

40 First Street  
Oakville, Ontario

Classic Architecture Meets Contemporary Design



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### *Classic History Meets Modern Glamour*

Located two homes from Lake Ontario and just East of Oakville's upscale boutiques and gourmet restaurants, 40 First Street is one of the few original historical homes left in the neighbourhood and, according to many, the single most impressive residence in all of Oakville. Beautifully restored, recently renovated and decorated with the assistance of award winning designer, David Powell of Powell and Bonnell, this unique 6+ bedroom property carries with it a story over a century long. This history is undoubtedly recognized in the ornate two and three-tier crown mouldings which embellish the eleven foot nine ceilings, the original hardwood floors which extend throughout much of the home, and the intricately carved marble fireplaces – some of which are still working to this day.

A newly constructed custom kitchen, family room and master suite mark the complimentary modern characteristics of today's 40 First Street. A new story takes shape with radiant heated flooring, fresh interior designs, air exchange and filtration systems, media and exercise areas, a large Gunite saltwater pool, and a wired Bose stereo system throughout.

### *Elegant Features and Stunning Accents*

A gracious front door with a transom window and side lights offers a cordial greeting as you arrive at 40 First Street. This grand entrance boasts heated Travertine and Cortona stone flooring, eleven foot nine ceilings, eighteen-inch baseboards and a pair of Baker chandeliers.

As you make your way upstairs, a gracious staircase leads the way to a landing with custom ceiling detail and one of the most remarkable features of 40 First Street...its original stained glass, square-shaped skylight strikingly framed with multi-tiered crown moulding, modern uplighting highlights this elegant feature.

*A Home to Suit Every Need*

Entertain friends and family in the spacious new kitchen and luxurious dining room. Prepare lavish meals and beverages in your kitchen area with a honed granite countertop, five-burner cook top island, and built-in Sub-Zero beverage and wine fridges. Double French doors lead you into the dining room, where the original, elaborate ceiling medallion overlooks your guests as they dine. Create an inviting atmosphere with a fire in the original usable fireplace.

40 First Street represents more than six thousand square feet of space that are easy to call home. After a long day's work or an extended vacation out of town, there is no better dwelling to relax and unwind. Enjoy a classic game of pool in the Billiards Room, take pleasure in quality family time in front of the extra-wide Honed Carrera gas fireplace in the Family Room, or treat yourself to a lavish bath in the large soaker tub of the Master En Suite.

Be a part of the history.  
Create your memories at 40 First Street.





## Front Foyer

- Grand entrance
- Travertine and Cortona heated stone flooring
- 11'9" ceiling
- Intricate detailed crown moulding
- Gracious front door with transom window and side lights
- 18" baseboards
- Baker Chandelier
- Brass fixtures

## French door to front hall

Transom window with two side lights

## Front Hall

- Original Hardwood flooring
- Two tier crown molding
- Matching Baker Chandelier
- Ceiling medallion
- Staircase to upper level
- Unique plaster detailing
- Vent for universal humidifier

## Billiard Room/Parlour

- Original Hardwood flooring
- Wood burning fireplace with carved Marble mantle, iron gate and screen
- Antique gold mirror (original mirror glass stored in basement)
- 18" baseboards
- Three tier crown moulding
- Exquisite trim work
- Original intricate ceiling medallion
- Original pocket doors to Living room
- Custom floor to ceiling Dupiani silk draperies
- Two sets of walk-out French doors with brass fixtures
- Sheers
- Stereo speakers inset into baseboard
- Pool table and accessories are negotiable

## Living Room

- Hardwood flooring
- 11'9" ceilings
- 18" baseboards
- Three tier crown moulding
- Carved marble fireplace with iron gate and screen
- Matching antique mirror (original mirror glass

stored in basement)

- French doors to Mud room
- Two external French doors
- Original intricate ceiling medallion
- Custom Dupiani silk draperies
- Sheers
- Stereo speakers in baseboard
- Vent for universal humidifier

