

Approximate Room Sizes and Specs

MAIN LEVEL

Living/Dining Room	18'8"x18'1"
Kitchen	21'4"x14'0"
Bathroom	1x2pc

Bedroom	12'0"x10'8"
Bedroom	16'11"x13'1"
Bathroom	2x4pc
Laundry	Lower Level

UPPER LEVEL

Master Bedroom	19'10"x13'3"
Bedroom	11'8"x10'6"

LOWER LEVEL

Family Room	20'0"x14'3"
Bathroom	1x2pc

Special Features & Upgrades

Main Level

- 5" crown moulding in kitchen, dining room, living room and rec room
- Trim 3 1/4" casing with backband
- 7 1/4" baseboards on main level
- Maple hardwood flooring/slate in entrance and powder room

KITCHEN & DINING ROOM (9' CEILINGS)

- Custom top quality - Stain-grade hardwood cabinet doors
- Granite counter tops
- Island with granite top and stool area
- State of the art exhaust fan (VENTAHOOD)
- Extensive use of pot lighting - cabinet valance lighting
- Stainless appliances
- Appliance garage
- Built-in - microwave, 'Dacor' oven and counter-top gas stove ('Dacor')
- BOSCH - computer controlled - "silent" dishwasher
- BLANCO - double stainless steel sink - extra deep

GREAT ROOM: (9' CEILINGS)

- Double French door walkout to front terrace
- Panoramic view of garden through large windows with

transoms

- Huge gas fireplace with painted wood mantel and marble surround
- (Majestic Gas Fireplace DV42 Model)

Upper Level

MASTER BEDROOM:

- Large ensuite with oversized shower (6 feet) and shower light
- Complete with automatic temperature control
- Matching ceramic tiles on bathroom floor (12"x12") and shower (23"x13")
- Beautiful vanity with double sinks (Trillium) - brushed nickel hardware and faucets
- French doors to Juliet Balcony
- Plush Berber carpet
- Large walk-in closet with space age shelving and overhead light

BEDROOMS: (2ND ON 2ND LEVEL)

- Large closets - plush berber carpeting

BEDROOM/DEN: (3RD LEVEL)

- Very large bedroom with large walk-in closet currently used as an office

15 John Street, Oakville

BATHROOM:

- 4 piece - with slanted ceiling - soaker tub with shower light and tile surround - full vanity with sink

LAUNDRY:

- Fully tiled floor with drain - upper cabinet with 3 shelves and valance lighting

Exterior Finish

- Stone from Owen Sound Quarry - pre-coloured latex-based stucco
- Aluminum fascia, frieze board and soffit - continuous 5" aluminum eavestrough
- Premium 25 year shingles
- Oversized solid cedar front door with etched window and custom cedar garage door
- Two car (small cars), tandem garage
- Paved driveway with cobblestone border
- Landscape lighting, gorgeous perennial gardens
- Large entertainer's- style deck, with walk out from kitchen and spectacular views overlooking trees and gardens

Decks and Terraces

- Front terrace off great room
- rear deck off kitchen
- Gas outlet for BBQ

Windows

- Premium grade aluminum clad exterior (minimum maintenance and all exterior joints are capped) BONNEVILLE (low argon)
- Large casement windows
- Hardware: brushed nickel lever sets with matching hinges

Electrical

- 100 amp service, 60 breaker panel - Decora plugs and switches
- Combination - carbon monoxide / fire alarm detector
- Exhaust fans in all bathrooms
- Central vacuum and accessories
- Separate cable and telephone in master bedroom, kitchen,

great room & each additional bedroom (total 5)

Mechanical

- High-end, high efficiency furnace / air conditioner (Lennox)
- Premium gas fireplace with marble surround & flame control
- Humidifier - energy saving programmable thermostat
- Automatic garage door opener and remotes
- Power-vented gas water heater - 40 gallons with 12 year warranty (owned)
- 6 mil-ply vapour barrier
- R40 and R32 roof insulation - R20 wall insulation
- "Tyvek" continuous building wrap

Ground Level

- Mud room - sump pump
- 2 piece washroom
- Rec. room with high quality carpeting, crown moulding and roughed-in speakers (exclude speakers)

Inclusions

Built-in Bosch dishwasher, Dacor SS oven, built-in microwave, built-in Dacor gas cooktop, all window coverings, central vacuum, security system

Exclusions

Hanging mirrors in bathrooms, towel holder in main bath, speakers in recreation room



Offered For Sale at:

\$899,000

Lot Size: 40 x 50 feet

Taxes: \$7,232- 2008

Possession: TBA