

PROPERTY DETAILS

Main Level

Front Foyer and Hall

- Hardwood flooring
- Coat closet
- Front door with glass insert and side light windows
- French doors with bevelled glass to living room
- Staircase to upper level

Living Room

- Hardwood flooring

Dining Room

- Hardwood flooring
- Chair rail
- French door with bevelled glass to kitchen

Family Room

- Broadloom
- French doors with bevelled glass
- Wood burning fireplace with stone surround and wood mantle
- Sliding door to patio
- Crown moulding
- Pot lighting

Powder Room (2 pc)

- Hardwood flooring
- Vanity
- Window with roll-up blind
- Toilet

Laundry Room

- Vinyl flooring
- Laundry tub
- Upper cabinets
- Hanging bar
- Window
- Door to garage
- Maytag washer and dryer

Garage

- Triple car garage
- Three garage door openers
- Door to garden
- Central vacuum canister

Kitchen

- Updated
- Extensive cabinetry including corner cabinets with 2 lazy Susans, pot drawers, corner shelf display, glass china display cabinets and microwave shelf
- Ceramic tile backsplash
- Double stainless sink with small center washing sink
- Appliance garage (x2)
- Door to garden
- Custom blinds
- Amana side by side refrigerator with custom panels
- Maytag cooktop
- Jenn-Air built-in wall oven (convection)
- Kitchen Aid built-in dishwasher
- Venmar exhaust vent hood
- Ceiling fan
- Pot lighting

Upper Level

- Hardwood flooring throughout
- Linen closet
- Light fixture

Master Bedroom

- Two closets with built-ins
- Custom pleated blinds

Master Ensuite (4 pc)

- Ceramic tile flooring
- Updated vanity and upper cabinetry
- Heat lamp
- Light in shower
- Blind
- Dimmer switches

Main Bathroom

- Ceramic tile flooring
- Updated vanity and upper cabinetry
- Mirror with halogen lighting
- Heat lamp
- Toto toilet
- Kohler sink
- Light in shower
- Pull out bin for laundry hamper
- Dimmer switches

Bedroom #2

- Closet with built ins
- Roll-up blind

Bedroom #3 (Office/Work Room)

- Closet
- Drapes and valance

PROPERTY DETAILS

Bedroom #4

- Closet with built-ins
- Roll-up blinds

Bedroom #5

- Closet with shelves

Lower Level

Games / Recreation Room

- Broadloom
- Built-in pine bar with tile top
- Bar sink
- Bar fridge
- Pot lighting

Office

- Broadloom
- Built-in shelves
- Built-in bookcases
- Pot lighting

Powder Room (2 pc)

- Broadloom
- Single vanity
- Mirror
- Vanity light fixture

Storage Room

- Workbench
- Shelving
- FAG Furnace
- Humidifier
- Air Conditioner
- Hot water tank (Rental)

- Storage under stairs

Inclusions

- All central vacuum equipment
- All pool equipment
- All window coverings-exclusions noted
- Bar Fridge in Basement

Additional Features

- Extensive landscaping with beautiful gardens - lovingly maintained and incredible attention to detail throughout the garden
- Inground sprinkler system (front, rear and side)
- Inground pool (40 ft x 20 ft) with diving board and two ladders
- New heater, filter and pump (Replaced by current owners)
- New pool liner (2006)
- Pool surrounded by tumbled stone interlock patio (2007)
- Pool Shed (2007)
- Retaining wall
- Walkways
- Gates on each side of house
- Brick and aluminum siding
- Triple car garage
- Triple drive and parking for up to 6 cars
- New air conditioning unit (May 2008)
- Updated Repla windows throughout
- Reshingled roof (2007)
- New garage doors (2007)
- Patio off kitchen
- Updated kitchen
- Renovated upper level bathrooms
- New and refinished hardwood floors

Exclusions

- Pool table in Games Room
- Dart board in lower level
- Light fixture over pool table in billiard room
- Light fixture under cabinet over desk in basement office
- Dining room chandelier
- Freezer in garage
- Master bedroom valance

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

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

OAKVILLE INDEPENDENT SCHOOLS

Appleby College
Grades 7-12
www.appleby.on.ca

Chisholm Academy
Grades 9-12
www.chisholmcentre.com

Clanmore Montessori School
905-842-2200

Dearcroft Montessori School
Preschool-Grade 3
www.dearcroft.com

Fern Hill School
Preschool-Grade 8
www.fernhillsschool.com

Glenburnie School
Preschool-Grade 8
www.glenburnieschool.com

King's Christian Collegiate
Grades 9-12
www.kingschristian.net

Maclachlan College
JK-Grade 12
www.maclachlan.on.ca

John Knox Christian School
JK – Grade 8
www.jkcs-oakville.org

Oakville Christian School
JK-Grade 8
www.ocsonline.org

Rotherglen Montessori School
JK-Grade 8
www.rotherglen.com

St. Mildred's Lightbourn School
JK-Grade 12
www.smls.on.ca

West Wind Montessori School
Grade 1-8
www.westwindms.com