## Dining Room

- Original Hardwood flooring
- Three tiered intricate and unique crown moulding
- 18" baseboards
- French doors to kitchen
- Built in glass shelving enclosed in original French doors
- Carved (working) marble fireplace with iron gate and screen
- Ceiling medallion
- 2 Porto Romana brushed nickel wall sconces with cream shades
- Art lighting at both ends of room
- Custom floor to ceiling silk draperies and blind
- Custom paneling
- Table on north side of fireplace is included
- Stereo speakers in baseboards
- Custom area carpet negotiable

## Kitchen

- Newly constructed in 2007
- Downsview custom kitchen with off white cabinetry
- Shaker style cabinets with nickel trim
- Decorative glass doors
- Honed granite countertop
- Stone floor with radiant heat throughout
- French doors to Dining room
- Three sets of French doors with Palladium transom to rear patio. Screens included.
- Dark walnut wood island with dark brown granite countertop and butcher block insert with nickel trim
- Island has a five burner cook top with 'pop-up' vent
- Extensive cabinetry
- White granite countertop and backsplash
- Built-in Sub-Zero beverage fridge

- Built-in Sub-Zero wine fridge
- Sub-Zero refrigerator/freezer with Ice/Water dispenser
- Culligan reverse osmosis water purifier
- Under mount double stainless steel sink
- Two Fisher & Paykel dishwasher drawers with custom facings
- Miele double wall oven and microwave
- Miele warming drawer
- Under cabinet lighting in all areas
- Halogen pot lights
- Built-in speakers
- Art lighting

## Breakfast Area

- Heated stone flooring
- Halogen pot lights
- Two art lights
- Built-in custom bench in faux calf skin
- Wired for television
- 18" baseboards
- Access to side entry/mudroom

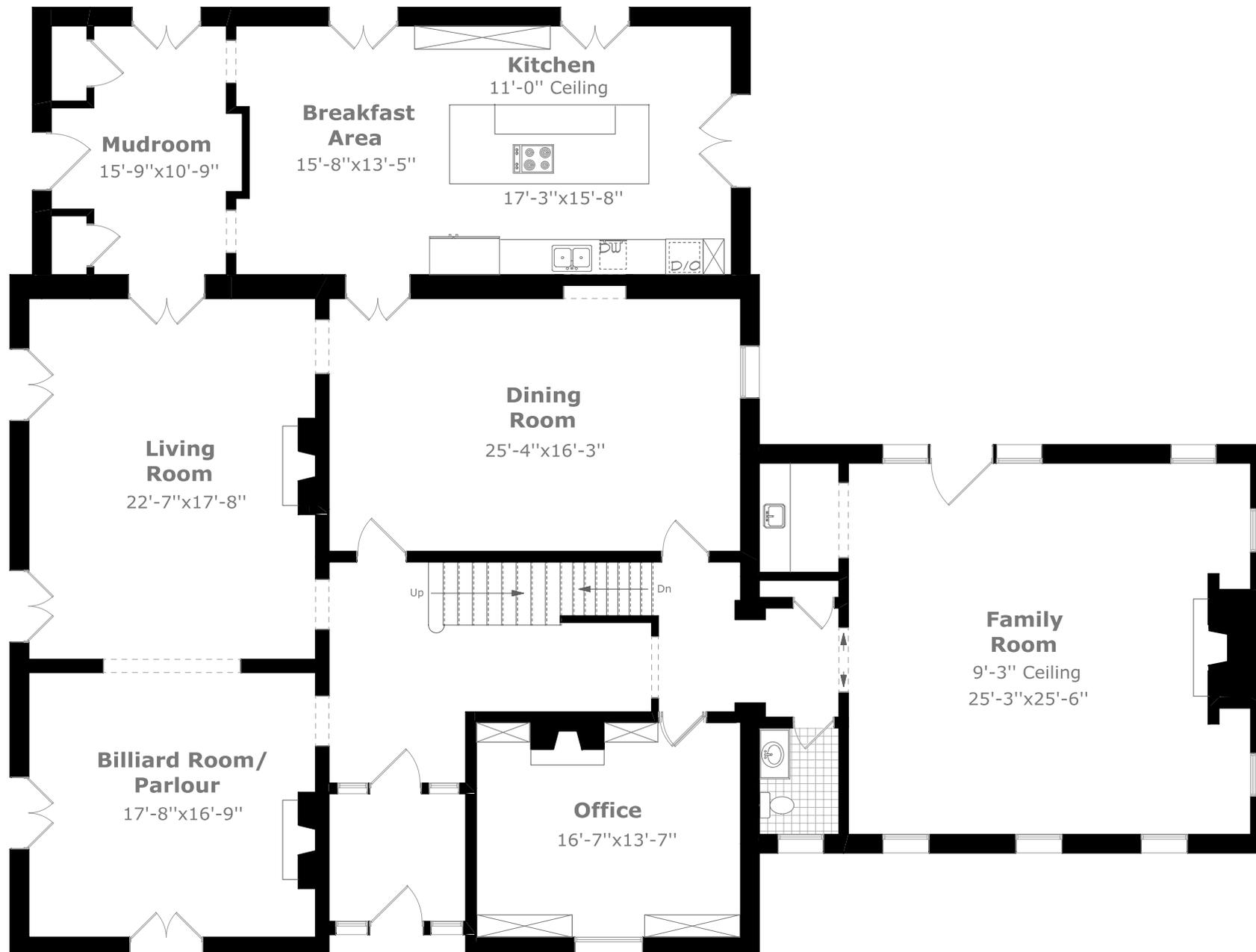
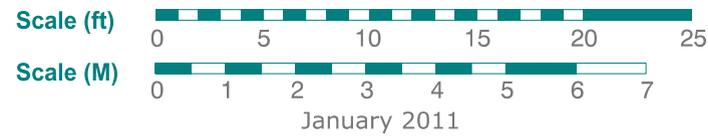
## Office

