

Property Details

Main Level

Foyer

- Double door entry
- Ceramic tile floor
- Circular staircase with broadloom
- Coat closet
- Chandelier
- Wainscotting
- 2 stories with window above front doors

Living Room

- Broadloom
- Custom blinds – Hunter Douglas Silhouette
- Crown moulding
- French doors to dining room
- Window seat

Dining Room

- Broadloom
- Custom blinds – Hunter Douglas Silhouette
- Chandelier
- Wainscotting
- Crown moulding
- Cabinet and hurricane lamp excluded
- French doors to living room
- Doors to kitchen

Powder Room

- Ceramic tile floor
- Toilet
- Vanity with single sink and cabinets
- Mirror over vanity
- Exhaust fan

Laundry Room

- Linoleum floor
- Coat closet
- Washer and Dryer
- Laundry sink
- Shelf and built in cabinets
- Side door to covered porch
- Door to garage

Den/Office

- New broadloom
- Double door entry
- Blinds
- Ceiling fan

Kitchen

- Updated with new ceramic floor; counter; sink; backsplash, pot lights, under cupboard lights and pantry 2003
- Moffat side by side fridge with ice and water
- Large pantry with pullout cupboards
- Slotted shelves above fridge
- Lower cabinets feature pull out drawers
- Inglis Stove & Convection Oven
- Corian countertops
- Ceramic backsplash
- Pot lighting
- Double stainless steel sink
- Window over sink with blinds
- Built in GE microwave
- Maytag built in dishwasher
- Breakfast area with chandelier, blinds and sliding door to deck
- Telephone desk with Corian countertop
- Extensive cupboards
- Display shelf
- Lazy Susan corner cupboard

Family Room

- New broadloom
- Gas fireplace and gas log set with stone mantle and surround
- Pot lights
- Sliding doors with walkout to deck
- Plantation shutters
- Mirror excluded

Garage

- Double garage with 2 doors
- 2 Garage door openers
- Electrolux Central Vac canister
- Slat wall storage system
- Shelving
- Workbench
- Door to covered porch
- Door to Laundry Room

Property Details

Upper Level

Upper Hall

- Broadloom
- Staircase with oak spindles
- Wainscotting
- Double linen closet with shelving

Master Bedroom

- Double door entry
- New broadloom
- Ceiling fan
- Blinds on windows
- 2 walk in closets

Master Ensuite

- 5 piece
- Freshly painted
- Porcelain tile flooring
- Vanity with double sinks
- Large mirror above vanity
- Vanity light fixture
- Porcelain tile step up to large soaker tub
- Ceramic tile surround
- Separate shower with marble threshold, ceramic tile flooring and walls, glass door
- Exhaust fan

Bedroom Two (northwest)

- New broadloom
- Double closet
- Ceiling fan
- Blinds on windows

Bedroom Three (northeast)

- New broadloom
- Freshly painted
- Double closet with built in organizers
- Ceiling fan
- Chair rail

Main Bathroom

- 4 piece
- Vinyl flooring
- Freshly painted
- Large vanity with drawers and cupboards
- Large vanity mirror
- Light fixture
- Blinds
- Bathtub ceramic tile surround

Bedroom Four (southeast)

- New broadloom
- Ceiling fan
- Double closet
- Blinds

Lower Level

Landing

- Oak staircase to lower level
- Fully finished
- Broadloom
- Wainscotting
- Track lighting fixture

Cold Room

- Fridge unit
- Chest freezer

Bathroom

- 3 pieces
- Vinyl flooring
- Vanity with drawers, cupboards, mirror and light
- Separate shower stall with ceramic tile surround, marble threshold, ceramic tile floors and walls
- Exhaust fan

Bedroom Five

- Broadloom
- Ceiling fan
- Double closet
- Drapery

Utility Room

- Rheem hot water tank
- Lennox Furnace with humidifier
- New Honeywell A/C in 2003
- Electrical panel breakers (125 AMP)
- Workbench
- Cupboard
- Tool organizers
- Shelves

Recreation Room

- Broadloom
- Built in wet bar
- Built-in bar fridge
- Sink
- Built-in shelving and cabinetry
- Ceiling fan
- Gas fireplace with brick hearth surround
- Wood mantle

Exercise Room

- Broadloom
- Equipment excluded

Property Details

General

- Blakely built 1986
- 2008 taxes \$5144.88
- Lot size 54.99X121.39
- New lighting in bathrooms, kitchen and dining room
- Interior freshly painted within last 4 years
- Updated broadloom

Location

- Walking distance to schools (public and catholic high schools),
- Walking trails,
- Glen Abbey Recreation centre,
- Oakville gymnastics club, shopping, on main bus route,
- Sidewalks are ploughed and road is ploughed early.
- Close to Glen Abbey Golf Course.

Exterior

- Inground pool, Pioneer kidney shaped pool, with diving board and solar blanket
- New pool filter and winter cover 2008
- Cedar deck (2005)
- Gazebo (2005)
- Very private back yard with cedars and globe maples
- Fountain
- 2 sheds (one wood 2003, one metal 2005)
- Satellite dish
- New roof in Sept 2005 with 30 year shingles on house and gazebo (ice and water shield)
- Spa pad and gazebo
- Outside professionally painted in 2003
- Updated re-asphalted driveway in 2008

Exclusions

- Exercise Equipment in exercise room
- Stove and Fridge
- Washer and dryer
- Hot tub

Inclusions

- All window coverings
- All light fixtures
- 2 garage door opener with 2 remotes
- All ceiling fans
- Chest freezer
- Bar fridge
- Dishwasher
- Microwave
- All pool equipment
- Fountain
- Lower level fridge
- Central Vacuum with powerhead and attachments

Estimated Costs

- Heating average \$200/month
- Hydro average \$200/month
- Water average \$50/month

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