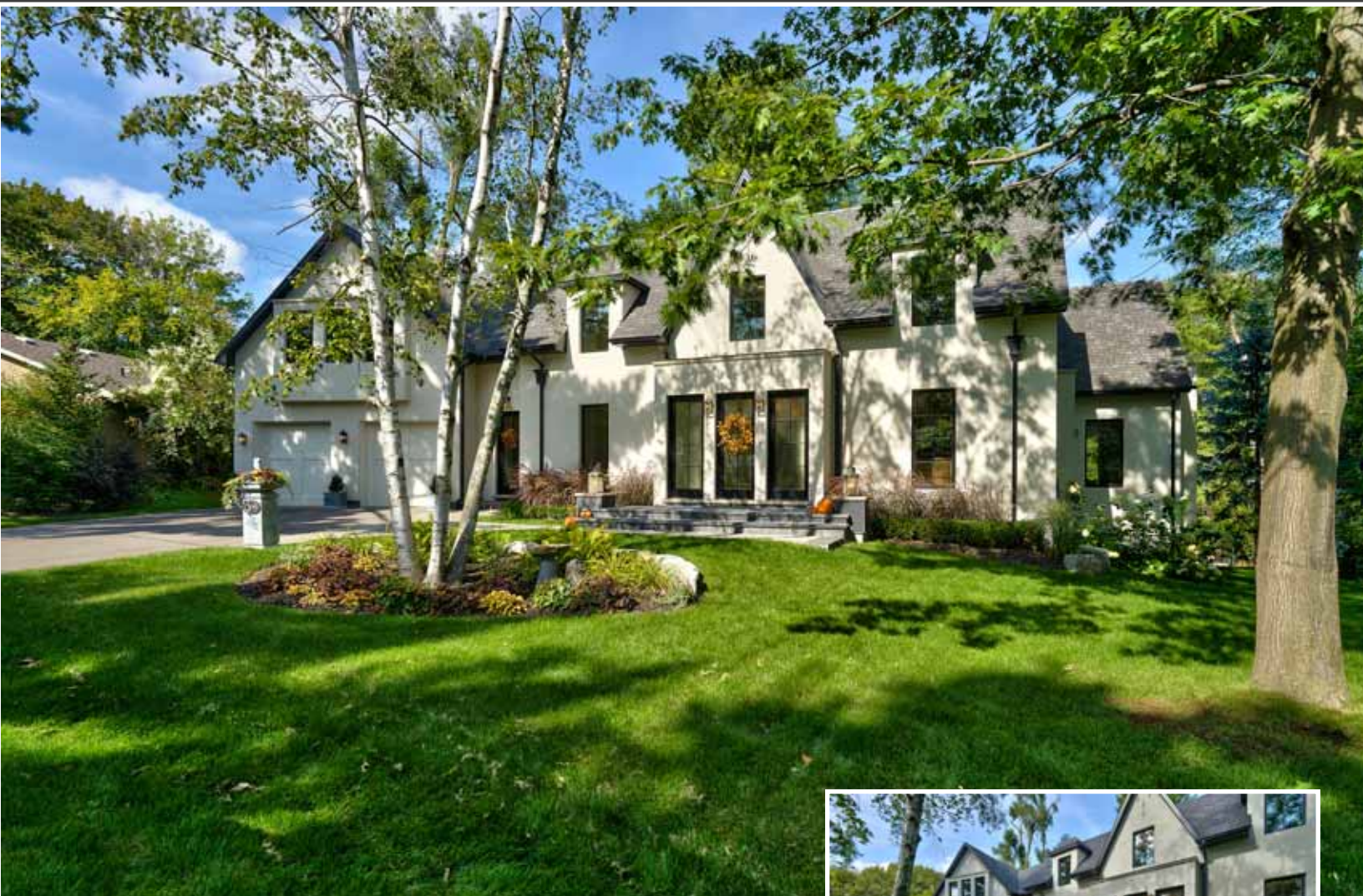


209 Trelawn Avenue

Oakville, Ontario



SCHIAVONE
DIAMOND

ROYAL LEPAGE
Royal LePage Real Estate Services Ltd., Brokerage





Welcome
Home



Gourmet Kitchen



Luxurious Living



Master Suite





Features

209 Trelawn Avenue

LOT SIZE: 89’ X 138’ X 141’ X 132’ X 20’ IRR
TAXES: \$19,445

MAIN LEVEL

Entrance Foyer 20’1 x 8’5
White oak rift hardwood with marble tile inlay, single door entry with 3 point lock and 2 sidelight windows, white oak rift hardwood stairs & railing, coat closet, oiled bronze coach-style light fixtures

Living Room 17’5 x 16’0
White oak rift hardwood floor, gas fireplace with marble surround, pot lights, 1 window with front yard view, 2 windows with side yard views

Dining Room 19’10 x 15’7
White oak rift hardwood floor, double pocket doors leading to entrance foyer, oiled bronze & crystal chandelier, built-in speakers, 2 windows with rear yard views

Kitchen 20’0 x 15’10
White oak rift hardwood floor, Barzotti soft white cabinetry with soft-close doors & drawers, appliance garage, stainless steel bar hardware, leathered granite counter tops, 2 islands, one with integrated Miele dishwasher and stainless steel sink with brushed stainless faucet, the other with stainless steel bar sink & faucet, custom range hood with Ventahood fan, pot filler faucet, integrated Viking fridge, 48” 6 burner & griddle gas Viking Professional range with double ovens, built-in Sharp stainless steel microwave, Carrera marble full slab backsplash, pot lights, pendant lights over both islands, French door to side patio