- Original Hardwood flooring
- Built-in shelving
- Custom paneling
- 4 Sconces
- Ceiling medallion
- French window
- Antique marble fireplace with iron gate and screen

## Mud Room

- Heated stone flooring (continuous from kitchen)
- French door with Palladium transom to side entrance
- New exterior side steps (constructed from original stone)
- Two sets of double French doors to Living room & rear patio
- Powell and Bonnell Lantern style light fixture
- Halogen pot lights
- Crown moulding
- Two coat closets
- Built-in "lockers" with shoe/coat storage
- Honeywell security pad
- Transom windows to kitchen

40 First Street



Main Floor Plan

3,596.9 sq. ft.

11'-9" Ceiling (Unless Noted Otherwise)



Measurements may not be 100% accurate. Floor Plans provided for illustrative purposes only. Room sizes not used to calculate area.



## Family Room

- Hardwood flooring (wire-brushed oak, custom stain)
- Radiant heated flooring (room individually controlled)
- Industrial design, square, recessed halogen lights
- Honed Carrera stone, extra-wide gas fireplace with built-in cubbies on both ends, along with built-in window seats with custom cushions and storage bins
- Custom draperies and hardware
- Sheers
- Crown molding
- French door walk-out to garden and pool
- Wet bar with Carrera stone countertop, stainless steel bar sink, halogen pot lights, book cases and wine fridge
- Prewired for projector and drop down screen
- Cable prewired in three locations
- Paneled pocket door to hallway and powder room

## Powder Room

- Radiant heated flooring
- Stone floor
- Plantation shutters
- Vanity with white Onyx countertop and under mount sink
- Wall sconces
- Nickel mirror
- Halogen pot lights
- Crown moulding
- Fabric wall covering





#### Master Suite Level Landing

- Custom broadloom runner on landing and staircases with velvet trim

#### Master Suite

- Arched entrance with detailed moulding
- Double door entry
- Radiant heated flooring throughout (individually controlled)

#### Master Bedroom

- Hardwood flooring
- Custom silk drapes with roman blinds
- Custom furnished wall with draperies
- Industrial design, square, recessed halogen lights
- Built-in speakers
- Vaulted ceiling
- Pocket doors to dressing room

#### Dressing Room

- Built-in organizers
- Window seat with drawers
- Suspended lighting
- Crown moulding

#### Ensuite Bath – 5 Piece

- Radiant heat Carerra marble flooring
- Vanity with marble countertops and two under mount sinks
- ‘One piece’ marble full height back splash
- Wall sconces and two inset medicine cabinets with custom designed fronted mirrors in polished nickel
- Custom design frosted mirror detailing
- Under sink storage cupboards and concealed laundry basket
- Pull out storage on each end of vanity with nickel trim
- Soaker tub with freestanding faucet with spray
- Heated towel rack
- Large shower with four body jets, glass surround, shampoo cubby, and frosted glass door. Marble and Corian.
- Water closet with frosted glass door

