

# 1397 Duncan Road

## Oakville, Ontario



SCHIAVONE  
DIAMOND

**ROYAL LEPAGE**  
Royal LePage Real Estate Services Ltd., Brokerage







Welcome  
Home





# Custom Finishes





# Gourmet Kitchen





# Luxurious Living





# Master Suite





# Spacious Bedrooms













Features

1397 Duncan Road

MAIN LEVEL

**Foyer**  
Single door entry with sidelight windows, NuHeat programmable heated polished limestone tile floor, double door coat closet with custom fittings, crown moulding, pot lights, espresso-stained hardwood stairs with white risers, pickets & handrails, custom stair runner by Y&Co

**Living Room**                      **17'0 x 14'2**  
Espresso-stained hardwood floor, 15' coffered barrel ceiling, Heat-N-Glow gas fireplace with granite surround and white mantle, crown moulding, 9' bay window with custom sheers and front yard view

**Dining Room**                      **19'5 x 16'1**  
Espresso-stained hardwood floor, coffered ceiling, built-in glass display shelves with lighting, pot lights, large window with custom sheers and side yard view

**Family Room**                      **15'0 x 13'4**  
Espresso-stained hardwood floor, coffered ceiling, Napoleon modern linear gas fireplace with river rocks, 24 speaker port pairs with wiring throughout house, crown moulding, pot lights, 2 windows flanking fireplace, large window with rear yard view

**Kitchen**                              **19'5 x 15'0**  
Espresso-stained hardwood floor, Malibu Woodwork (Oakville) custom walnut dovetailed cabinets in white finish, glass front display cabinets, wire-brushed black granite countertops, double stainless steel Franke apron-front sink, brushed stainless Grohe faucet, 10 ½' long centre island with honed Carrera marble

countertop, single stainless Franke bar sink with brushed stainless Grohe faucet and Insinkerator instant hot water dispenser, marble tile backsplash, pot filler faucet, stainless steel Dacor 6-burner gas range top, warming drawer, microwave and double wall ovens, stainless steel Jenn-Air refrigerator/freezer with external ice & water dispenser, built-in stainless steel Bosch dishwasher, stainless steel Atzeni wall mount range hood, AvantGarde wine cooler, KitchenAid garborator, crown moulding, pot lights, window above sink with rear yard view

**Breakfast Area**                      **23'3 x 12'1**  
Espresso-stained hardwood floor, crown moulding, pot lights, 2 large windows with rear yard view, half glass door to rear covered patio

**Office/Study**                      **12'10 x 10'1**  
Espresso-stained hardwood floor, crown moulding, pot lights, 2 windows with custom Hunter Douglas shades and rear & side yard views, separate entry door from front for true home office use

**2pc Powder Room**  
Carrera marble tile floor, vanity with quartz countertop, undermount sink and Axor by Hansgrohe waterfall faucet, Toto toilet, crown moulding, pot lights

**Mudroom**  
Polished limestone tile floor, double door coat closet with custom fittings, inside entry from garage, crown moulding, pot lights

SECOND LEVEL

**Master Bedroom**                      **21'7 x 15'0**  
Espresso-stained hardwood floor, Regency gas fireplace with granite surround and custom white mantle, built-in bookshelves, crown moulding, 2 sconce lights, pot lights, walk-in closet with custom closet fittings & pot lights, window with custom Hunter Douglas shade overlooking rear yard

**5pc Ensuite Bath**  
NuHeat programmable heated marble tile floor, white double vanity with quartz countertop, undermount sinks, Brizo polished nickel faucets and fixtures, built-in cabinet and shelving, Assura Jet Air oversized soaker tub, separate glass shower with marble tile surround, built-in bench and shampoo shelf, Toto toilet, crown moulding, pot lights, window with Shade-o-Matic custom shutters overlooking side yard

**2nd Bedroom**                      **15'2 x 13'1**  
Espresso-stained hardwood floor, Double door closet with custom fittings, crown moulding, pot lights, drum light fixture, window with custom Hunter Douglas shade overlooking rear yard

**3pc Ensuite Bath**  
NuHeat programmable heated granite tile floor, vanity with black quartz countertop, undermount sink, Riobel polished nickel faucet, Toto toilet, separate glass shower with tile surround, crown moulding, pot lights

**3rd Bedroom**                      **17'0 x 15'0**  
Espresso-stained hardwood floor, 2 double door closets with custom fittings, crown moulding, pot lights, window with custom Hunter Douglas shade overlooking side yard

**4th Bedroom**                      **22'0 x 12'0**  
Sunken bedroom with espresso-stained hardwood floor, double door closet with custom fittings, under eaves storage cabinets, crown moulding, pot lights, window with custom Hunter Douglas shade overlooking front yard

