

490 Hidden Trail

Oakville, Ontario



SCHIAVONE
DIAMOND

ROYAL LEPAGE
Royal LePage Real Estate Services Ltd., Brokerage





Welcome
Home





Gourmet Kitchen



Luxurious Living

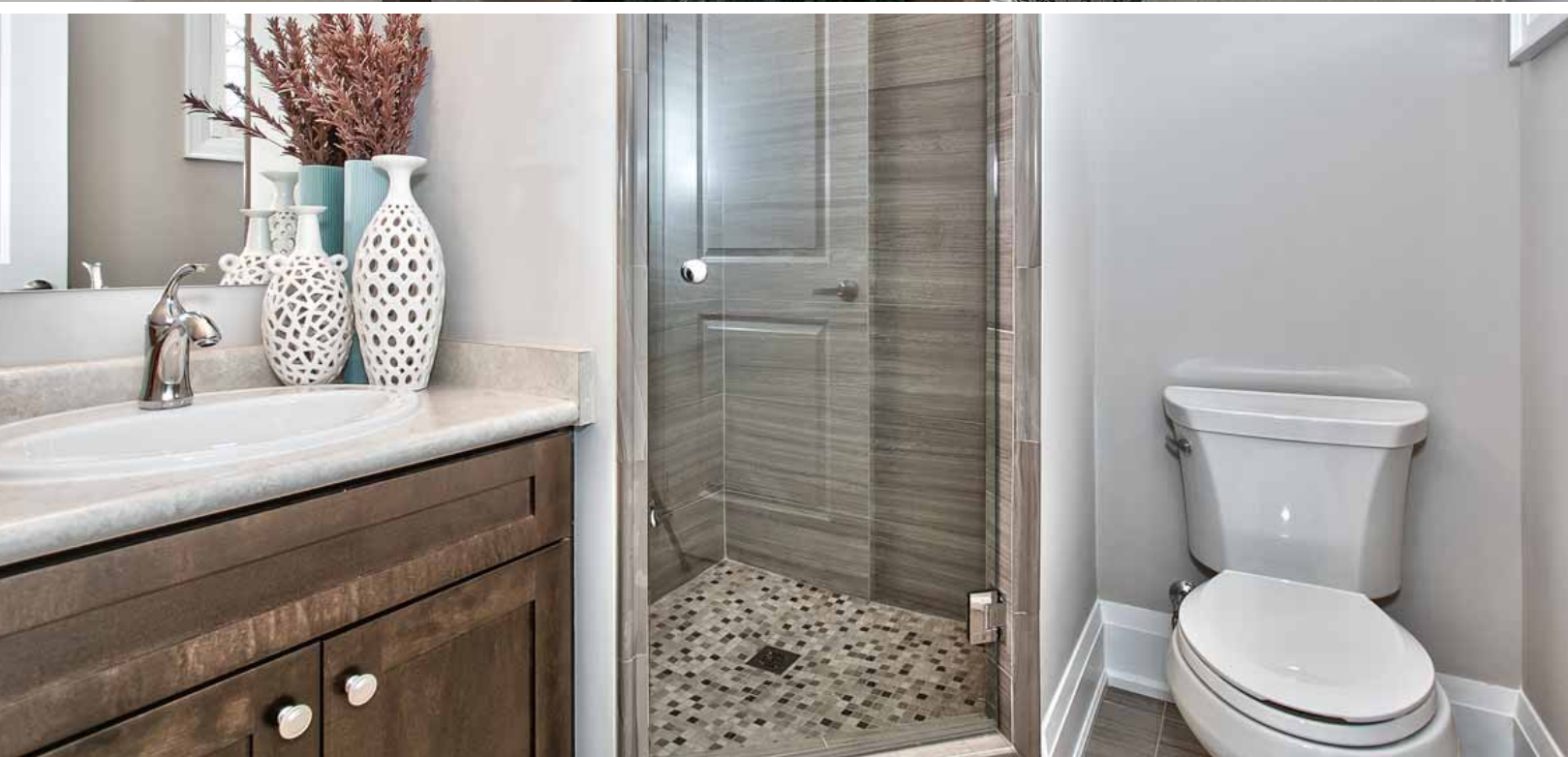
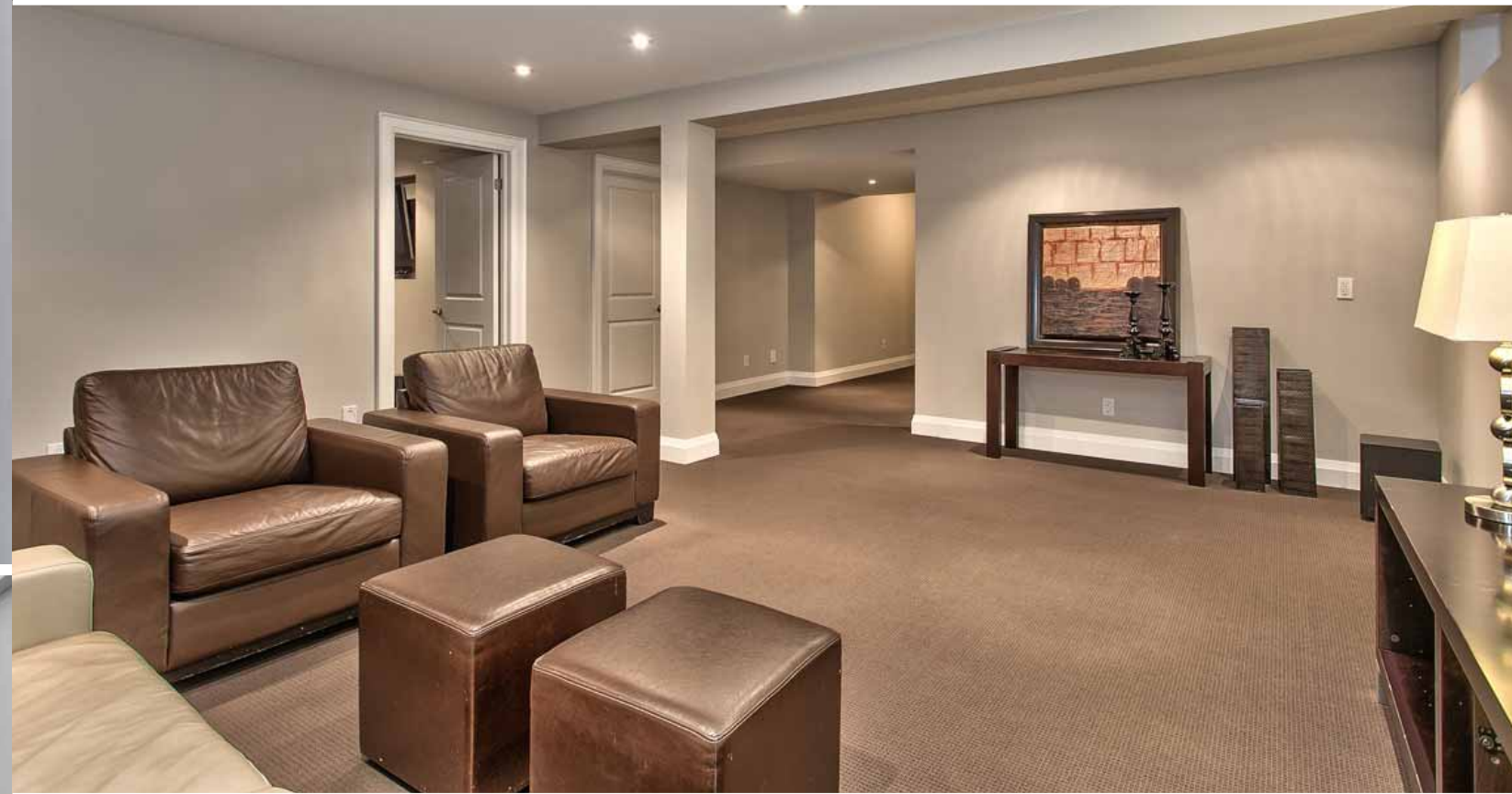