#### Upper Level Landing

- Hardwood flooring (area carpet included)
- Lantern with custom ceiling detail
- Intricate crown moulding
- Original stain glass skylight
- Sconces for up lighting

#### Bedroom #2

- Hardwood flooring
- Chandelier
- Crown moulding
- Carved Granite fireplace mantle
- Custom drapes

#### Bedroom #3

- Hardwood flooring
- Crown moulding
- Chandelier
- Carved Marble fireplace mantle

#### Bedroom #4/ Playroom

- Carpet covering original hardwood flooring
- Custom drapes and hardware
- Crown moulding
- Baker pendant light

#### Bathroom – 4 Piece

- Marble tile flooring
- Crown moulding
- Plantation shutters
- Vanity with two sinks
- Tub with hand held pull out spray
- Marble surround and wall by tub
- Toilet
- Halogen pot lights
- Linen and storage cupboards

#### Bedroom #5

- Hardwood flooring
- Crown mouldings
- Custom drapes
- Fireplace with Marble surround and wood mantle
- Chandelier
- French door walkout to terrace

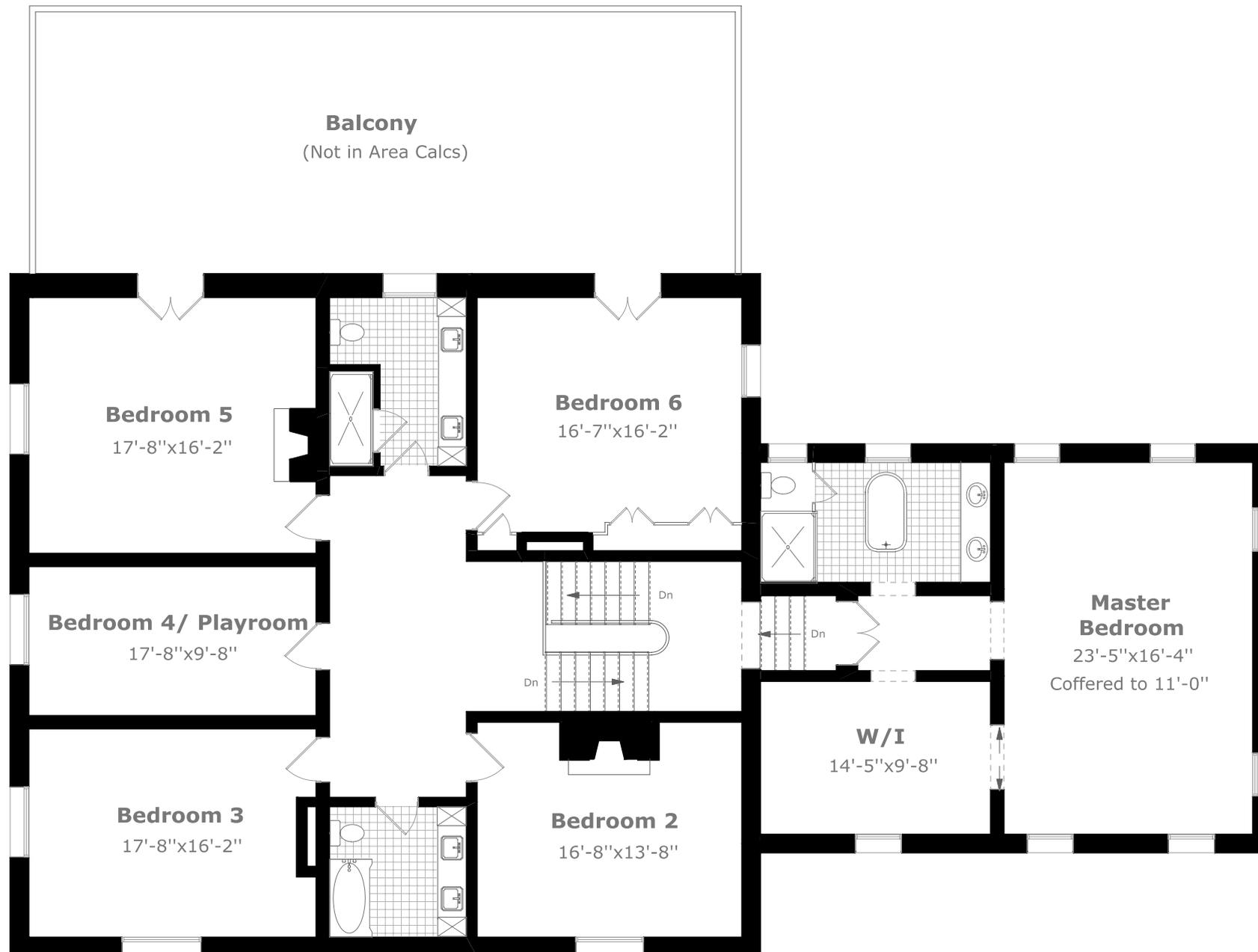
#### Bedroom #6

- Hardwood flooring
- Custom drapes
- Crown moulding
- Chandelier
- Built-in closets
- French door walk-out to terrace

#### Bathroom – 4 Piece

- Marble tile flooring
- Vanity with two sinks
- Plantation shutters
- Toilet
- Crown moulding
- Halogen pot lights
- Linen and storage cupboards
- Shower with glass door
- Marble surround
- Built-in cubbies and hand held shower spray and fixed shower head

40 First Street



2nd Floor Plan

