

# 2291 Bridge Road, Oakville

## Approximate Room Sizes and Specs

### MAIN LEVEL

|                |              |
|----------------|--------------|
| Living Room    | 11'11"x17'5" |
| Dining Room    | 9'3"x9'10"   |
| Kitchen        | 15'0"x10'0"  |
| Master Bedroom | 12'6"x9'10"  |
| Bedroom        | 11'11"x9'0"  |
| Bedroom        | 9'5"x8'9"    |
| Bathroom       | 1x4pc        |

### LOWER LEVEL

|             |             |
|-------------|-------------|
| Family Room | 20'4"x11'0" |
| Bedroom     | 13'1"x9'6"  |
| Bedroom     | 11'1"x13'0" |
| Laundry     | Lower Level |
| Bathroom    | 1x3pc       |

## Special Features @ Upgrades

### INTERIOR

- all new smooth ceilings throughout entire house
- all new interior doors/frames
- some interior doors are Safe and Sound Privacy doors
- French doors
- brushed nickel hinges and Artisian lever handles on interior doors
- all new 3 " door trim
- all new 6" baseboards
- new drywall throughout house
- new insulation
- inspected and refurbished wood burning fireplace with new damper and new mantle
- new stairs with wrought iron pickets
- laundry room with upper and lower cabinets and full counter with
- Acrylic counter mount sink
- Cornice molding in most rooms – lr, dr, kit, 3

bedrooms, entrance, upper and lower halls, 2 bathrooms, family room

### FLOORS

- new plywood subflooring
- All new floors : - 18" porcelain tiles laid diagonally in kitchen, entrance, lower hall & bathroom
- porcelain tile in bathroom and laundry room
- Dark, pre-finished 3 " Ash strip hardwood flooring throughout main floor
- Engineered strip hardwood in lower lever
- Berber carpet in lower level bedroom
- marble thresholds between rooms

### KITCHEN

- Canac Maple Glazed Cabinets with microwave shelf, pot drawers (2), glass display doors (4), extra drawers above every cabinet (13)
- undercabinet lighting

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- granite counters
- tumbled marble backsplash
- Franke undermount oversized sink
- over the stove pot filler extendable tap
- cabinet range hood with heavy duty BEST hood fan
- Jenn Air stainless steel dishwasher
- Viking Professional 6 burner 36" gas stove with convection

## PLUMBING

- new copper plumbing
- Toto water saving toilets
- free standing claw foot tub
- shower system with wall jets (4), rain shower head and handheld spout
- new hot water tank (owned)
- granite counters in both bathrooms
- Moen and Grohe taps
- marble shower surround
- new furnace
- hook ups for stove and dryer locations both gas and electric appliances

## ELECTRICAL

- All new electrical wiring throughout entire house, will all aluminum wiring removed
- 17 pot lights
- 13 under cabinet mini pot lights
- wired voice warning smoke and carbon monoxide detectors
- exterior holiday receptacle switch

- Decora light switches and plugs
- Living room wired for surround sound
- monitored alarm

## EXTERIOR

- new double garage door with garage door opener and remotes (2)
- second garage door (tandem) at rear of garage
- new exterior doors and hardware – including glass front door with operable screened sidelite
- new roof
- new privacy fence surrounding property with gates (2)
- new driveway
- tumbled Antico front walkway and soldier coursing along driveway interlock
- cobblestone interlocking large patio and rear walkways
- new vinyl windows
- lower level walkout from laundry room
- professionally landscaped yard and mature trees with professionally maintained lawn



*Offered For Sale at:*

**\$569,000**

*Lot Size: 60x110.5x55x118 feet*

*Taxes: \$2,790 - 2008*

*Possession: June 2008*