

285 Nautical Boulevard

Oakville, Ontario



FOR SALE
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BILL SCHIAVONE
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TODD PILATKE

SCHIAVONE DIAMOND

ROYAL LEPAGE
Royal LePage Real Estate Services Ltd., Brokerage



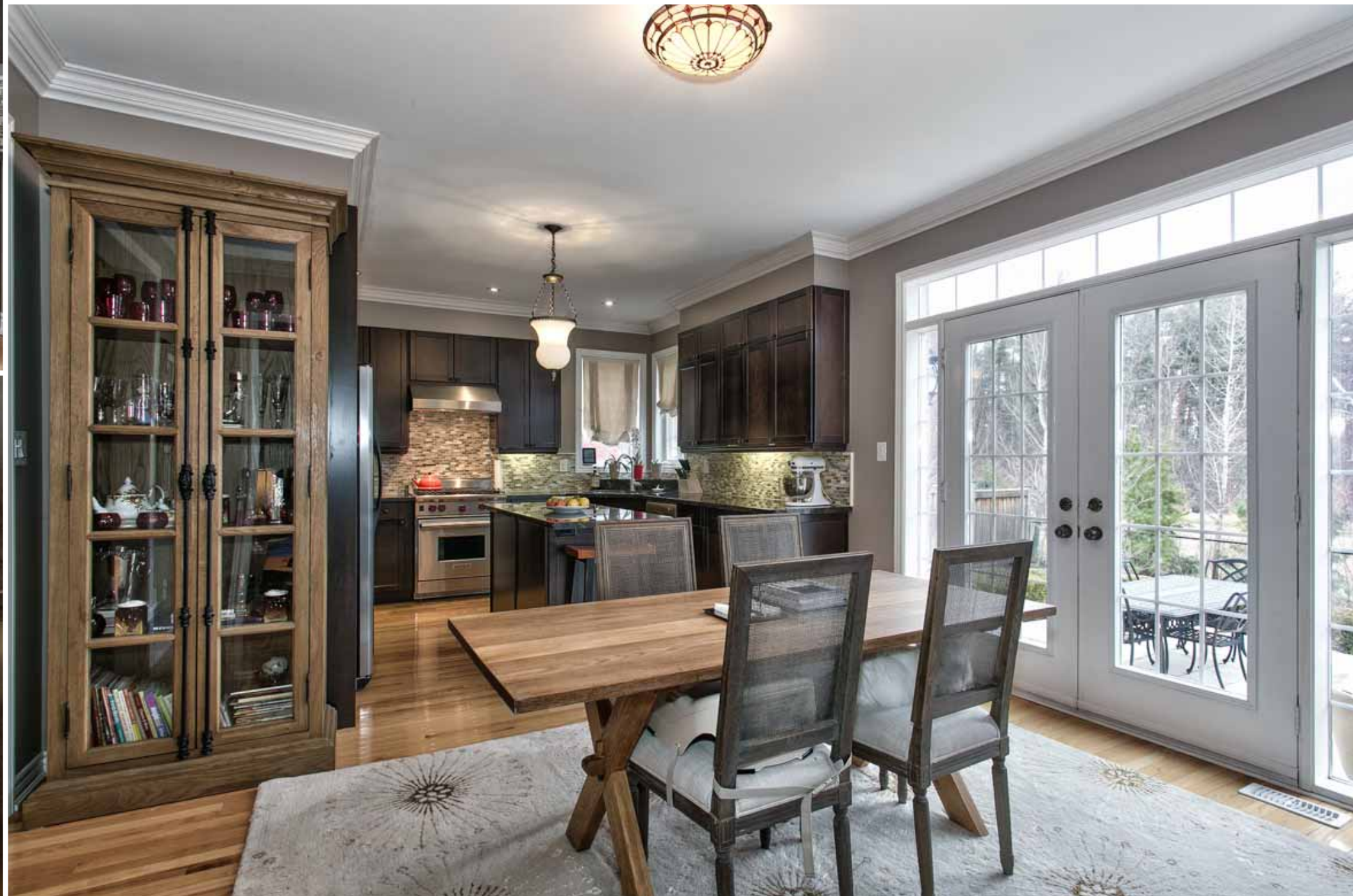


Welcome to Lakeshore Woods of Southwest Oakville.