2,845.4 sq. ft.

11'-0" Ceilings



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#### Recreation Room (Sunken)

- Radiant heated hardwood flooring
- Industrial design, square, recessed halogen lights
- Custom draperies
- Four wall sconces
- Full length windows at both ends of room
- Air exchange and filtration system
- Battery powered back-up sump pump (access panel in floor). System is linked to main house alarm
- Custom millwork for cinema area and matching custom paneling at entrance and baseboards
- Room is wired for full home cinema unit and projector option

#### Laundry Room

- Ceramic tile flooring
- Storage under stairs
- Laundry sink
- Linen cupboard
- Storage cabinets
- LG steam washer and dryer
- Built-in off season clothing storage (cedar)
- Television/audio equipment closet

#### Furnace/Utility Room

- Electrical service
- Water softener system
- New boiler
- Central vacuum canister (12,000 sq foot capacity)
- Crawl space storage
- Honeywell - ``Whole house dehumidification system``
- Flo Logic water alarm system with automated shut-off

#### Study/ Bedroom

- Berber broadloom
- Single closet
- Double door entry
- Two large windows

#### Kitchenette

- Ceramic tile flooring
- Built-in cupboards
- Sink
- Window
- Access to sump pump

#### Powder Room

- Ceramic tile flooring
- Halogen pot lights
- Sconces
- Custom antique oak vanity with low profile sink and matching mirror
- Exhaust fan
- Electric in-floor heating