Master Suite





Lower Level



Features

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MAIN LEVEL
Entry
18 x 18 polished marble tile, double door entry with transom window, double door coat closet, drum light fixture, wainscoting, crown moulding, pot lights, dark stained hardwood stairs & handrail with white risers & square pickets

Den **10’6 X 10’0**
Dark stained hand-scraped hardwood floor, double French door entry, custom built-in espresso desk, cabinets and bookcases, crown moulding, orb iron chandelier, window with California shutters and front yard view

Dining Room **18’10 x 11’8**
Dark stained hand scraped hardwood floor, open to 2nd level, wainscoting, crown moulding, pot lights, 2 windows with California shutters and side yard view

Kitchen **14’0 x 11’0**
Dark stained hand-scraped hardwood floor, white shaker-style cabinets with stainless steel hardware, centre island, granite counters, double stainless steel sink with chrome faucet, custom range hood, under-cabinet lighting, stainless steel Jenn-Air double door fridge, 6-burner gas range and built-in dishwasher, Panasonic microwave, pot lights, marble tile backsplash, crown moulding, coach style pendant lanterns above island

Breakfast **14’0 x 9’3**
Dark stained hand-scraped hardwood floor, large window with California shutters and rear yard view, French door with transom window and California shutters to rear patio

Family Room **19’2 x 14’0**
Dark stained hand-scraped hardwood floor, coffered ceiling, gas fireplace with marble surround and white mantle, custom built-in bookcases and cabinets, crown moulding, large window with California shutters and rear yard view

Powder Room **2 Piece**
Mosaic marble tile floor, Kohler pedestal sink with chrome faucet and fixtures, crown moulding, decorative framed mirror, drum light fixture

Laundry / Mud Room
18 x 18 marble tile floor, laundry tub and faucet, Maytag 3000 Series front loading washer and dryer, upper cabinets, storage closet, inside entry from garage, window with side yard view

BEDROOM LEVEL
Master Bedroom **18’10 x 14’0**
Berber carpeting, double door entry, crown moulding, His & Hers walk-in closets, window with California shutters overlooking rear yard

Ensuite Bath **5 Piece**
12 x 24 marble tile floor with decorative mosaic inlay, white vanity with brushed stainless steel hardware, Carrera marble counter with 2 undermounted Kohler sinks, separate glass shower with 12 x 24 marble tile surround and mosaic marble floor, chrome faucets and fixtures, upgraded light fixture, deep soaker Kohler tub with 12 x 24 marble tile surround, Kohler toilet, crown moulding

2nd Bedroom **14’10 x 10’6**
Berber carpeting, double door closet, crystal chandelier, window with California shutters overlooking side yard

3rd Bedroom **12’4 x 10’0**
Berber carpeting, double door closet, window with California shutters overlooking front yard

Jack & Jill Bath **5 Piece**
18 x 18 honed porcelain tile floor with marble mosaic inlay, 2 cream vanities with laminate counters, upgraded light fixtures, Kohler toilet, tub/shower combination with 10 x 18 polished ceramic wall tile surround and marble mosaic inlay, 2 windows with California shutters

4th Bedroom **12’2 x 10’0**
Berber carpeting, closet, Palladian window with California shutters overlooking front yard

Ensuite Bath **3 Piece**
12 x 24 honed marble tile floor, espresso vanity with laminate counter, chrome faucet and fixtures, separate shower with 12 x 24 marble tile surround and mosaic marble tile inlay, Kohler toilet, window with California shutters overlooking side yard

BASEMENT LEVEL
Recreation Room
Berber carpeting, pot lights, separate room for gym/exercise

5th Bedroom
Berber carpeting, closet, storage closet

Bath **3 Piece**
Porcelain tile floor, white vanity, separate shower with white subway tile surround with inlay tile

EXTERIOR & ADDITIONAL FEATURES
Features
White wooden California shutters throughout

Dark-stained hand-scraped birch hardwood floors throughout main level and upper hallway
Upgraded tile, carpeting and light fixtures throughout
Upgraded kitchen cabinets and antique brown granite counter top

Front Yard
Square cut flagstone porch, professionally landscaped, double driveway and double car garage, stucco and stone exterior, coach lantern, soffit lighting

Rear Yard
Backing onto green space, upgraded covered concrete patio, fully fenced yard

SCHOOL INFORMATION
PUBLIC
River Oaks Elementary **(JK - Gr 8)**
2173 Munns Avenue 905-842-7430

