

BOB WANG TEAM

MORRISON · SOUTH EAST OAKVILLE

508 Morrison Road

Room for a 7,600 sq ft home, hidden from the road.



01 MORRISON

Large lots, old trees, *new houses.*

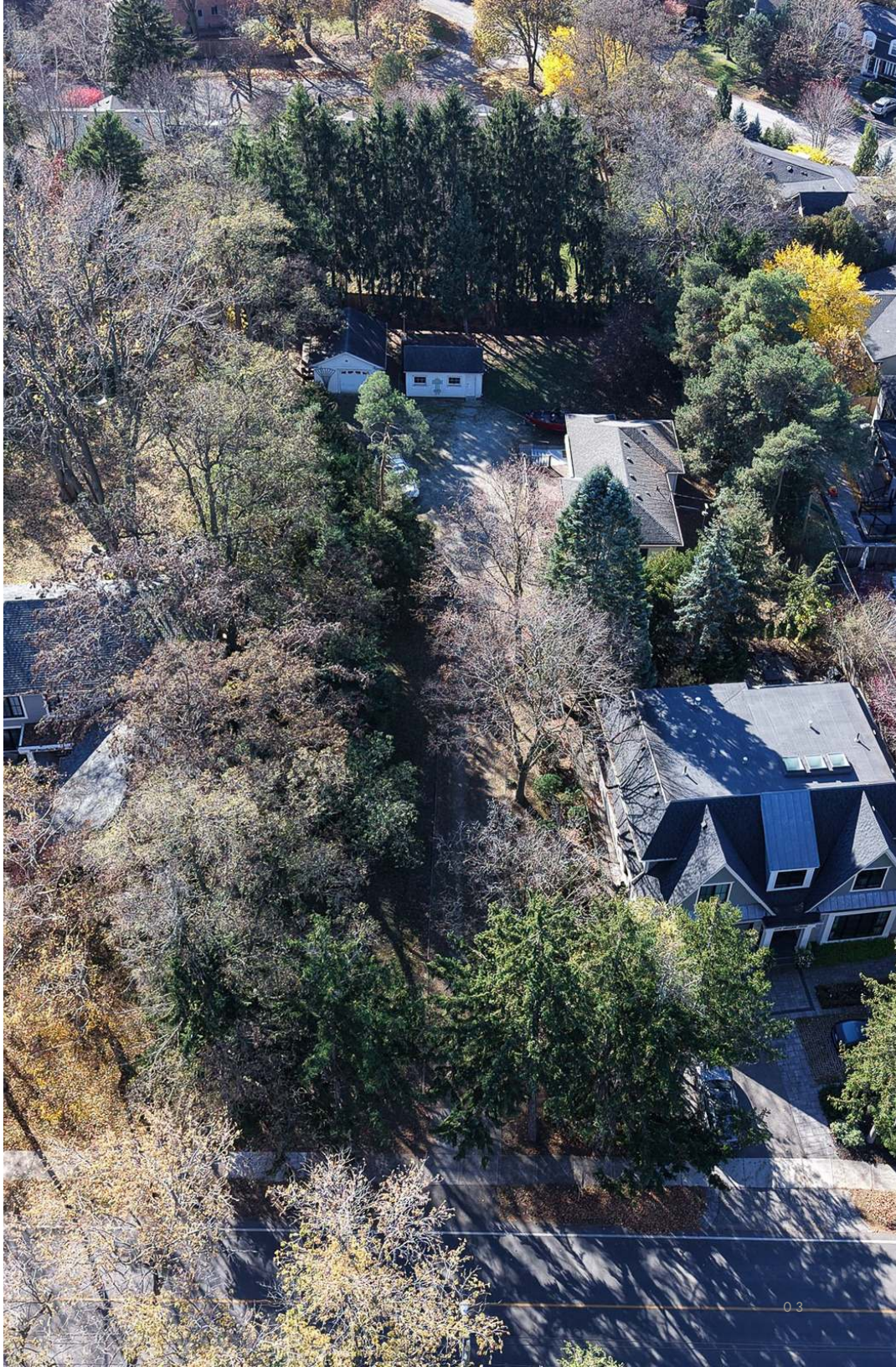
Morrison sits in the heart of South East Oakville: deep lots under a century-old canopy, with new custom homes rising among them. Linbrook School, St. Mildred's-Lightbourn and Oakville Trafalgar High School are close by. The lake and downtown Oakville are a short drive.

02 THE LOT

Behind the trees, *room to build* what you want.

A private lane leads in from Morrison Road to a wide, secluded rear parcel. The existing bungalow, detached garage and storage shed are sold at land value.

LOT AREA	ZONING	FLOOR AREA, UP TO
0.607 acre	RL2-0	7,663 sq ft





03 THE LAND

A lane of its own, then the lot opens out.