#### Bedroom #7

- Berber broadloom
- Single closet
- Large window

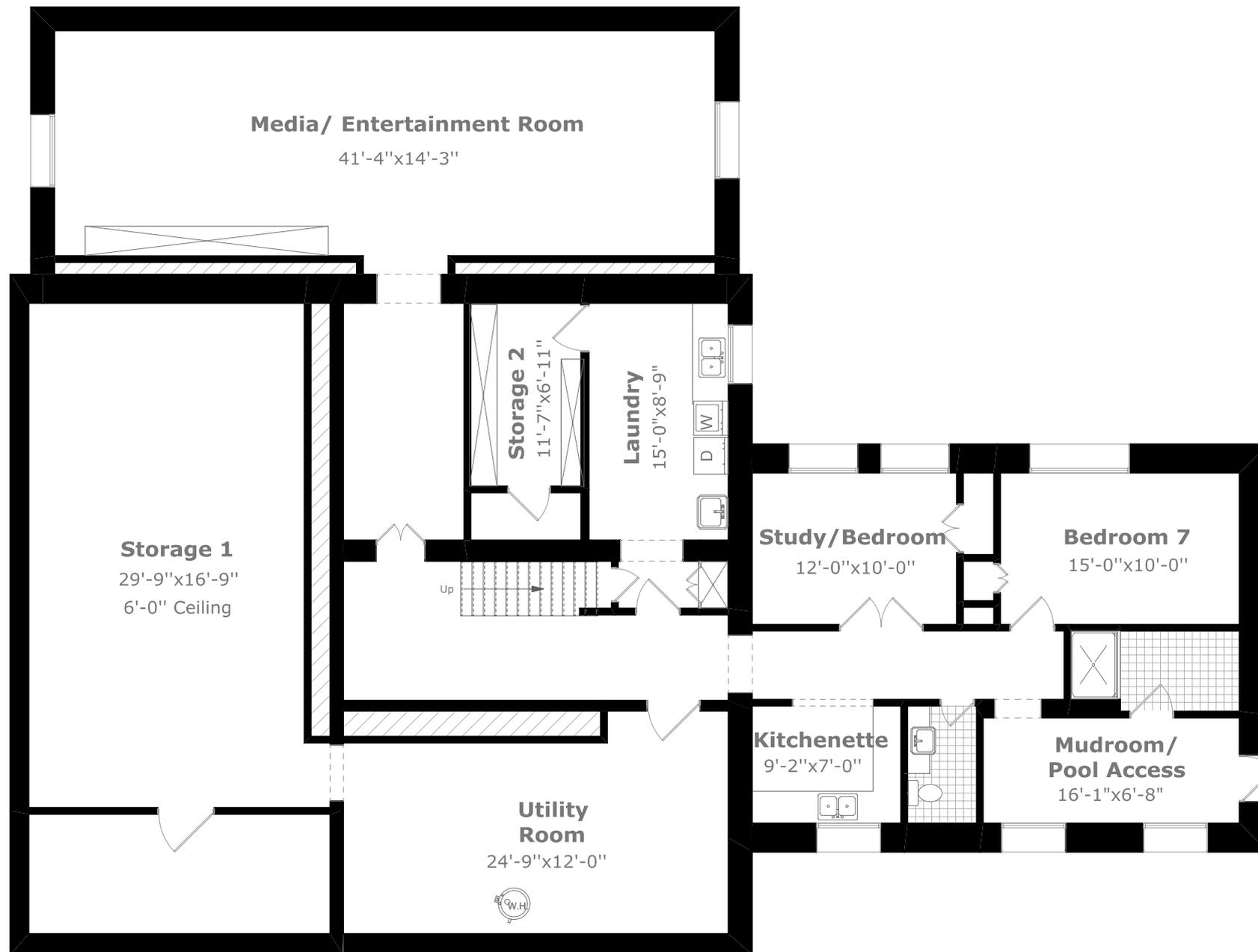
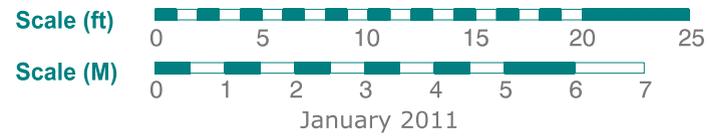
#### Mudroom/ Pool Access

- Ceramic tile flooring
- Door to garden and pool
- Two large windows

#### Change Room/ Shower

- Ceramic tile flooring
- Large shower with glass door and limestone surround, shower head and hand held shower head

40 First Street



Basement Floor Plan

3,596.9 sq. ft.



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## *Additional Features*

- Interior design by Toronto based Powell and Bonnell, winner of Canadian Designer of the Year
- Radiant heated flooring
- Water proofed and insulated weeping tile re-done on north side and north-west corner
- Full above-grade insulation throughout house
- New air-conditioning system throughout house (all levels)
- Full update of electrical and plumbing
- Bose stereo system wired throughout the house – each room individually controlled
- Patterned concrete patio
- Fully irrigated front garden (controls in garage)
- Large walnut tree in back garden
- Large oak tree in front garden
- New roofing, downspouts and eaves
- Soda blasted and re-pointed brick
- Freshly painted exterior and repaired shutters
- Marvin windows and doors with screens
- Full renovated Family room and Master suite
- Heritage approved for all works
- Marble on fireplace has been rescued (acid treatment that takes 2-3 days)
- 30 year old addition
- New kitchen and mudroom installed 2007
- Universal humidifier
- Dehumidifier in basement
- Air exchange and filtration systems
- Battery powered back-up sump pumps and Flo Logic water leak alarm systems with automatic shut-off
- New 2nd level French doors (2) leading to deck along with 3 new windows and deck boards.
- New driveway and landscaping Spring 2011
- Rear patio with Owen Sound flagstone and wrought iron railing
- Gas line for outdoor heaters and BBQ
- Outdoor speakers
- Outdoor lighting on internal timer
- Outdoor lighting full length of rear patio and mudroom door (under eaves)
- Front and side steps rebuilt with new foundation (using original stone)
- New fence and pillars (limestone caps) with automated gate and speaker system
- New brick retaining wall with Limestone coping
- Gunite Salt Water Pool