**5pc Main Bath**  
NuHeat programmable heated polished limestone tile floor, white vanity with black quartz countertop and double undermount sinks, Aquabraxx polished nickel faucets, Toto toilet, Azzura soaker tub with subway tile surround, separate glass shower with rainfall showerhead and tile surround, crown moulding, pot lights

**Laundry Room**                      **15'0 x 6'0**  
Marble tile floor, custom cabinets, stainless steel sink with Moen faucet, front-loading Maytag Epic Z washer & dryer, double door closet with custom built-ins, quartz folding countertop, pot lights, window overlooking rear yard

- Second Level Features**
- 11' ceilings
  - 18' high skylight
  - Linen closet



# Features

## BASEMENT LEVEL

### Recreation Room                    45'2 x 14'7

Godfrey Hirst New Zealand wool carpet, 9’ ceilings, Regency gas fireplace with granite surround and white mantle, double door closet with custom fittings, wet bar with granite tile floor, white custom cabinetry, white laminate countertop, stainless steel Blanco bar sink and Blanco brushed nickel faucet, entire basement piped for in-floor heating, deep windows with stone window wells

### 5th Bedroom                            18'8 x 17'7

Godfrey Hirst New Zealand wool carpet, 2 double door closets with custom fittings, pot lights, window

### 4pc Bath

Granite tile floor, double porcelain trough sink with two Zucchetti faucets, separate glass shower with subway tile surround, pot lights, Toto toilet

### Fitness/Exercise Room        15'11 x 9'8

Godfrey Hirst New Zealand wool carpet, cable TV port

### Basement Features

- Cold storage room with slate floor tile
- Under-stair storage closet
- Utility Room (16'9 x 14'2) with Ridgid pedestal sump pump

## EXTERIOR FEATURES

- Indiana Limestone façade and flagstone front porch, side patio and driveway banding
- Cape Cod cedar shingles and wood siding
- Bracketing gardens and stone retaining wall in rear yard with 40 white cedars
- Fully fenced (7') rear yard with covered flagstone patio with pot lights and cedar ceiling
- RainBird irrigation system
- Generac Guardian automatic standby generator
- Pot lights in eaves
- Driveway parking for 6 cars
- Double car garage, Upwardoor garage doors, wireless keyless entry system

## ADDITIONAL FEATURES

- 9’ – 15’ ceilings on all three levels
- Custom trim and millwork throughout
- DSC security system with interior motion sensors
- Smart-wired throughout for internet & cable with multiple ports in each room
- Nilfisk central vacuum system
- In-wall speaker wiring
- Walking distance to St. Mildred’s, Linbrook, Maple Grove, E.J. James, St. Vincent’s & Oakville Trafalgar High School