The lane runs 117 feet back from the road beside a row of mature trees. Then the lot opens to a rear parcel about 132 by 142 feet, fenced and backed by a stand of spruce.



BUNGALOW · DETACHED GARAGE · STORAGE SHED · SPRUCE BOUNDARY

The rear parcel today.



04 THE CONCEPT

Down the lane, home.

CONCEPT RENDERING · 06


The same ground, built.

05 ARRIVAL

A front door that faces a garden, not a driveway.

The three-car garage takes the end of the lane. Visitors step out of the court onto a flagstone path and cross a hedged garden to a recessed entry under the upper floor. From the road, none of this is visible.



CONCEPT RENDERING



06 THE GARDEN

Summer, behind the house.

CONCEPT RENDERING

One way to build it.



MAIN HOUSE

2 storeys, approx. 7,300 sq ft

GARAGE

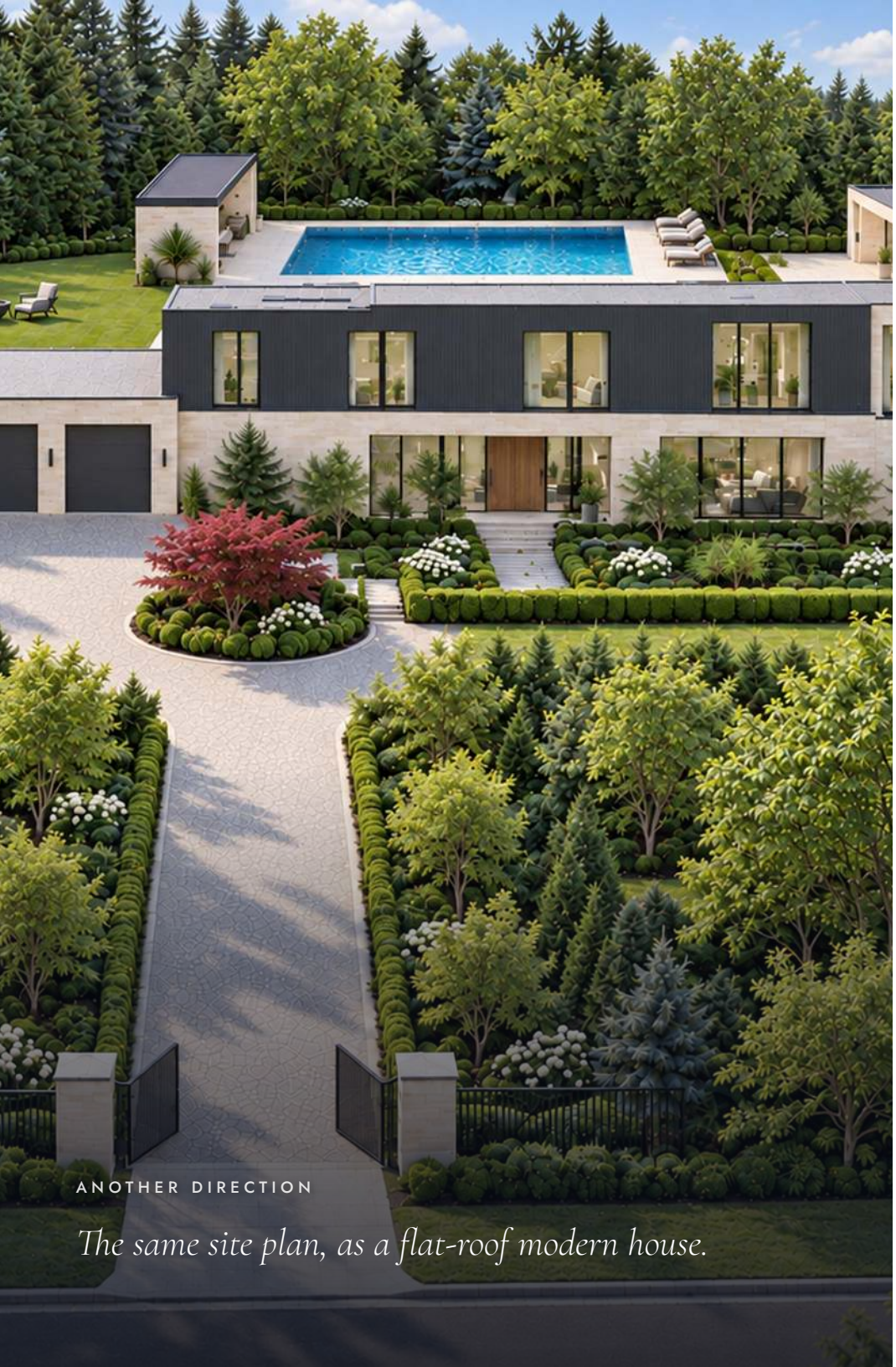
3 cars, at the end of the lane

POOL AND POOL HOUSE

behind the house

MATURE TREES

lane row, rear spruce, copper beech kept



ANOTHER DIRECTION

The same site plan, as a flat-roof modern house.