- Todd Pools – 2006
- Heated
- Limestone coping
- Stone steps full length of south side of pool
- Fiber optic lighting system (colour options)
- Child safety cover - key operated (new 2009)
- Corner integrated wading pool with glass edge 1" thick

## *Inclusions*

- Pool table and accessories are negotiable
- Table on north side of fireplace in Dining room
- Custom carpets in Living room, parlour and dining room are negotiable
- Many original fixtures of the house are stored in the basement (interior doors, lights, mirror glass, external lanterns etc.)

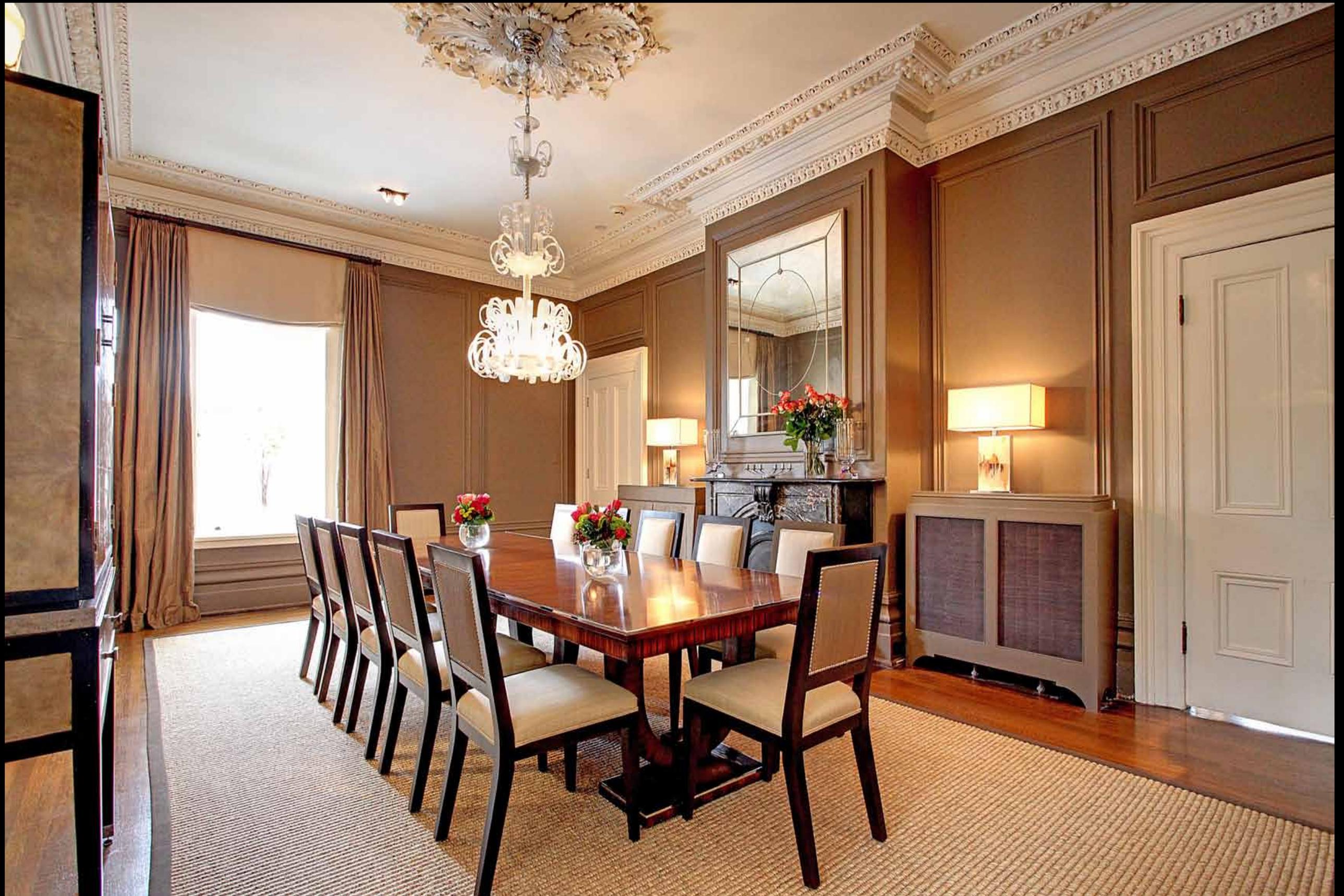
## *Exclusions*

- Chandelier in Dining room
