

249 Oakwood Crescent

Oakville, Ontario



**SCHIAVONE
DIAMOND**

ROYAL LEPAGE
Royal LePage Real Estate Services Ltd., Brokerage





Welcome
Home



Gourmet Kitchen



Luxurious Living



Master Suite





Features

249 Oakwood Crescent

The defining elements of the main floor is the open concept layout in combination with the different ceiling heights. Each space and function is clearly defined through a design element or a change in ceiling height. The dining room is distinguished by its distinctive pine pillars and trim and 9 foot ceiling. Similarly the family room is highlighted by the 20 plus foot peaked ceiling and exposed douglas fir tresses with pot lights. The Misani custom kitchen with it 8 x 5 foot island and the expansive use of glass create a sun filled and natural focal point within the home. With the fabulous master suite located on the ground level the second floor has a more traditional feel with four spacious bedroom and three full bathrooms. Several defining elements of the second floor are the open riser staircase along with the two storey foyer and living room which seems to create a floating bridge effect for the hallway leading to the bedrooms. As you explore this home and its features it will continue to give you those OMG moments.

MAIN LEVEL Foyer <ul style="list-style-type: none">Kennedy Stairs - Maple Custom Open Stair Tread, Wrought Iron PicketsHardwood ¾ x 4 ¼” Superior Black Walnut HardwoodFoyer Floor – Slate Look Porcelain TileFront Door – FirCustom Crown Moulding 11” on Main LevelChandelier – 8 Lights Bradford Stunning Gourmet Kitchen by Misani <ul style="list-style-type: none">Custom Cabinetry - Maple DoorsGlass Cabinets with LightingUndermount LightingOne Double Bowl SinkGranite CountersOversized Island with One Single Bowl Prep SinkStove GE Monogram Series - 36” Dual Fuel 4 Burners with Built in GrillGE Profile Stainless Steel Appliances - One Built in Oven and Microwave, Stainless Steel Refrigerator Counter DepthBlack Walnut Hardwood FloorHuge Walk-In Pantry	Living Room <ul style="list-style-type: none">Gas Fireplace with Brick Panel Lining and Douglas Fir Mantle SurroundBlack Walnut Hardwood FloorDouglas Fir BeamsPot Lights Wet Bar / Servery <ul style="list-style-type: none">Bar SinkMini Bar FridgePot Lights Dining Room <ul style="list-style-type: none">Large Bright Dining RoomChandelier 12 Lights EmoryPine Beams and ColumnsBlack Walnut Hardwood Floor Great Room <ul style="list-style-type: none">Spectacular view from the bridge!Ridley Windows and Doors, Norwood Canadian Made12’ Double Patio DoorBlack Walnut Hardwood Floor Office <ul style="list-style-type: none">Double Doors to OfficeSand Etched GlassLarge and Bright OfficeCrown MouldingBlack Walnut Hardwood Floor	Large Laundry/Mud Room <ul style="list-style-type: none">Cabinets from KraftmaidCustom ShelvingCustom Bench Seat, Pine Back and Coat HooksApron TubGranite CountersPot LightsLG Front Loading High Efficiency Washer Dryer with Bottom DrawerPorcelain Slate Look Floor Powder Room <ul style="list-style-type: none">Prelude Vanity with China TopMatching Framed MirrorPorcelain Slate Look Floor Spacious Master Retreat on Main Floor <ul style="list-style-type: none">Crown MouldingPot LightsBrightLarge WindowsBlack Walnut Hardwood FloorAccess to Patio Master Ensuite Bathroom <ul style="list-style-type: none">Lavish Spa-Like EnsuiteMcKenzie Retreat Whirlpool with Back JetsMoen Chrome Level Suite Faucets
---	--	--

- Double Vessel Sinks
- Custom Maple Cornered Vanity
- Custom Glass Shower
- Granite Counter
- Heated Porcelain Floor