Residents here enjoy the numerous benefits of living in a master planned community. You are always within short walking distance of parks, dedicated green space and walking trails, splash pad and dog park. While you are only steps to the Lake, you are also only a short drive to amenities such as Silver City, the RioCan Power Centre, boutique stores and restaurants. In terms of transit, you are only minutes from the QEW and the Appleby or Bronte GO stations. For those seeking the classic core experience, trendy Bronte Village is a short bike ride away.



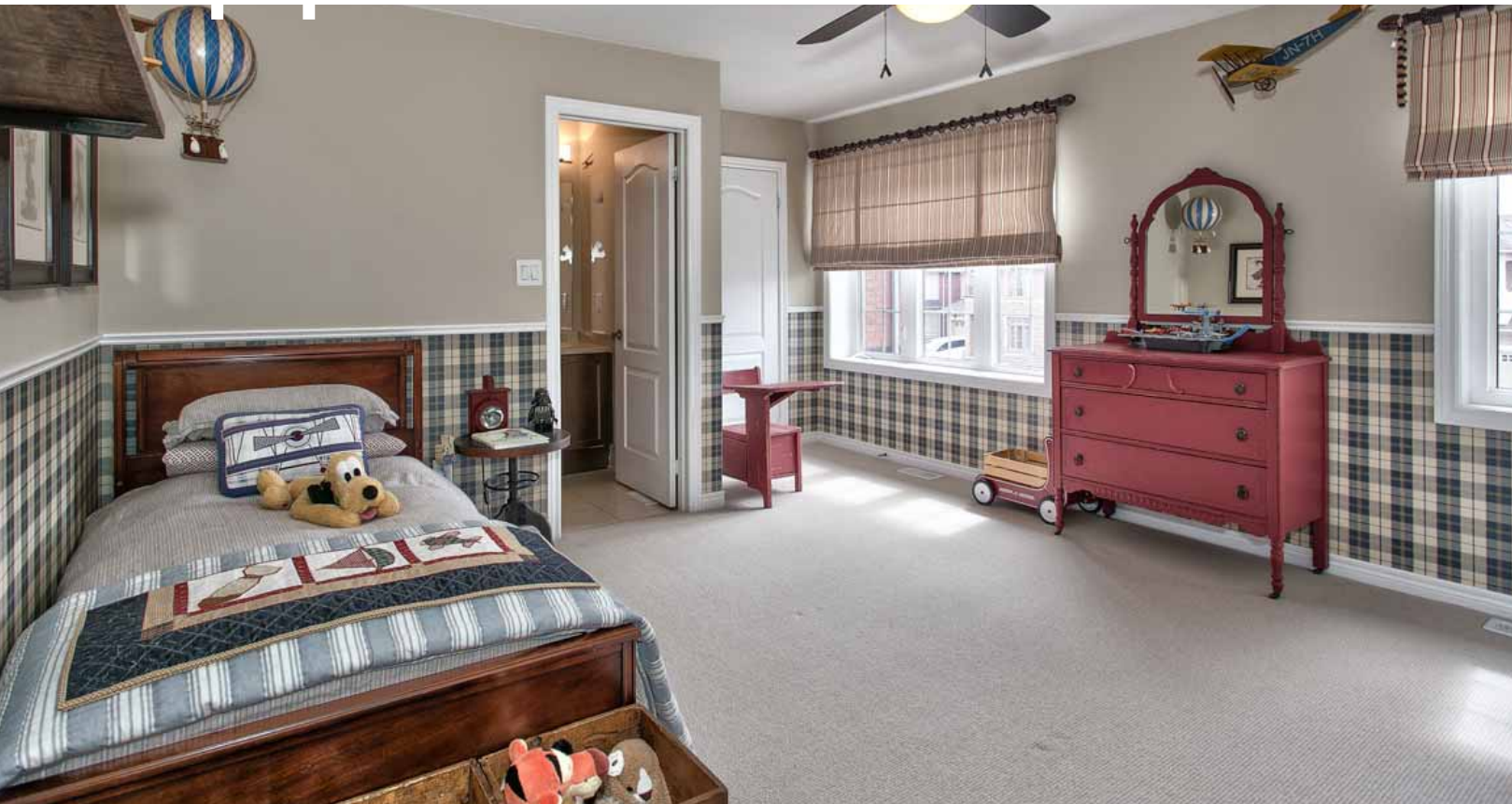
Gourmet Kitchen



Master Suite



Upper Level



Lower Level



Features

285 Nautical Boulevard

MAIN LEVEL

Entrance
Double door entry with decorative window inserts and transom window above, coat closet, ceramic tile floor, crown moulding, hardwood stairs with broadloom runner

