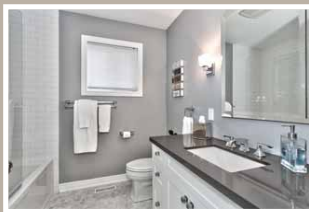


**SCHIAVONE
DIAMOND**

ROYAL LePAGE
Royal LePage Real Estate
Services Ltd., Brokerage



School Information

Public

West Oak Trails Elementary (JK - Gr 8)
2071 4th Line
905-469-6119

Forest Trail Elementary (Fr. Imm. Gr 1 - 8)
1406 Pine Glen Road
905-469-0341

Garth Webb Secondary (Gr 9 - 12)
2820 Westoak Trails Boulevard
905-847-6875

T.A. Blakelock Secondary (Fr. Imm. Gr 9 - 12)
1160 Rebecca Street
905-827-1158

Catholic

Mother Teresa Elementary (JK - Gr 8)
1190 Westview Terrace
905-825-6382

St. Matthew Elementary (Fr. Imm. Gr 5 - 8)
1050 Nottinghill Gate
905-847-0088

St. Ignatius of Loyola Secondary (Fr. Imm. Gr 9 - 12)
1550 Nottinghill Gate
905-847-0595

For more information & pictures visit:
SchiavoneDiamond.com



Andrew McCormick
Sales Representative

Tel. 905.338.6550

Cell 289.242.5142

Fax. 905.338.7452

Andrew@SchiavoneDiamond.com



Bill Schiavone
Broker

Tel. 905.338.6550

Cell 416.999.6084

Fax. 905.338.7452

Bill@SchiavoneDiamond.com

ALL information contained herein has been supplied by the Seller to the best of his knowledge and while deemed accurate is **NOT** guaranteed by Royal LePage Real Estate Services Ltd., Brokerage. ALL measurements are approximate.

**SCHIAVONE
DIAMOND**

ROYAL LePAGE
Royal LePage Real Estate
Services Ltd., Brokerage

Welcome to...
2295 Hilltop Lane





Main Level

Entry

2 storey entry, front door with sidelight windows (by Cheney Window & Door), large Palladian transom window, side window with shutters, coat closet, ceramic tile floor, dark-stained hardwood stairs & handrail, white pickets and risers, separate staircase to 2nd floor family room

Dining Room 15'9" x 10'5"

Dark-stained hardwood floor, pot lights, window with drapes & rod and front yard view

Great Room 17'9" x 10'5"

Dark-stained hardwood floor, open to dining room and kitchen, window with drapes & rod and rear yard view

Kitchen 19'5" x 14'10"

Ceramic tile floor, bleached oak cabinets, granite countertops, undermounted double stainless steel sink, chrome pull-out faucet, stainless steel GE fridge, built-in dishwasher, slide-in smooth top range and over-the-range built-in microwave, tumbled stone backsplash, brushed stainless steel chandelier, window with shutters and rear yard view, sliding glass patio doors and side windows with shutters to rear patio

Office/Den 12'6" x 11'0"

French door entry, dark-stained hardwood floor, window with wide-slat blinds and side yard view

2pc Bath

Ceramic tile floor, white vanity with granite counter and undermounted sink, Kohler toilet, brushed stainless steel faucet

Laundry Room

Ceramic tile floor, laundry sink & faucet, upper cabinets, wire shelving, storage closet, inside entry from garage, front loading washer and dryer, window with side yard view

Second Level

Family Room 18'10" x 16'8"

Separate staircase to family room, dark-stained hardwood parquet floor, gas fireplace with marble surround and white mantle, pot lights, 3 large windows with window seat and wide-slat blinds overlooking front yard

Master Bedroom 17'0" x 15'0"

Broadloom, His & Hers closets, 4 windows with mini blinds, drapes & rods overlooking rear yard

4pc Ensuite Bath

Fully renovated by Oakville Kitchen & Bath Centre in 2012 with marble hexagon floor tiles with in floor heating, white vanity with quartz countertop, undermounted Kohler sink, chrome faucet and fixtures, chrome cabinet hardware, Kohler toilet, glass enclosed shower with white subway tile surround, shampoo shelves, rainfall shower head with hand held spray, a Victoria + Albert claw foot tub with Hansgrohe fixtures, crystal flush-mount light fixture, 2 chrome and glass wall sconces, built-in display shelving, medicine cabinet, new window with custom roman blind overlooking side yard

2nd Bedroom 10'0" x 12'11"

Broadloom, closet, window with blind overlooking rear yard

3rd Bedroom 10'10" x 10'11"

Broadloom, closet, window with blind overlooking side yard

4th Bedroom 10'7" x 10'1"

Broadloom, closet, window with blind overlooking front yard

4pc Bath

Fully renovated by Oakville Kitchen & Bath Centre in 2012 with marble hexagon floor tiles, white vanity with quartz countertop, undermounted sink, chrome faucet and fixtures, chrome cabinet hardware, Kohler toilet, Kohler soaker tub/shower combination with white subway tile surround, shampoo shelves, glass door, and rainfall shower head with hand held spray, 2 chrome and glass sconce lights, window with silhouette shade overlooking side yard

Exterior & Additional Features

- Fully landscaped front and back yards, fully fenced back yard
- Duralock interlock driveway, front steps and rear patio (2013)
- Gas line for BBQ in back yard
- New air conditioner (2011)
- New roof (2012) with lifetime shingles warranty & workmanship warranty until 2024
- Front door & sidelights as well as some windows (2014) by Cheney Window & Door
- Central vacuum with attachments
- Unfinished basement with cold cellar