Sunningdale Elementary **(Fr. Imm. Gr 1 - 8)**
1434 Oxford Avenue 905-844-9941

White Oaks Secondary **(Gr 9 - 12)**
1055 McCraney Street E. 905-845-5200

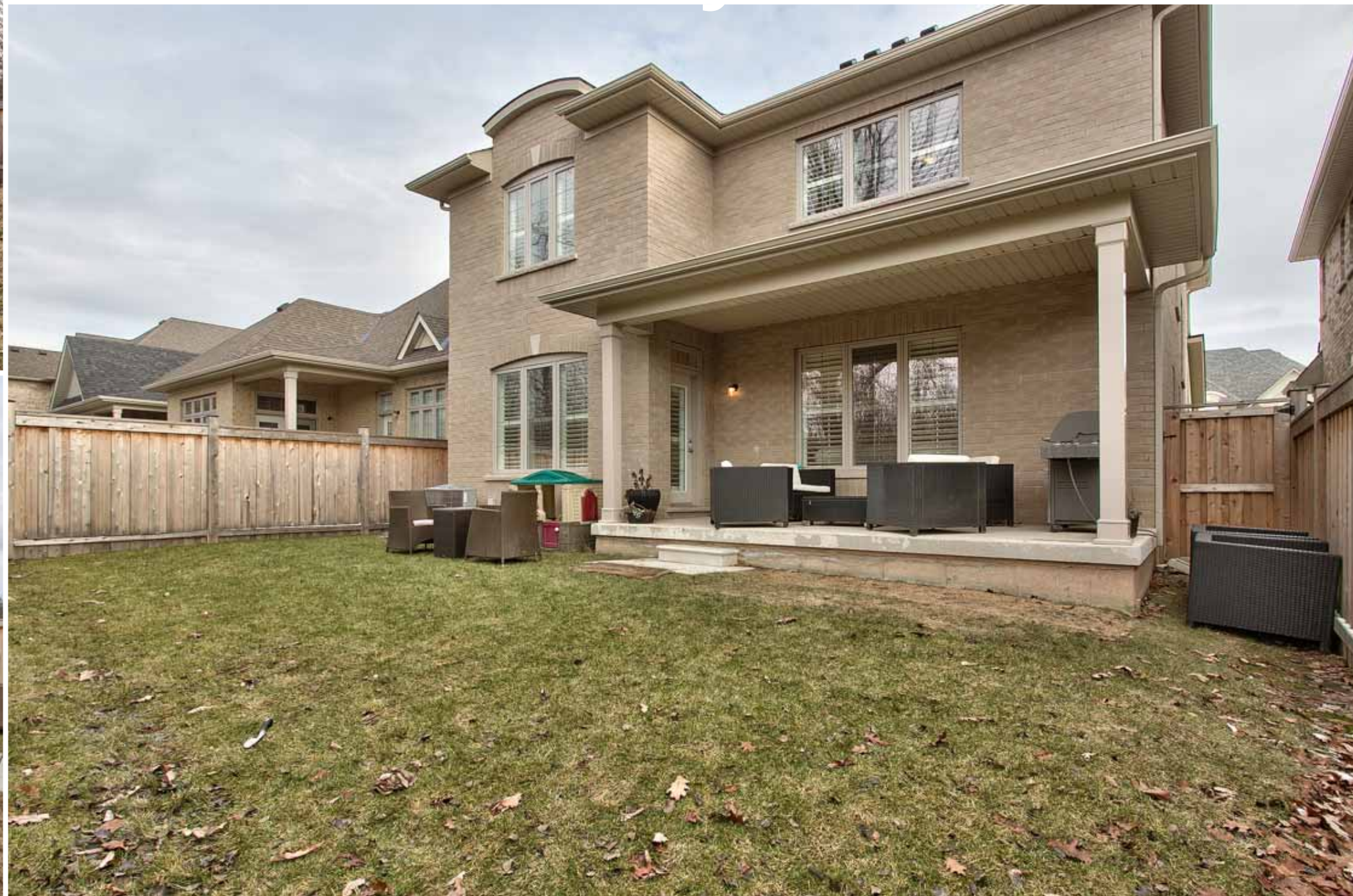
*Northeast Oakville #1 opening September 2015
check www.hdsb.ca for info*

CATHOLIC
St. Mary Elementary **(JK - Gr 8)**
(Fr. Imm. Gr 1 - 2)
2175 Colonel William Pkwy. 905-469-0038

St. Bernadette Elementary **(Fr. Imm. Gr 5 - 8)**
1201 Heritage Way 905-827-7235

St. Thomas Aquinas Secondary **(Gr. 9 - 12) (Fr. Imm.)**
124 Dorval Drive 905-842-9494

Backyard Retreat





For more information & pictures visit:
SchiavoneDiamond.com



Scott Russell

Sales Representative

Tel. 905.338.6550

Cell 416.565.5678

Fax. 905.338.7452

Scott@SchiavoneDiamond.com



Bill Schiavone

Broker

Tel. 905.338.6550

Cell 416.999.6084

Fax. 905.338.7452

Bill@SchiavoneDiamond.com