

Approximate Room Sizes and Specs

MAIN LEVEL

Dining Room	16'5"x13'4"
Kitchen	18'6"x15'1"
Breakfast Area	13'4"x9'4"
Family Room	18'3"x15'5"
Den	11'0"x13'4"
Master Bedroom	18'8"x14'1"
Master Ensuite	5 Piece
Powder Room	2 Piece

LOWER LEVEL

Bedroom	16'11"x10'8"
Recreation Rm/Optional Bdrm	18'6"x13'0"
Bedroom # 2	3 Piece
Bedroom # 3	3 Piece

Special Features & Upgrades

- Very private and quiet neighbourhood
- Completely renovated inside and out 3+1 bedroom bungalow – 2007
- Solid Mahogany front door with side lights - 2007
- New insulation throughout including attic - 2007
- New 25 year-shingles -2007
- New eaves troughs and downspouts
- Driveway retoped - Sept. 2007
- Backing onto Wedgewood Creek
- California shutters and Silhouettes throughout
- Many pot lights throughout
- Air conditioning
- Central vacuum

Home Features:

- Exterior combination Stucco and stone
- 3 large bedrooms- Master on main floor
- Main Floor Den
- Norwood factory painted wood windows

- Solid Hickory hardwood tongue and groove floor throughout main floor
- Engineered hardwood flooring in basement (to match upstairs flooring)
- Floor to ceiling stone fireplace in family room – 2007
- Updated gas fireplace in bedroom #2
- New Furnace – 2005
- All new plumbing and electrical (except for laundry room and workshop area)
- Coffered ceiling with crown molding in master bedroom and dining room
- Security system incl. break-glass security (three key pads)

Master Bedroom:

- Coffered ceiling with pot lights
- Master Ensuite:
- 10" downpour air showerhead
- 3 – Directional S.S. body sprays
- Movario S.S. hand shower
- Maax Living series Soaker tub – bubble jets

- with chromatherapy. Underwater lamp changes to a full rainbow of colors.
- Thermostatically controlled heated 18" x 18" honed & filled Travertine tiled floor
- 9"x18" honed & filled travertine tiled shower
- Solid Cherry cabinets with soft close doors and drawers

Kitchen:

- Incl. Goeman's extending warranty till March 2011
- SubZero 36" S.S. Integrated Combo fridge with 2 freezer drawers
- Wolf 30" S.S. built-in self cleaning convection oven
- Wolf 30" heat control warming drawer
- 24" thermostatically controlled wine cooler, 54 bottles 6 racks
- Wolf 1.5 c.f. micro-wave with S.S. trim
- Wolf 36" – S.S. 6 burner cooktop gas stove
- Zephyr Savona 36" S.S. high performance chimney hood
- 33" stainless steel Blanco sink with rack
- Fisher & Paykel S.S. double drawer dishwasher:
- Custom design kitchen by Kitchen Designers Plus
- 4' x 5' island
- Granite counter tops
- New all cedar deck off kitchen - 2007

Bathrooms:

- Master 1 x 5pc
- Bedroom #1 1 x 3 pc.
- Bedroom #2 1 x 3 pc.
- Main floor 1x 2pc.

Exterior:

- Irrigation System – July 2007 – lawn and gardens
- Landscape July 2007 by Cedargate Landscape Inc.

- Double entrance interlocking front walkway
- Entire front property landscaped with new top soil and grass (2007)
- Side yard is completely fenced-decorative steel coated - new in July 2007
- 10 X 12 double door wood shed
- Walkout from lower level to private backyard

Area Features:

- Walking distance to downtown Oakville, (20 min.) two elementary schools and one high school and public swimming pool – all within a 10 min. walk
- Short drive to shops, Go, bus, 403, 407
- 35 min. drive to airport
- Short walk down the street to Gairloch Gardens and Lake Ontario

Exclusions:

- Dining Room light fixture including 2 wall sconces
- Kitchen Tiffany light fixture
- Master Bedroom Light Fixture
- Washer/Dryer
- Powder Room Mirror
- Plasma TV in ensuite bath



Offered For Sale at:

\$1,425,000

Lot Size: 89.5x167x160x138 feet (irregular)

Taxes: \$7,182 2008

Possession: TBA