- UPPER LEVEL**
Bedroom # 2
- Walk-In Closet
 - Black Walnut Hardwood Floor
 - Pot Lights

- Ensuite**
- 3 Piece Ensuite
 - 48” Pegasus Exhibit Vanity
 - Vessel Bowl Sink
 - Granite Counter
 - Matching Framed Mirror
 - Moen Bath Faucet
 - Custom Glass Shower Doors
 - Porcelain Tile Floor

- Bedroom # 3**
- Spacious
 - Black Walnut Hardwood Floor
 - Large Window
 - Pot Lights
 - Crown Moulding

- Ensuite**
- 3 Piece Bathroom
 - Custom Shower Door
 - Large Beveled Mirror
 - Magickwoods Royal Plus Vanity
 - Slate Floor

- Bedroom # 4**
- 2 Large Windows
 - Crown Moulding
 - Black Walnut Hardwood Floor
 - Pot Lights

- Bedroom # 5**
- Black Walnut Hardwood Floor
 - Walk-In Closet
 - Pot Lights

- Upper Level Main Bathroom**
- Bella Collection Vanity
 - Matching Framed Mirror
 - Chrome Trim
 - Marble Top
 - Custom Glass Shower Door for Tub
 - Porcelain Slate Tile Look Floor

- LOWER LEVEL**
- Spacious Fully Finished Basement
 - Approximately 2,500 Square Feet
 - Easily Entertain 90 People
 - Custom Pine Bar Top
 - Stainless Bar Sink and Tap
 - Bar area with Refrigerator and Wine Cooler
 - Extensive Pot Lights

- Lots of Cabinets
- Large Storage and Work Rooms
- Great Cold Room for Wine Cellar
- Walk-up Basement with Large 12’ Double Sliding Doors and Waterfall Feature
- 3 Piece Bathroom
 - Pot Lights
 - Wall Scones
 - Custom Made Glass Shower
 - Slate Floor

- BACKYARD**
- Covered Porches with Douglas Fir Posts and Beams
 - T & G Pine Ceilings
 - Cedar Decking
 - Pot Lights
 - Fabulous Access and Views to the Backyard



