

THE ARCADIAN

REALTY TEAM NEWSLETTER

JUNE 2025 | Oakville Edition



FOR SALE

93 #8 Highway Flamborough

One-of-a-kind family retreat in Greensville within a short walk to Webster's Falls! This beautiful 4-bedroom home sits on about half an acre of landscaped property right next to the park. Inside and out, there is an extensive list of updates & features which must be seen to be truly appreciated, including the backyard oasis with salt water pool, pool house, hot tub & lush gardens.

4 BED | 3 BATH | \$1,359,000



FOR SALE

456 Townsend Ave Burlington

A rare PREMIUM lot backing onto the golf course in Aldershot's Coveted LaSalle Neighbourhood. Tucked away in the heart of Aldershot, this well-built brick bungalow offers the rare combination of privacy, location and potential. Set on a beautifully landscaped 83x150 ft lot with no rear neighbours as the home backs onto mature trees and the picturesque Burlington Golf & Country Club, offering peaceful views and a seasonal peek-a-boo view of the lake.

3+1 BED | 5 BATH | \$1,999,999



FOR SALE

3030 Breakwater Crt #16 Mississauga

Offered for the first time in over 20 years, this delightful townhome radiates pride of ownership from the moment you step inside with THREE separate entrances! Lovingly maintained by the original owners, every corner of this home exudes warmth and care. Recent updates, including a new furnace (2023), shingles (2024) and A/C installed in 2020, mean you can move in with confidence. It's the perfect place to start your next chapter!

2+1 BED | 3 BATH | \$799,000



SOLD

30 Hamilton St South #706 Waterdown

Welcome to "The View". Offering a rare & desirable corner unit, perched on the top floor of Waterdown's most exclusive condominium. This residence offers a perfect blend of affordability, luxury & convenience, along with breathtaking views. Discover a bright and open-concept layout, highlighted by large windows and sliding patio door to your private balcony where you can take in sightlines all the way to Lake Ontario.

1 BED | 1 BATH | \$525,000



SOLD

26 Fairleigh Avenue South Hamilton

Welcome to this charming 2.5-storey century home, situated on a spacious lot in the heart of Hamilton. Discover original details such as pocket doors, wood trim, crown moulding and hardwood flooring which give the home its sought-after character. This home offers the charm of a century property with the benefit of valuable updates and is full of potential to take it to the next level. Don't miss out, this home is priced to sell!

4 BED | 1 BATH | 689,900

Have questions about your neighbourhood market? We are here to help!

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CENTURY 21.
Miller Real Estate Ltd.
BROKERAGE

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YOUR MARKET REPORT

DETACHED HOMES

AREA	# OF SALES	AVG. SALE PRICE
Bronte	12	\$1,833,125
River Oaks	8	\$1,753,125
Glen Abbey	7	\$1,891,571
Westmount	6	\$1,923,500
West Oak Trails	6	\$1,449,700
West	5	\$2,374,600
Old Oakville	4	\$2,506,250
Central	4	\$1,431,250
College Park	3	\$1,095,000
Bronte Creek	3	\$2,519,667
Ford	3	\$1,978,333
Falgarwood	2	\$1,235,665
Glenorchy	2	\$1,840,000
Rural Oakville	1	\$1,900,000
Wedgewood Creek	1	\$1,600,000
Southwest	1	\$1,990,000
Morrison	1	\$3,000,000
Joshua Creek	1	\$2,300,000
Clearview	1	\$1,885,000

SEMI-DETACHED, TOWNHOMES, ROW AND LINKS

AREA	# OF SALES	AVG. SALE PRICE
Bronte	14	\$1,163,571
Glenorchy	7	\$1,036,929
River Oaks	7	\$910,029
Westmount	6	\$777,500
Glen Abbey	6	\$717,067
College Park	5	\$755,400
Bronte Creek	4	\$1,475,999
Central	3	\$892,500
Joshua Meadows	2	\$845,000
West Oak Trails	1	\$1,035,000
Old Oakville	1	\$4,000,000
Joshua Creek	1	\$769,000
Falgarwood	1	\$540,000

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NEIGHBOURHOOD GUIDE: COLLEGE PARK



NEIGHBOURHOOD VIBE

A diverse and family-friendly neighbourhood with a mix of students, families, and seniors.



COMMUNITY CANVAS

A vibrant community with residents from diverse ethnic backgrounds and a strong sense of belonging.



PROPERTY PULSE

Homes range from apartments and condos to single detached homes, with varied styles and ages.



WHAT YOU'LL LOVE

Great schools, parks, and recreational facilities, along with a convenient location.

College Park has a consistent population, and is popular with families with teens, people in their 20s, people in their 40s, and people in their 50s. College Park is in northeast Oakville, with Sixteen Mile Creek forming the western boundary, QEW to the south, Upper Middle Rd to the north, and Trafalgar Rd to the east. This neighbourhood features Sheridan College, and there is a mix of students, families, and seniors. Housing is also varied, with plenty of apartment and condo highrises, single detached homes from the 1960s-1970s, townhomes, and duplexes. There is a golf course, wooded areas, and plenty of parklands, as well as shopping and services areas.

People & Families in College Park

Families with kids make up 40% of households in College Park, while couples without children make up 25% of households and 25% of households are one person living alone. People in this neighbourhood come from 110 different ethnic origins, and 36% are first-generation immigrants, while 26% are second-generation immigrants.

Having Fun in College Park

Fun is easy to find at the many parks & rec facilities here. Parks in College Park feature playgrounds for kids and sports parks. There are 12 parks in College Park, with 41 recreational facilities in total. The average number of facilities per park is 3.

Neighbourhood Households

5,045

Number of Parks

12

Neighbourhood Population

12,682

Number of Recreation Facilities

41

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