Living Room/Dining Room Combination 19’10 x 10’2
Open concept with hardwood floor, coffered ceiling, crown moulding, crystal chandelier, 2 windows with drapes and rods

Kitchen 12’6 x 11’0
Hardwood floor, custom post-build kitchen with dark-stained cabinets, granite counters, centre island, corner sink, stone tile backsplash, under-cabinet lighting, stainless steel fridge, stainless steel built-in dishwasher, stainless steel Wolf gas stove and range hood, pot lights, crown moulding, corner windows with custom roman blinds

Breakfast 13’7 x 10’8
Hardwood floor, double French doors with sidelights and transom to rear patio

Family Room 14’3 x 13’7
Hardwood floor, gas fireplace with marble surround and white mantle, crown moulding, large bow window with drapes and rod and rear yard view

Den 9’0 x 9’0
Hardwood floor, crown moulding, large window with drapes and rod and front yard view

Bathroom 2 Piece
Ceramic tile floor, wood vanity with granite counter, undermounted sink, brushed stainless steel faucet and fixtures, crown moulding

Laundry
Ceramic tile floor, stainless steel laundry sink with faucet, upper cabinets, front loading washer and dryer, inside entry from garage, crown moulding

BEDROOM LEVEL

Master Bedroom 19’6 x 14’11
Double door entry, berber carpet, His & Hers walk-in closets, ceiling fan, crown moulding, large window with drapes and rod overlooking rear yard

Ensuite Bath 5 Piece
Custom ensuite with heated travertine tile floor, double wood vanities with marble countertops, undermounted sinks, chrome faucets and fixtures, frameless glass shower with travertine tile surround, Victoria + Albert freestanding tub, custom framed mirrors, water closet, 2 windows with blinds and custom roman blinds

2nd Bedroom 11’5 x 10’7
Berber broadloom, 2 closets, plate rail moulding, chandelier, ensuite privileges, window with custom blinds

3rd Bedroom 11’4 x 11’3
Berber broadloom, ceiling fan, walk-in closet, ceiling fan, ensuite privileges, large window with drapes and rod overlooking front yard

Jack & Jill Bath 4 Piece
Ceramic tile floor, dark wood vanity, laminate counter, upgraded light fixture, tub/shower combination with tile surround, window

4th Bedroom 13’8 x 13’0
Berber broadloom, closet, ceiling fan, 2 windows with custom blinds overlooking front yard

Ensuite Bath 4 Piece
Ceramic tile floor, dark wood vanity, laminate counter, tub/shower combination with ceramic tile surround

BASEMENT LEVEL

Broadloom, pot lights, wet bar, theatre room wired for surround sound, hobby room, ample storage, 3pc bath with tile floor, pedestal sink and separate shower

EXTERIOR & ADDITIONAL FEATURES

- Front entry with flagstone steps with tumbled stone accents in driveway, professionally landscaped
- Fully fenced rear yard, gated on both sides, flagstone stone patio, tumbled stone outdoor kitchen with gas BBQ
- Premium lot backs onto greenbelt
- 200 amp service
- Irrigation system

