

1368 Liverpool Street, Oakville

## Approximate Room Sizes and Specs

### MAIN LEVEL

Dining Room	14'0"x14'0"
Kitchen	14'4"x10'7"
Breakfast Area	13'9"x10'7"
Family Room	16'0"x13'0"
Laundry	Main Level
Powder Room	1x2pc

### UPPER LEVEL

Master Bedroom	16'0"x13'7"
Bedroom	14'11"x11'11"
Bedroom	12'4"x10'7"
Bedroom	14'11"x11'0"
Bathrooms	2x4pc

## Special Features @ Upgrades

- Large elegant foyer featuring hardwood flooring and gracefully curved staircase
- Oversized, entertainer's dream kitchen with maple cabinetry, striking black granite counters, stainless steel appliances, breakfast bar and island, tumbled backsplash and large eating area overlooking tranquil pond setting
- Beautiful family room with hardwood flooring, gas fireplace, opens to kitchen and overlooks green space and pond
- Luxurious master suite with bedroom overlooking green space and pond, walk-in closet and gorgeous "spa-like"

ensuite with soaking tub and separate shower

- Sought after green space/pond location creating serene, idyllic setting.
- Ideally located on a quiet street, walking distance to shopping, Starbucks and ravine trails
- Easy highway access

Offered For Sale at:

**\$549,000**

Taxes: \$4,240 - 2007

Lot Size: 41.01 x 108.27 feet

Possession: July/TBA

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## *Improvements Since 2006*

### **Outside**

- Landscaping front and bank
- Installed 14 foot high cedar hedge
- Reseeded back lawn

### **Kitchen**

- Installed pot filler
- Redesign cabinetry layout
- Installed pantry pullouts
- Installed granite countertops
- Installed under and over Juno lighting w/dimmer
- Over island light and rack with dimmer
- Installed garbage pullout in kitchen island
- Installer under cabinet vanity
- Installed above cabinetry crown molding
- Installed back splash – tumbled marble with pewter inserts
- Deep 10" Blanco Wave Plus U stainless steel under mount sink double sink
- Blanco Rado-S stainless steel, single lever, pull-down faucet
- Blanco Mira stainless steel soap dispenser

### **Family Room**

- Installed plasma TV mount, power outlet and cable jack

### **Master bedroom ensuite**

- Installed his and her cabinets

### **Overall**

- Repainted with designer colors throughout
- Shelving installed in laundry room