Floor Plans

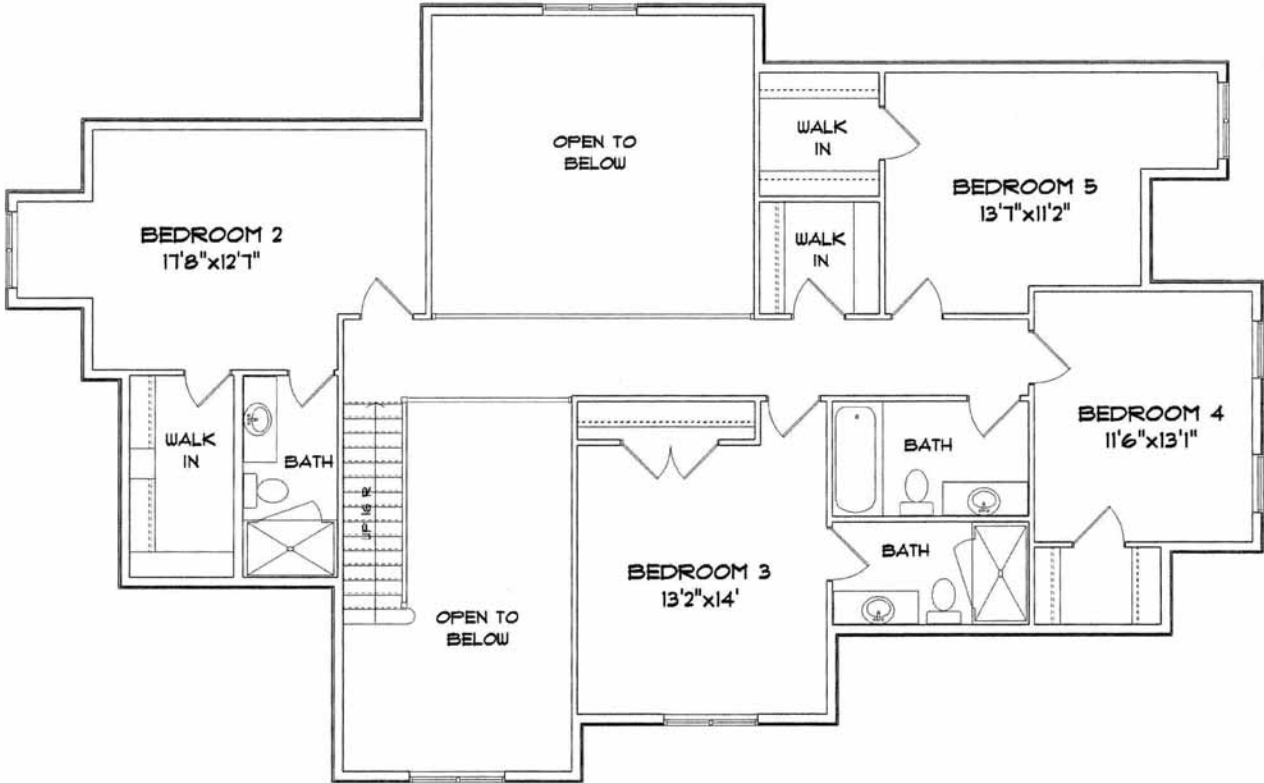


1ST FLOOR PLAN
2801 sq/ft (260.22 sq/m)

SHARON HOMES CONSTRUCTION
1280 FORESTHILL
OAKVILLE, ON
OFFICE: 905 338-6525
FAX: 905 338-6795

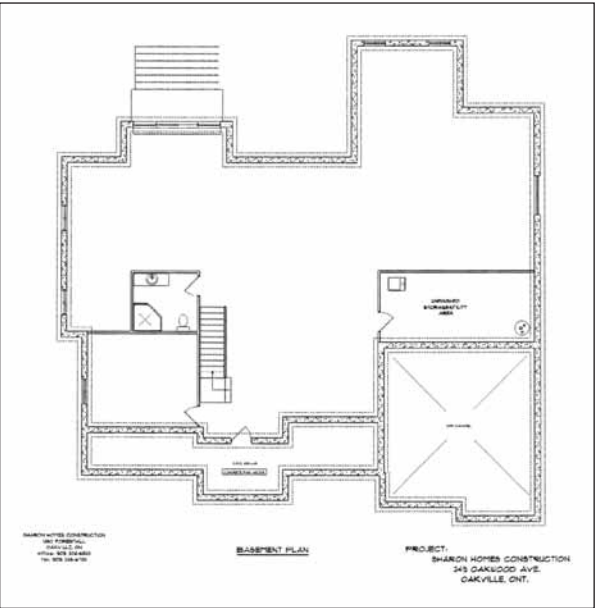
PROJECT:
SHARON HOMES CONSTRUCTION
249 OAKWOOD AVE.
OAKVILLE, ONT.

Floor Plans



2ND FLOOR PLAN
1460.3 sq/ft

PROJECT:
SHARON HOMES CONSTRUCTION
249 OAKWOOD AVE.
OAKVILLE, ONT.



SHARON HOMES CONSTRUCTION
1280 FORESTHILL
OAKVILLE, ON
OFFICE: 905 338-6525
FAX: 905 338-6795

BASMENT PLAN

PROJECT:
SHARON HOMES CONSTRUCTION
249 OAKWOOD AVE.
OAKVILLE, ONT.

