



# 2198 Devon Road, Oakville

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## Property Overview

- Spacious 3 bed, 2 bath home
- Lot Size: 78.13 x 115.00
- Pool sized lot
- Property Taxes \$8466.00/2026

## Foyer

- Spacious entrance with stairs leading to upper and lower levels
- Tile flooring

## Living Room

- Carpeting
- Hardwood under carpet
- Large window - allowing an abundance of natural light

## Dining Room

- Large dining room with pocket doors to living room
- Carpeting
- Hardwood under carpet

## Kitchen

- Classic flat-panel cabinetry with oak trim
- Vinyl flooring
- Large skylight
- Dishwasher
- Refrigerator
- Stove
- Pantry room with stand up freezer - loads of storage

## Family Room

- Large family room addition - Approx 1989 (fully excavated)
- Hardwood flooring - oak
- Wood burning fireplace
- Pot lights
- 1 Skylights offering loads of natural light
- Patio door to rear yard replaced
- Windows are original to the addition
- Ceiling fan
- 2 Large windows with custom blinds

## Upper Level

### Primary Bedroom

- Large window with California shutters
- Spacious closet

### Bathroom - 3 Pc

- Renovated 2021
- Walk in shower
- Single sink vanity with loads of storage

### Bedroom 2

- Large window with California shutters
- Spacious closet

### Bedroom 3

- Large window with California shutters
- Spacious closet

## Lower Level

### Recreation Room

- Gas fireplace
- Inside access to double car garage
- Pantry room with stand up freezer - loads of storage
- Oversized windows
- Carpeting

### Powder Room - 2 Pc

- Vinyl flooring
- Single sink vanity

### Bedroom 4 / Office

- Oversized windows
- Carpeting



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## Mechanical

- Carrier furnace 2023
- Humidifier on furnace
- Hot water tank - Rented
- Air conditioner 2023
- Electric exhaust fan added to the roof
- Smoke detectors - battery operated
- Carbon monoxide detectors - hardwired

## Exterior

- Double car garage
- Garage door replaced approx. 2023
- Double wide driveway - will accomodate 4-5 car parking