

Property Details

Ground Level

Front Foyer

- Single door entry
- Spacious and bright
- White ceramic tile floor
- Deep Single closet

Family room

- Spacious and bright
- Neutral décor and carpet
- Double patio doors which lead to a cobble stone patio, grade level, with mature trees and garden surrounding

Laundry room/utility room

- GE white washer and dryer
- Window looking over rear gardens
- Built in shelving for storage
- Rental water heater
- Furnace (1997)

2 piece bathroom

- Newly renovated
- New ceramic tile floor
- Neutral décor and is vented
- Decorative light fixture and glass shelf
- Lovely furniture style cabinet with molded counter with sink
- Chair rail surround
- White Kohler toilet

2nd Level

Living Room

- Neutral décor and carpet
- Wood burning fireplace with white traditional fireplace and built in surround shelving
- Large floor to ceiling window
- Sliding glass doors out to the patio surrounded by mature trees and gardens
- Pot lighting
- Open to the dining room

Dining Room

- Open to the sunken living room
- Cherry hardwood floors
- Open and spacious with neutral décor
- Open to kitchen and pass through counter area

Kitchen

- Neutral décor and flooring
- Hanging light fixture over breakfast table area
- Double door open to pantry with built in shelving
- Electric Automatic shelf clean oven with Broan hood with light and fan
- Kenmore fridge with side freezer
- White Westinghouse built in dishwasher
- Lots of neutral white cabinetry
- 2 large windows overlooking the front gardens
- White fan with light fixture in the main kitchen area
- Some under cabinet lighting
- White tile backsplash

3rd Level

Master Bedroom

- Neutral décor
- Decorative ceiling fan with light
- Double corner window
- Large walk in closet with built in shelves and hanging area
- Laminate flooring
- Track light

Master Ensuite

- Brand new!
- Neutral tile floor
- Neutral tile surround in the shower with double glass door front
- Oversized shower head and decorative faucets and fixtures
- New molded sink and counter with a richly stained lower cabinet
- Matching cabinet over toilet with cupboard and shelving
- White Kohler toilet
- Neutral décor and freshly painted

Bedroom #2

- Neutral décor and carpet
- Large window
- Double oversized sliding door closet with built in shelving
- Decorative light fixture and wall sconce

Bedroom #3

- Currently used as a home office
- Neutral décor and carpet
- Double corner window
- Double closet with built in shelving

Property Details

3rd Level (Cont'd)

Bathroom

- Neutral décor
- Hardwood strip floors
- Hardwood Cabinet with a neutral off white molded counter and sink
- Decorative brass coloured fixtures and faucet
- Oversized mirror and decorative light fixture
- Cream coloured tub and shower with neutral tile surround and sliding glass door front
- Cream coloured American Standard Toilet

4th Level

- Kitchenette with wet bar
- Neutral décor and carpet
- Decorative light fixture
- Lower and upper white cabinetry
- Neutral counter with single stainless steel sink
- Access to the roof top terrace

Roof Top Terrace

- Very spacious
- Brand new pressure treated wood deck
- 2 balcony's overlook front and rear gardens
- Water tap with hose
- Lawn furniture included

Inclusions

- All electric light fixtures (minus the dining room)
- All appliances, including washer and dryer
- All window coverings (minus drapes in living room)
- Central vacuum and attachments

Exclusions

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Details and Features

- Deck on roof top terrace was redone 2006
- Windows on the 3rd level replaced 2006
- Powder room redone 2006
- Master ensuite renovated 2008
- All carpets have been steam cleaned/shampooed (August 2008)
- Furnace was installed 1997
- Central air
- Central vacuum
- 2 parking spots in driveway (only unit in it's row with this)
- Beautiful magnolia tree in front garden
- 3 levels of livable outdoor space
- 10ft ceiling in Living Room
- Spacious eat-in kitchen with huge window and updated cabinets

Upgrades

- Upgraded doors throughout
- Upgraded baseboards and trim
- Quality blinds on all windows
- Custom fireplace mantle and built-in shelving in Living Room
- Tall custom privacy screen on window in Living Room
- Hardwood in Dining Room
- Hanging chandelier lights through centre of staircase
- New upper level windows in 2006 (reduces noise from outside)
- New Rooftop Deck in 2006
- New Powder Room in 2006
- New Master Ensuite in 2008

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