Independent Schools

Public and Catholic Schools



Appleby College
540 Lakeshore Road West
Oakville, Ontario
L6K 3P1
(905) 845-4681
[more information](#)



Chisholm Academy
1484 Cornwall Road
Oakville, Ontario
L6J 7W5
(905) 844-3240
[more information](#)



Clanmore Montessori
2463 Lakeshore Rd E
Oakville, Ontario
L6J 1M7
(905) 337-8283
[more information](#)



Dearcroft Montessori School & West Wind Montessori Jr. High
1167 Lakeshore Road East
Oakville, Ontario
L6J 1L3
(905) 844-2114
[more information](#)



Glenburnie School
2035 Upper Middle Road East
Oakville, Ontario
L6H 7G6
(905) 338-6236
[more information](#)



King's Christian Collegiate
528 Burnhamthorpe Road West
Oakville, Ontario
L6M 4K6
(905) 257-5464
[more information](#)



MacLachlan College
337 Trafalgar Road
Oakville, Ontario
L6J 3H3
(905) 844-0372
[more information](#)



Oakville Christian School
112 Third Line
Oakville, Ontario
L6L 3Z6
(905) 825-1247
[more information](#)



St. Mildred's-Lightbourn School
1080 Linbrook Road
Oakville, Ontario
L6J 2L1
(905) 845-2386
[more information](#)



Wildwood Academy
2250 Sheridan Garden Drive
Oakville, Ontario
L6J 7T1
(905) 829-4226
[more information](#)



Rotherglen School
2050 Neyagawa Boulevard
Oakville, Ontario
L6H 6R2
(905) 849-1897
[more information](#)

Rotherglen School, Primary Campus
2045 Sixth Line
Oakville, Ontario
L6H 1X9 905-338-3528
[more information](#)

Public Schools:

Oakwood Elementary

357 Bartos Drive
905-845-0412
JK - GR05

W.H. Morden Elementary

180 Morden Road
905-844-9612
GR06 - GR08

Pine Grove Elementary

529 4th Line
905-844-6371
French Immersion | GR01 - GR08
GR01 - GR08

T.A. Blakelock Secondary

1160 Rebecca Street
905-827-1158
French Immersion
GR09 - GR12

Catholic Schools:

St. James Elementary

255 Morden Road, Oakville
905-339-0731
JK - GR08

St. Joseph Elementary

477 Warminster Drive, Oakville
905-827-4231
French Immersion | GR05 - GR08
JK - GR08

St. Thomas Aquinas Secondary

124 Dorval Drive, Oakville
905-842-9494
French Immersion
GR09 - GR12



Campus Locations

Trafalgar Road Campus (Oakville) [view map](#)
1430 Trafalgar Road, Oakville, Ontario L6H 2L1

Hazel McCallion Campus (Mississauga) [view map](#)
4180 Duke of York Boulevard, Mississauga, ON L5B 0G5

Davis Campus (Brampton) [view map](#)
7899 McLaughlin Rd., Brampton, Ontario L6Y 5H9

Skills Training Centre (Oakville) [view map](#)
407 Iroquois Shore Road, Oakville, Ontario L6H 1M3

Contact:

Phone (Local Calling)
Oakville/Mississauga: 905-845-9430
Brampton/Mississauga: 905-459-7533
Hamilton: 905-681-4611
[Privacy Statement](#)

Please Note: Halton Healthcare Services (HHS) is in the process of building a new, larger hospital for Oakville that will replace Oakville-Trafalgar Memorial Hospital. It will be located on a 50- acre site on the north-west corner of 3rd Line & Dundas Street in Oakville. If you have any questions or comments related to this project, please let us know by sending an email to newoakvillehospital@haltonhealthcare.on.ca

Backyard Retreat





For more information & pictures visit:
SchiavoneDiamond.com



Bill Schiavone
Broker

Tel 905.338.6550

Cell 416.999.6084

Fax 905.338.7452

Bill@SchiavoneDiamond.com



Fabe Fedrigo
Sales Representative

Tel. 905.338.6550

Cell 905.302.5718

Fax. 905.338.7452

ffedrigo@globalserve.net