Breakfast Area 20’0 x 11’10
White oak rift hardwood floor, built-in bench seat with storage, pantry cabinets with slide-outs, wall sconces, double French doors to rear deck

Family Room 22’11 x 19’10
Sunken family room with white oak rift hardwood floor, cathedral ceiling, wood-burning fireplace with marble surround, built-in speakers, large oiled bronze chandelier, 1 window with front yard view, 2 windows with rear yard view, large window with side yard view

Mudroom 15’5 x 9’7
18 x 18 porcelain tile floors, entry door to front porch, inside entry from garage, custom built-in bench and shelving, dog shower with pullout faucet and tile surround, pot lights

Laundry Room
Whirlpool Duet front loading washer & dryer, built-in upper cabinets, laundry sink with faucet, laminate counter, hanging rod, pot lights, pocket door from mudroom

2pc Bath
Porcelain Duravit sink with chrome legs, Duravit toilet, chrome faucet and fixtures, 2 glass pendant lights, bevelled edge mirror

BEDROOM LEVEL

Master Bedroom 21’3 x 16’5
Berber broadloom, cathedral ceiling, built-in speakers, walk-in closet with custom built-in drawers and shelving, 3 windows with custom blinds overlooking front yard, window with custom blind overlooking rear yard

6pc Ensuite Bath
24 x 24 heated marble tile floor, double blonde wood vanities with leathered marble counters and undermounted sinks, chrome faucets and fixtures, free-standing tub, walk-through dual glass showers with marble tile surround, one with rainfall shower head and the other with hand-held shower, built-in speakers, wall sconce lights, pot lights, crystal light fixture, window with custom blind overlooking rear yard

2nd Bedroom 15’9 x 12’3
Berber broadloom, vaulted ceiling, walk-in closet with built-in organizers, ensuite privileges, window with custom blind overlooking rear yard

5pc Jack & Jill Bath
18 x 18 heated marble tile floor, double vanities with marble counters and undermounted sinks, bevelled edge mirrors, chrome faucets and fixtures, tub-shower combination with marble tile surround, wall sconce lights, window with custom blind overlooking rear yard

3rd Bedroom 15’9 x 12’1
Berber broadloom, walk-in closet with built-in organizers, ensuite privileges, window with custom blind overlooking rear yard

4th Bedroom 16’2 x 15’0
Berber broadloom, 2 closets, 2 windows with custom blinds overlooking front & side yards

4pc Bath
18 x 18 heated marble tile floor, pedestal sink with chrome faucet & fixtures, recessed mirrored medicine cabinet, glass shower with porcelain tile surround, pot lights, wall sconce lights, window with custom blind overlooking front yard

BASEMENT LEVEL

Recreation Room 43’3 x 19’6
Berber broadloom, pot lights, 2 above grade windows, double French door walk-out to rear patio, wired for theatre, screen & projector

Recreation Room 22’3 x 19’3
Berber broadloom, 2 above grade windows

5th Bedroom 16’9 x 15’5
Berber broadloom, above-grade window

3pc Bath
24 x 24 marble tile floor, pedestal sink, chrome faucet and fixtures, glass shower with porcelain tile surround, wall sconce lights, pot lights

EXTERIOR FEATURES

Stucco exterior, double car garage, paved double driveway with stone interlock walkway, square-cut flagstone porch, professionally landscaped

Side stone interlock patio, entry door to garage, armour stone retaining wall, natural stone steps, gas BBQ hook-up, overlooks rear yard

Rear yard with wood deck with railing & iron pickets, mature trees, stone interlock patio from basement walk-out, overlooks creek

ADDITIONAL FEATURES

- White oak rift hardwood flooring throughout main floor
- Barzotti woodworking throughout
- Heat Recovery Ventilation system - recirculates fresh air in controlled & filtered system
- Hudson Valley, Troy & Restoration Hardware lighting
- Duravit, Rubinet, Riobel, Blanco & American Standard plumbing fixtures
- Sonos sound system throughout main floor and in master bedroom & bath
- Upper hallway has storage closet and linen closet, as well as reading niche with window overlooking front yard

SCHOOL INFORMATION

PUBLIC
New Central Elementary (JK - Gr 6)
133 Balsam Drive
905-844-3081

Maple Grove Elementary (Gr 7 - 8)
288 Maple Grove Drive
905-844-9322

E.J. James Elementary (Fr. Imm. Gr 1 - 8)
338 Cairncroft Road
905-845-2015

Oakville Trafalgar Secondary (Gr 9 - 12) (Fr. Imm. & Gifted)
1460 Devon Road
905-845-2875

CATHOLIC
St. Vincent Elementary (JK - Gr 8)
1280 Braeside Drive
905-849-0777

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

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

209 Trelawn Avenue

Scale (ft) 0 5 10 15 20 25
Scale (M) 0 1 2 3 4 5 6 7
September 2015



Main Floor Plan

2,526.3 sq. ft. +

524.9 sq. ft. (Garage)

9'-0" Ceilings

209 Trelawn Avenue

Scale (ft) 0 5 10 15 20 25
Scale (M) 0 1 2 3 4 5 6 7
September 2015



2nd Floor Plan

2,277.9 sq. ft.

9'-0" Ceilings

209 Trelawn Avenue

Scale (ft) 0 5 10 15 20 25
Scale (M) 0 1 2 3 4 5 6 7
September 2015



Basement Plan

2,488.4 sq. ft.



Backyard Retreat



Outdoor Entertaining





For more information & pictures visit:
SchiavoneDiamond.com



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