



1220 LAMBETH ROAD
OAKVILLE





Welcome Home

Wow! Live and love life with the kids in this meticulous 3+1-bed, 3-full bath home, nestled on a quiet street in the highly sought-after, family friendly Falgarwood community. Fully renovated (2021/2022), top to bottom, this move-in ready residence showcases true pride of ownership and timeless appeal. Step inside to a freshly painted main level featuring modern, neutral decor and a beautifully updated kitchen with quartz countertops and backsplash, SS appliances, sleek hardware, pot lighting and an extra-large island with built-in cabinetry - the perfect space for entertaining and everyday living. Enjoy formal dining for family gatherings made easy in the extra spacious dining room. The o/concept family room is bathed in natural light from large bay windows with custom made privacy blinds, offering the ideal setting for family time or quiet evenings in.



Falgarwood Neighbourhood

The primary bedroom with a vaulted ceiling, fireplace, scenic views, walls of built in closets, and a custom designed 3pc ensuite is the ultimate sanctuary. Two additional generously sized bedrooms and an additional 4pc renovated bath make family living effortless. The LL features an extra bedroom or office space with oversized windows and extra storage. The rec room offers additional living space with inside access to the garage. Outside, your private backyard oasis awaits. Enjoy a fully fenced landscaped private yard complete with a composite deck - ideal for summer entertaining or peaceful morning coffee. Don't miss this rare opportunity to own a lovingly cared-for, fully renovated home in one of Oakville's most desirable neighbourhoods.





Locations

Private Schools

Appleby College

540 Lakeshore Road W

Ph: (905) 845-4681

Grades: 7 - 12

Oakville Christian School

112 Third Line

Ph: (905) 825-1247

Grades: JK - 8

MacLachlan College

337 Trafalgar Road

Ph: (905) 844-0372

Grades: Pre-kindergarten - 6

Rotherglen - Primary Campus

2045 Sixth Line

Ph: (905) 338-3528

Grades: JK - 1

Rotherglen - Elementary Campus

2050 Neyagawa Boulevard

Ph: (905) 849-1897

Grades: 1 - 8

Groceries

Whole Foods Market

301 Cornwall Road

Ph: (905) 849-8400

Longos Southeast Oakville

469 Cornwall Road

Ph: (905) 338-1255

Restaurants

Harper's Landing

481 Cornwall Road

Ph: (905) 338-0707

Beertown Public House

101A-271 Cornwall Road

Ph: (905) 331-2337

Go Station

Oakville Go Station

214 Cross Avenue

(3.2 km to Go Station)













General

- Built 1965
- 3+1 Bed, 3 bath home
- Fully renovated 2021/2022
- Lot Size: 60' x 125'

Exterior

- Professionally landscaped yard 2022
- Rear yard decking (composite) with privacy wall
- Natural gas BBQ connection
- Fencing 2024
- Newer shed
- Roof 2022
- Fascia, windows, stucco, eavestrough 2022

Extras

- Neutral toned, professionally painted throughout 2022
- Upgraded floor matching vents
- Basement painted 2024
- Pot lighting in hallway to bedrooms
- Front windows 2020
- Wainscotting throughout main common areas
- Tandem garage
- All custom closets 2021
- Extended storage/crawlspace under front stairs 2022

Utilities

- Furnace 2020 owned
- Hot water heater 2020 owned
- Air conditioning 2017











Let's Maximize Your Investment

We offer expertise in Burlington, Oakville, Milton, Hamilton, Niagara and GTA West. Our priority is you! We want our clients to meet their real estate goals and provide candid advice with complete transparency throughout the process. In this market, you need an expert on your side who is tenacious and willing to go the extra mile to buy and sell. The Deborah Brown Team is an award winning team since 2009, reaching the coveted RE/MAX Diamond award status.

We continue to provide a personal client experience, an advanced strategic marketing plan, in-depth market knowledge, and unmatched attention to detail. Our team consists of energetic professional realtors with superior negotiating skills and a proven track record. For maximum impact upon listing, our experienced interior stylist has been transforming our client's homes since 2019. Our talented admin and marketing team will ensure that every detail is taken care of to ensure a smooth and memorable real estate experience.

We know your home is not only one of your largest financial assets, it's where you live life.

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