

# Property Details

## Main Level

### Front Foyer

- Single door entry with side window
- Large double coat closet
- Neutral ceramic tile floor
- Open and spacious
- Decorative light fixture

### Living Room

- Large window with lake views
- Open from the foyer
- Oak strip hardwood floors
- Neutral décor
- Crown moulding
- Gas fireplace with oversized stone
- Surround and mantle

### Dining Room

- Off the living room
- Oak strip hardwood floors
- Decorative glass chandelier
- Patio doors with access to a
- Large entertaining size deck
- Neutral décor and crown moulding

### Main Bathroom (4 pc)

- White ceramic tile floor
- Large window
- Oversized sink cabinet with moulded sink and counter
- White Eljer toilet
- Pot light and vented
- Wall to wall mirror
- Tub with shower and tile surround

### Kitchen

- Neutral décor
- Oak strip hardwood floors
- Neutral wood like laminate floors
- Solid wood cabinetry
- Neutral off white counter with
- Neutral tile backsplash
- Inglis white glass top stove
- Conquest fridge with freezer
- & ice and water dispenser
- Large eat in area
- Maytag white built in dishwasher
- Double stainless steel sink
- Large window facing the rear gardens

### Master Bedroom

- Large window overlooking the front
- Gardens and fantastic views of the lake
- Oak strip hardwood floors
- Ceiling fan with light fixture
- Crown moulding & neutral décor

### Master Ensuite (2 pc)

- Neutral décor and window
- Oak cabinet with moulded sink and counter
- Decorative faucets
- White tile floor
- American standard toilet

### Bedroom #2

- Currently used as the den
- Oak strip hardwood floors
- Large double closet with built in shelving
- Neutral décor
- Large window with lake views

### Bedroom #3

- Used as an office right now
- Oak strip floors
- Single door deep closet
- Crown moulding
- Large window with side garden views

## Lower Level

### Family Room

- 2 large windows
- New berber
- Hardwood wainscoting surround
- Neutral décor
- Wood burning fireplace with wall
- To wall brick surround and hearth
- & hardwood mantle

### Bedroom #4

- Neutral décor and new berber
- Large ground level window
- Cedar storage closet
- Very spacious and bright

### Ensuite

- White ceramic tile floor
- Neutral décor
- Window
- Shower with frosted glass surround
- Porcelain counter and sink & tile backsplash
- Floating lower cabinet

# Property Details

## *Lower Level - Cont'd*

### **Laundry Room**

- 2 large windows
- White cabinetry topped with neutral counter and stainless steel sink
- Kenmore washer and dryer double closet
- Floor drain
- Spacious and bright

### **Storage room**

- Houses the furnace and hot water tank
- Lots of storage room, very spacious

### **Storage room, #2**

- Currently used as a wrapping room

### **Storage room, #3**

- Houses the sump pump
- Recently reno'd
- Newly sealed, insulated walls and new concrete floors (approx cost \$18,000.00)

## *Additional Features*

- Air conditioning – 1 year new
- Central vac in the garage
- Heating, gas, age unknown
- 200 Amp service
- Copper wiring
- Roof, 6 years new
- 2 new sump pumps with alarm
- House alarm

\*The information contained herein has been supplied to Sothebys International Realty by the owners of the property and is deemed to be correct, however has not been independently verified

# School Information

## Halton Public School Information

For further information and confirmation of public school boundaries, please visit the Halton District School Board website at [www.haltondsb.on.ca](http://www.haltondsb.on.ca)

## Halton Catholic School Board Information

For further information and confirmation of catholic school boundaries, please visit the Halton Catholic District School Board website at [www.haltonrc.edu.on.ca](http://www.haltonrc.edu.on.ca)

# Oakville Independent Schools

Appleby College  
Grades 7-12  
[www.appleby.on.ca](http://www.appleby.on.ca)

Maclachlan College  
JK-Grade 12  
[www.maclachlan.on.ca](http://www.maclachlan.on.ca)

Chisholm Academy  
Grades 9-12  
[www.chisholmcentre.com](http://www.chisholmcentre.com)

John Knox Christian School  
JK – Grade 8  
[www.jkcs-oakville.org](http://www.jkcs-oakville.org)

Clanmore Montessori School  
905-842-2200

Oakville Christian School  
JK-Grade 8  
[www.ocsonline.org](http://www.ocsonline.org)

Dearcroft Montessori School  
Preschool-Grade 3  
[www.dearcroft.com](http://www.dearcroft.com)

Rotherglen Montessori School  
JK-Grade 8  
[www.rotherglen.com](http://www.rotherglen.com)

Fern Hill School  
Preschool-Grade 8  
[www.fernhillsschool.com](http://www.fernhillsschool.com)

St. Mildred's Lightbourn School  
JK-Grade 12  
[www.smls.on.ca](http://www.smls.on.ca)

Glenburnie School  
Preschool-Grade 8  
[www.glenburnieschool.com](http://www.glenburnieschool.com)

West Wind Montessori School  
Grade 1-8  
[www.westwindms.com](http://www.westwindms.com)

King's Christian Collegiate  
Grades 9-12  
[www.kingschristian.net](http://www.kingschristian.net)