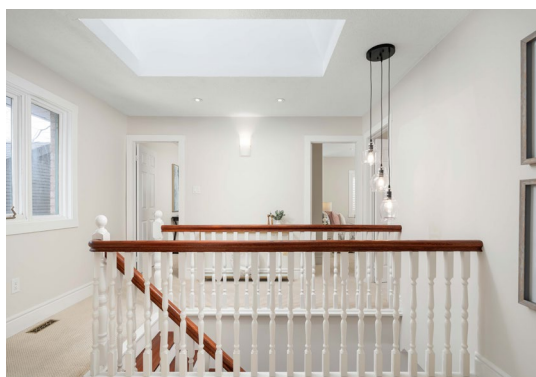
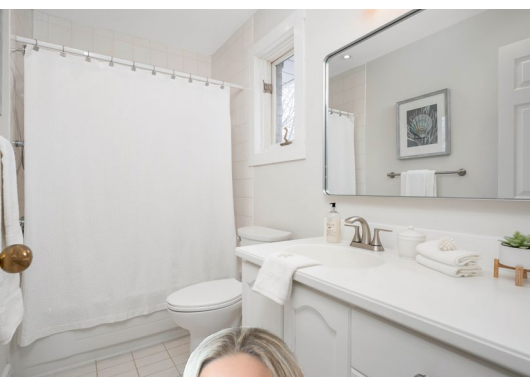
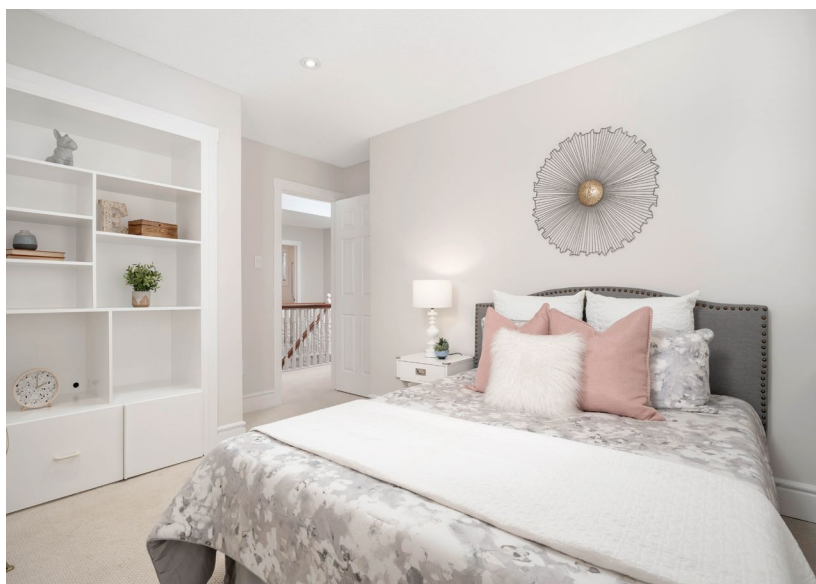
FEATURES:

- 4 bedrooms, 3 bathrooms in 2368 sq ft above grade per measured plans (2332 sq ft per MPAC)
- Partially finished lower level offers an additional 1184 sq ft of living
- Charming curb appeal with a wraparound covered veranda, reminiscent of an English countryside home
- 47 x 110 ft fully fenced lot with perennial landscaping
- Freshly painted throughout in Benjamin Moore's Classic Grey neutral tone for a bright, modern feel
- Centre hall style layout with impressive Mediterranean style tiled foyer and mirrored double closet
- Abundant natural light with large windows wrapping around the principal rooms
- Soaring 9-ft ceilings on the main level, second storey centre hall and primary bedroom
- Expansive 22ft wide living room could function as a living/dining combined and features pot lights, hardwood floors and a gas fireplace with marble surround
- Separate dining or family room features hardwood floors and a stunning wood burning fireplace
- Spacious eat-in kitchen with professionally refinished white cabinetry, all new matte black hardware and faucet, stainless steel appliances, ample counter space and storage
- Cozy breakfast area with decorative chandelier and views of the landscaped rear garden
- All new contemporary light fixtures throughout
- Beautiful hardwood staircase with white pickets and risers leads to a sunlight landing with a large skylight on the second level
- Grand primary bedroom suite with double entry doors,

- two walk-in closets, separate sitting area, nautical style 3-pc ensuite bath with counter height built-in vanity, frameless mirror and walk-in shower
- Primary bedroom also features an en-suite stacked washer/dryer – the second in the home for added convenience
- 3 secondary bedrooms feature plush broadloom, large windows and ample closet space
- All bathrooms in the home updated with new faucets, stylish mirrors and fixtures
- Finished basement provides for two zones of endless possibilities: a large recreation room, multi purpose room, bathroom rough in and laundry area
- Outside you'll find a 460 sq ft detached garage with possibility to house two standard size vehicles
- Extra long interlocking stone single wide driveway can easily accommodate four additional vehicles
- Fully fenced backyard with lush perennial gardens

164 Allen St is located in the heart of Oakville's downtown core, offering the perfect blend of charm and modern convenience. You'll enjoy easy access to boutique shopping, galleries and community events at the Oakville Towne Square, fine dining including our favourite local restaurant – the Michelin star rated Hexagon, waterfront parks including beautiful Lakeside Park, top-rated schools and numerous amenities including the nearby Oakville Trafalgar Community Centre and the Olde Oakville Market Place shopping centre with Whole Foods, Starbucks, LCBO and more, while commuters will love the close proximity to Oakville GO.





TANYA CREPULJA
BROKER

Keller Williams Real Estate Associates, Brokergae
101-1939 Ironoak Way, Oakville, ON L6H 3V8

647.293.3785 - Direct
905.949.8866 - Office

TANYA **CREPULJA** TEAM

TCTEAM.CA

For additional pictures & property info please visit:
www.164AllanSt.com

kw
KELLERWILLIAMS
Real Estate Associates, Brokerage
INDEPENDENTLY OWNED AND OPERATED

KELLERWILLIAMS
Luxury
TANYA CREPULJA
TEAM

MCNE
MASTER CERTIFIED NEGOTIATION EXPERT

THE NEWS
READERS'
CHOICE 2024
DIAMOND WINNER

All information contained herein has been supplied by the Seller to the best of his knowledge. It is not warranted or guaranteed by Keller Williams Real Estate Associates, Brokerage. All measurements are approximate.