08 FOR YOUR ARCHITECT OR BUILDER

What we can give you today.

AVAILABLE ON REQUEST

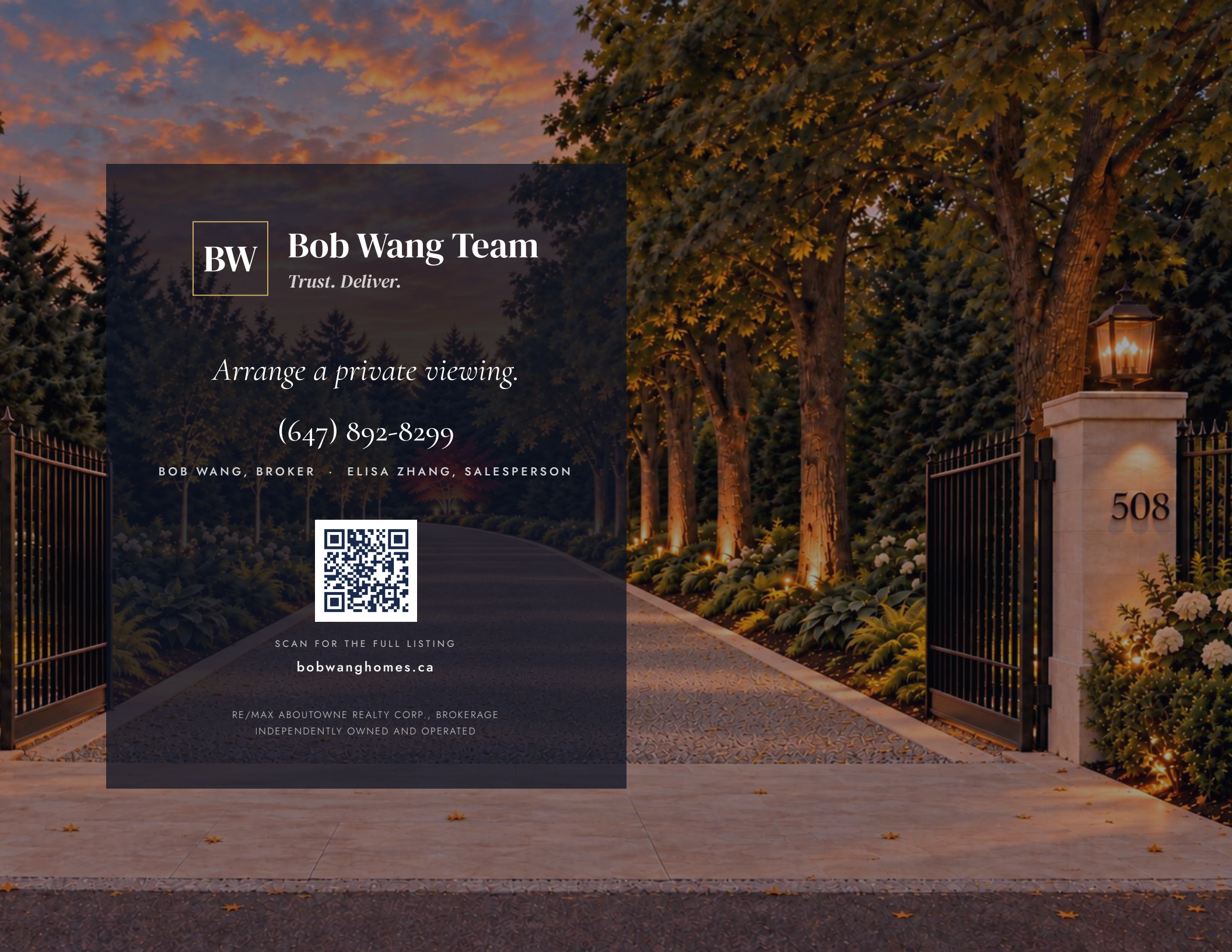
Registered survey, Plan 20R-8199

Zoning analysis, Hicks Design Studio

Concept site plan, dimensioned

Concept renderings, two schemes

Renderings and site plan are artist's concepts, not an approved design. Zoning figures are from a zoning analysis by Hicks Design Studio, subject to confirmation by the Town of Oakville.



BW

Bob Wang Team

Trust. Deliver.

Arrange a private viewing.

(647) 892-8299

BOB WANG, BROKER · ELISA ZHANG, SALESPERSON

SCAN FOR THE FULL LISTING

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