- Custom silk drapery in bedroom three
- Antique chandeliers and custom sconces in Parlour and living rooms are negotiable
- Antique mirror above fireplace in Dining room is negotiable
- Custom nickel light fixture with porcelain shades above island in Kitchen is negotiable
- Custom headboard with silver leaf frame in master bedroom is negotiable
- All televisions





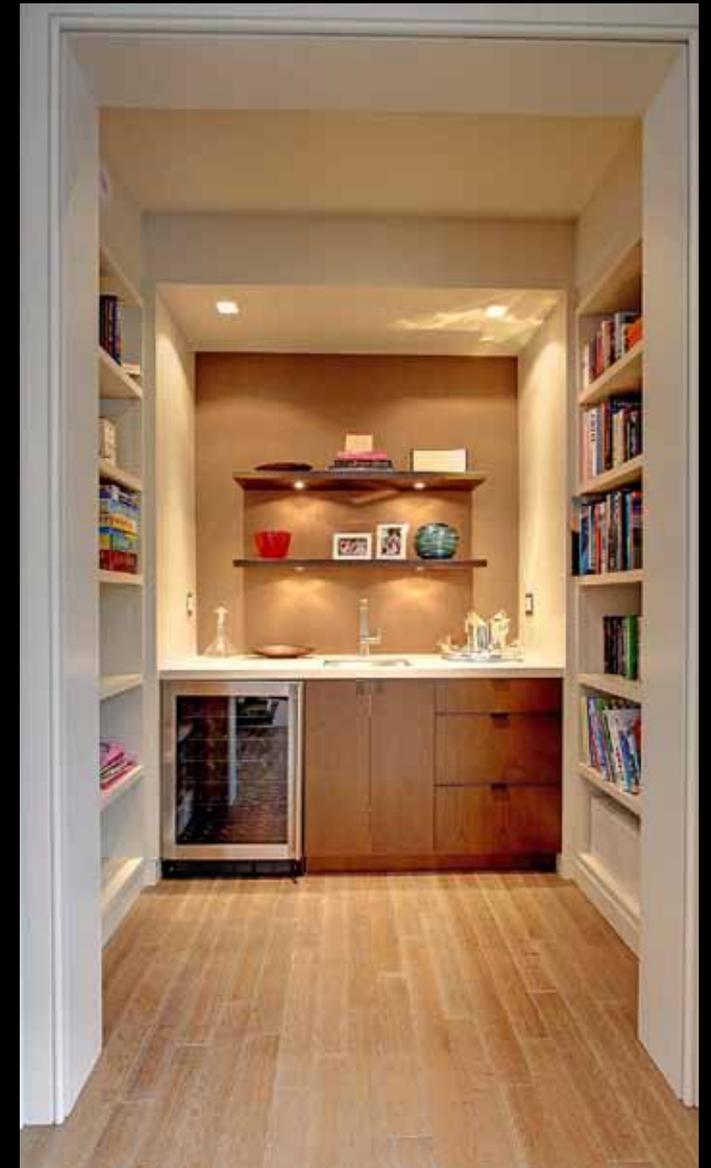










































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Lot size: 129 Feet x 188.81 Feet

Legal Description: PT LT 14,15, PL 19, ROMAIN SURVEY, PART 4, 20R10905

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