

Property Details

Main Level

Front Foyer

- Porcelain flooring
- Front door with leaded glass insert
- Glass sidelights and transom
- Crown moulding
- Wainscotting
- Double closet
- Glass light fixture
- **Alarm keypad**

Hallway

- Jatoba hardwood flooring
- Wainscotting
- Light fixture

Office

- Jatoba hardwood flooring
- Halogen track lighting
- Blinds
- Double French doors
- 2 phone lines (separate – addition to regular phone line)
- Cable hook up
- 2 shelves excluded

Great Room

- Jatoba flooring
- Napoleon gas fireplace with formal white mantle
- 2 sconces
- Vaulted ceiling
- 2 story windows
- Hunter Douglas sun shade blinds
- Upper window blinds on remote
- Ethernet hook up
- Cable and phone outlet
- 2 sconces
- Crown moulding
- Open concept to breakfast area

Dining Room

- Jatoba flooring
- Chandelier
- Cove ceiling with crown moulding
- Halogen pot lights
- Wainscotting
- Blinds

Kitchen

- Eat-in
- Porcelain tile flooring
- Shaker style wood cupboards
- Granite countertops
- Slate backsplash
- Undermount stainless sink with pull out spray
- Window over sink with blinds
- Jenn-Air built-in dishwasher
- Duelfuel DCS stove with gas 5 burner cooktop and electric oven
- Jenn-Air stainless steel French door fridge
- Island with granite countertop, pot and storage drawers and breakfast bar
- Exhaust hood
- Corner pantry cupboard
- Pendulum light fixture
- French door walk out to deck
- Breakfast area with chandelier, window overlooking garden and ravine and open to great room.
- China display cabinets with glass panel inserts

2 piece Powder Room

- Jatoba flooring
- Pedestal sink
- Light fixture
- Mirror excluded
- Crown moulding

Laundry Room

- Kenmore Elite smart wash Quiet Pak9 washer/dryer
- Laundry sink
- Porcelain flooring
- 2 halogen track lights
- Mirror excluded
- Access to garage
- Utility closet with built in shelving
- Alarm keypad

Property Details

Upper Level

Hallway

- Cherry Jhardwood staircase with wrought iron spindles, wood handrail, broadloom runner, open to Great Room.
- Jatoba hardwood landing and hallway
- Crown moulding
- Wall sconces
- Linen closet

Master Suite

- Broadloom
- Drapes
- Overlooks back garden and woods
- Walk-in closet with built in organizers with pull out drawers, cubbies, bins and track lighting and Linen Closet

Master Ensuite

- 5 piece
- Porcelain tile floors
- Corner shower with glass side walls and door, marble bench, body jets and rain shower head
- 2 vanities with undermount sinks and granite countertops
- Corner soaker tub
- Blinds
- Sconces
- 2 mirrors
- Pot lights
- Exhaust fan
- Separate water closet with fan and door

Bedroom Two (northwest)

- Broadloom
- Blinds
- Track lighting
- Double closet with shelving

Main Bathroom

- 4 pieces
- Porcelain tile floor
- Toilet
- Vanity with undermount sink and granite countertops
- Tub with ceramic tile surround and rain showerhead
- Exhaust fan

Bedroom #3 or Second Master (North)

- Broadloom
- Drapes
- Sitting Area
- 2 double closets

Bedroom #3 Ensuite

- Ceramic floor
- Shower with glass door and side walls and rain shower head
- Toilet
- Vanity with undermount sink

Lower Level

Landing and Stairs

- Hardwood stairs with decorative iron railing leading to lower level
- Cork flooring
- Luggage closet
- 6.5" baseboards

Bedroom/Office

- Cork flooring
- Pot lighting
- Double closet
- Single closet
- Utility closet (Hot water rental, Lennox Furnace, Central Air and humidifier)
- Electrical closet
- 6.5" baseboards

Ensuite Bathroom

- 3 piece
- Faux slate flooring
- Spacious shower enclosure with custom glass screen and door and faux slate surround
- Pedestal sink
- Pot lighting
- Exhaust fan

Recreation Room

- Cork flooring
- Extensive pot lighting
- Cherry wainscoting and chair rail
- Media cabinets with cherry finish and decorative wood grill
- Ledge rack accents above media cabinets
- 2 sets of French doors with walkout to grade
- Corner gas fireplace with herringbone insert and ledge rock surround

Billiards Room

- Cork flooring
- Pot lighting
- Cue rack on wall (included)
- Arts and Craft Style billiard lamp (included)
- 2 decorative wall sconces (included)
- Connelly billiards table (excluded)
- Built-in speaker system (in ceiling only)
- Panasonic Viena flat screen and home theatre system (excluded)

Storage Room Cold Cellar

Property Details

Exterior

- Interlock double drive
- Stone steps
- Porch
- 2 Garage doors
- Stone and Stucco exterior
- Beside walkway
- 12 homes on street
- Landscaped property
- Rear garden with pergola

Garage

- For 2 cars
- 2 garage door openers
- 2 remote controls

Additional Features

- Ethernet throughout
- Cable in Living Room, Family Room, Upper level bedrooms & recreation room
- 7.5" baseboards on main floor
- 6.5" baseboards on lower level

Inclusions

- All drapes
- Cue rack on wall in Billiards Room
- Arts and Craft Style billiard lamp in Billiards Room
- 2 decorative wall sconces in Billiards Room

Exclusions

- Connelly billiards table in Billiards room
- Panasonic Viera flat screen and home theatre system in Billiards room

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