Lot Size 43.94’ x 109.50’ Irregular

2014 Taxes \$6,397

SCHOOL INFORMATION

PUBLIC
Gladys Speers Elementary (JK - Gr 6)
2150 Samway Road
905-827-4841

Eastview Elementary (Gr 7-8)
2266 Hixon Street
905-827-1541

Pine Grove Elementary (Gr 1 - 8 Fr. Imm.)
529 4th Line
905-844-6371

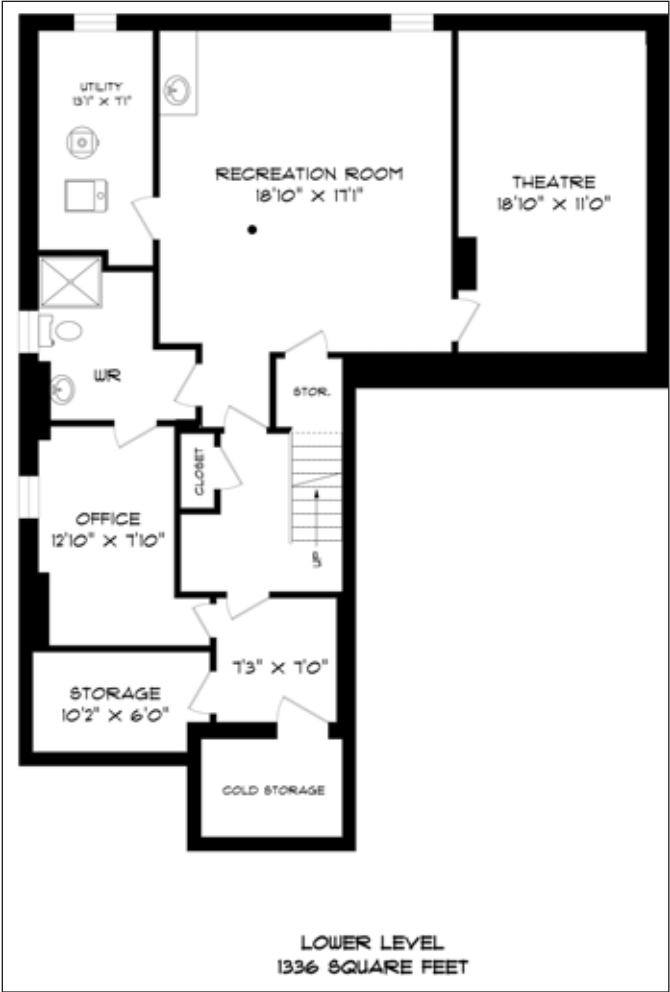
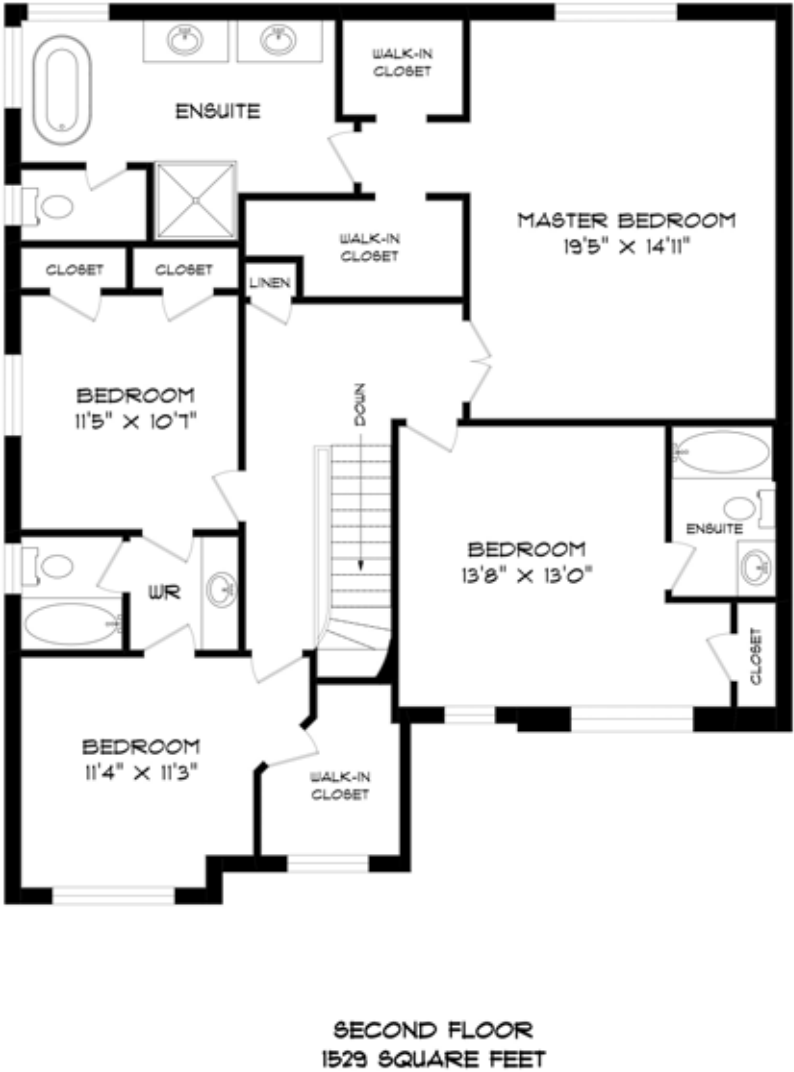
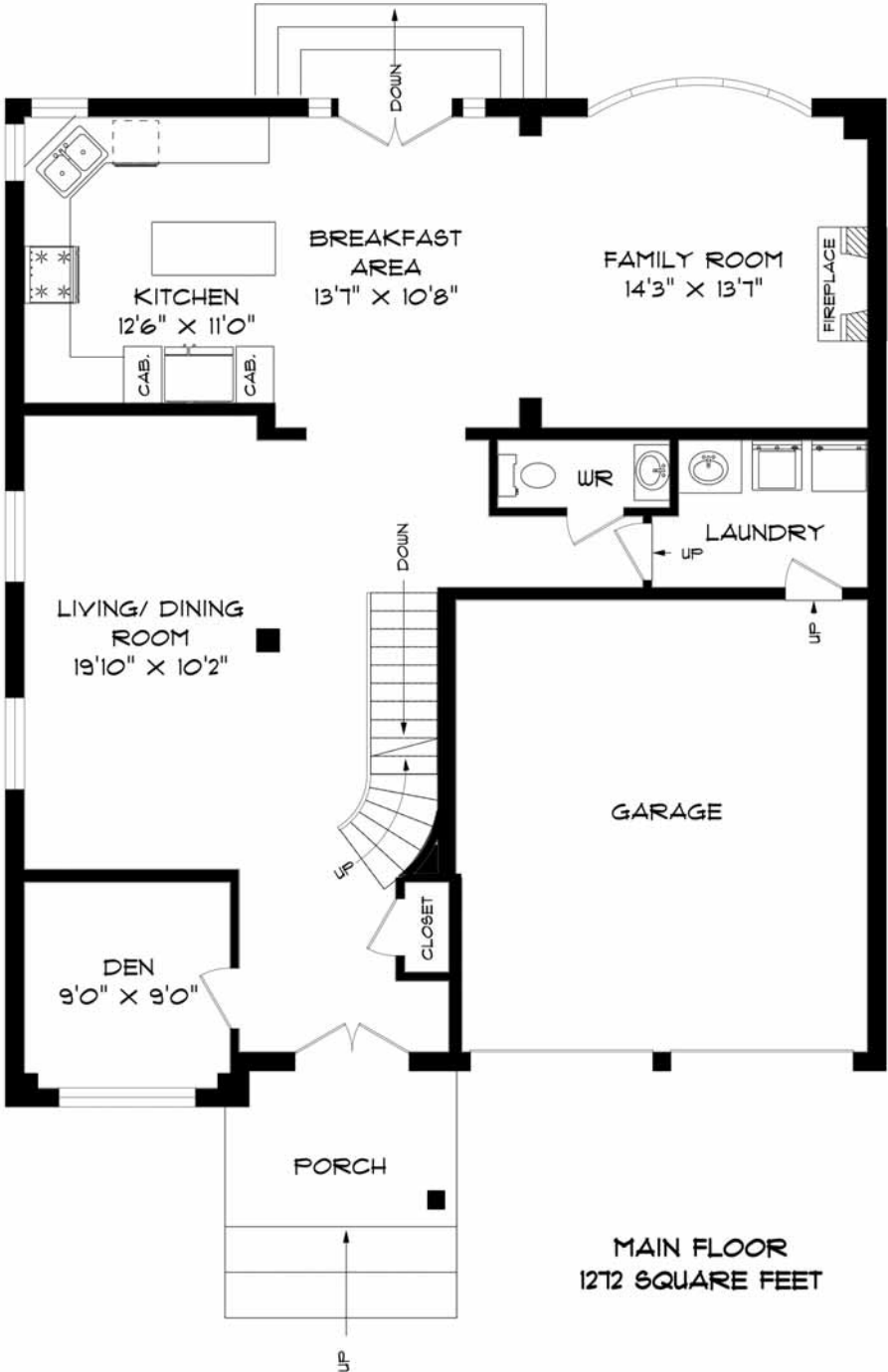
T.A. Blakelock Secondary (Gr 9 - 12) (Fr. Imm.)
1160 Rebecca Street
905-827-1158

CATHOLIC
St. Dominic Elementary (JK - Gr 8)
2405 Rebecca Street
905-827-4401

St. Joseph Elementary (Gr 5 - 8)
477 Warminster Drive
905-827-4231

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

Floor Plans



Backyard Retreat





For more information & pictures visit:
SchiavoneDiamond.com



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