

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, with 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:

\$549,000

Lot Size: 60x110.5x55x118 feet

Taxes: \$2,790 - 2008

Possession: June 2008