**LOT SIZE: 75’ X 151’**

**2015 TAXES: \$16,943**

## 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)**

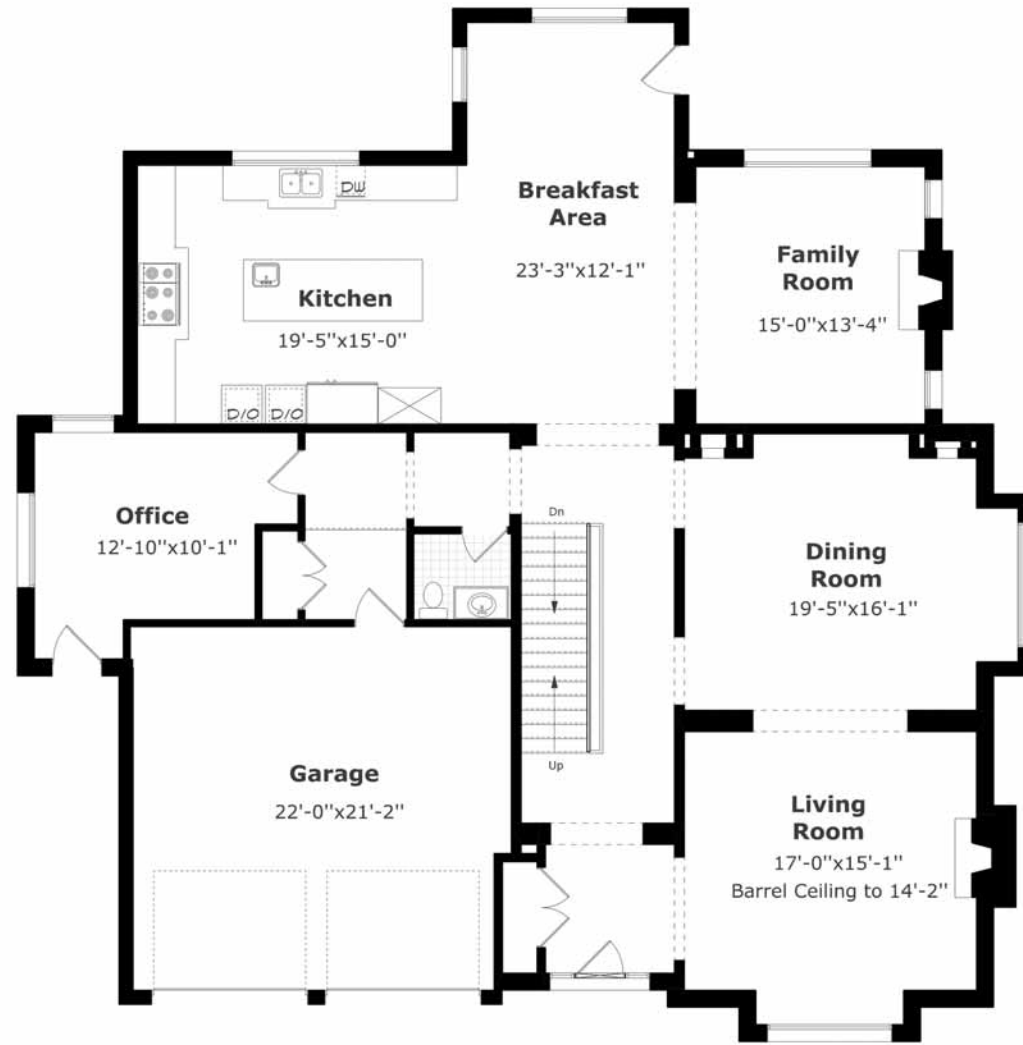
477 Warminster Drive  
905-827-4231

#### **St. Thomas Aquinas Secondary (Gr. 9 - 12) (Fr. Imm.)**

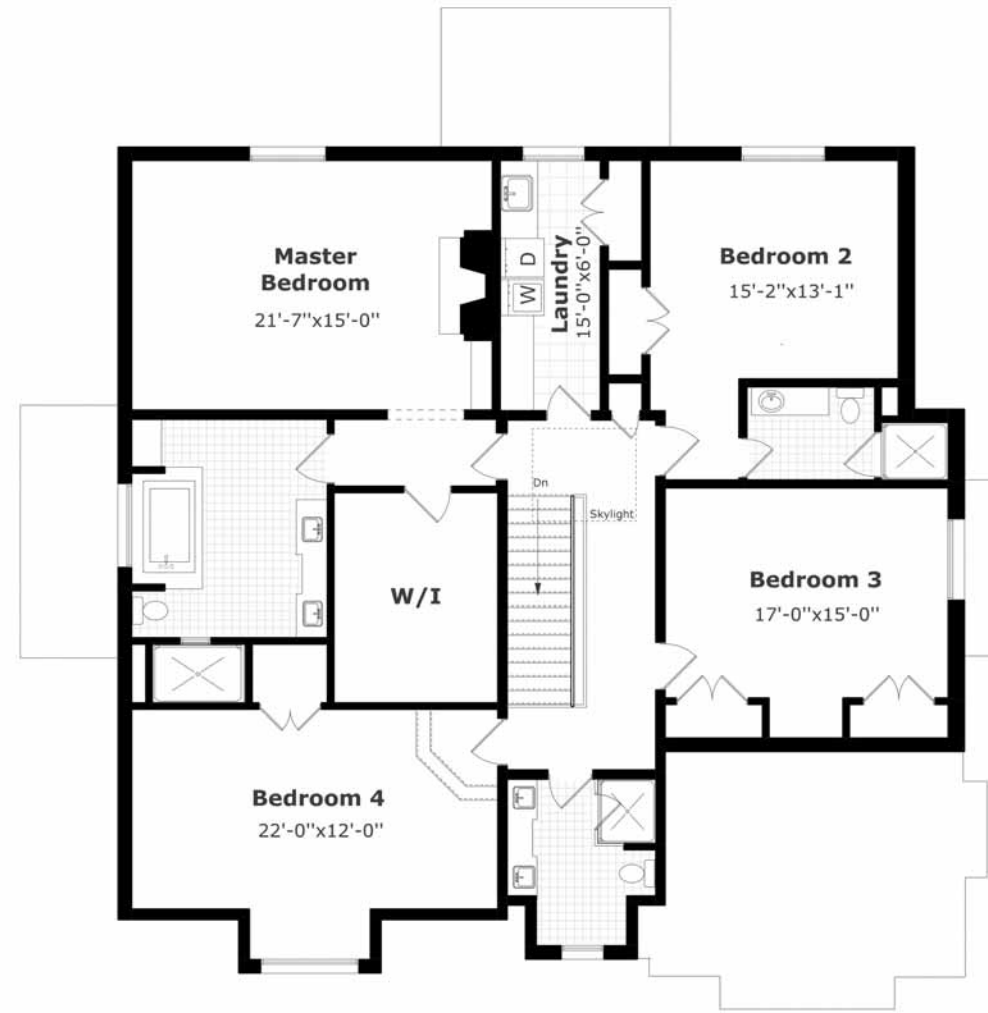
124 Dorval Drive  
905-842-9494



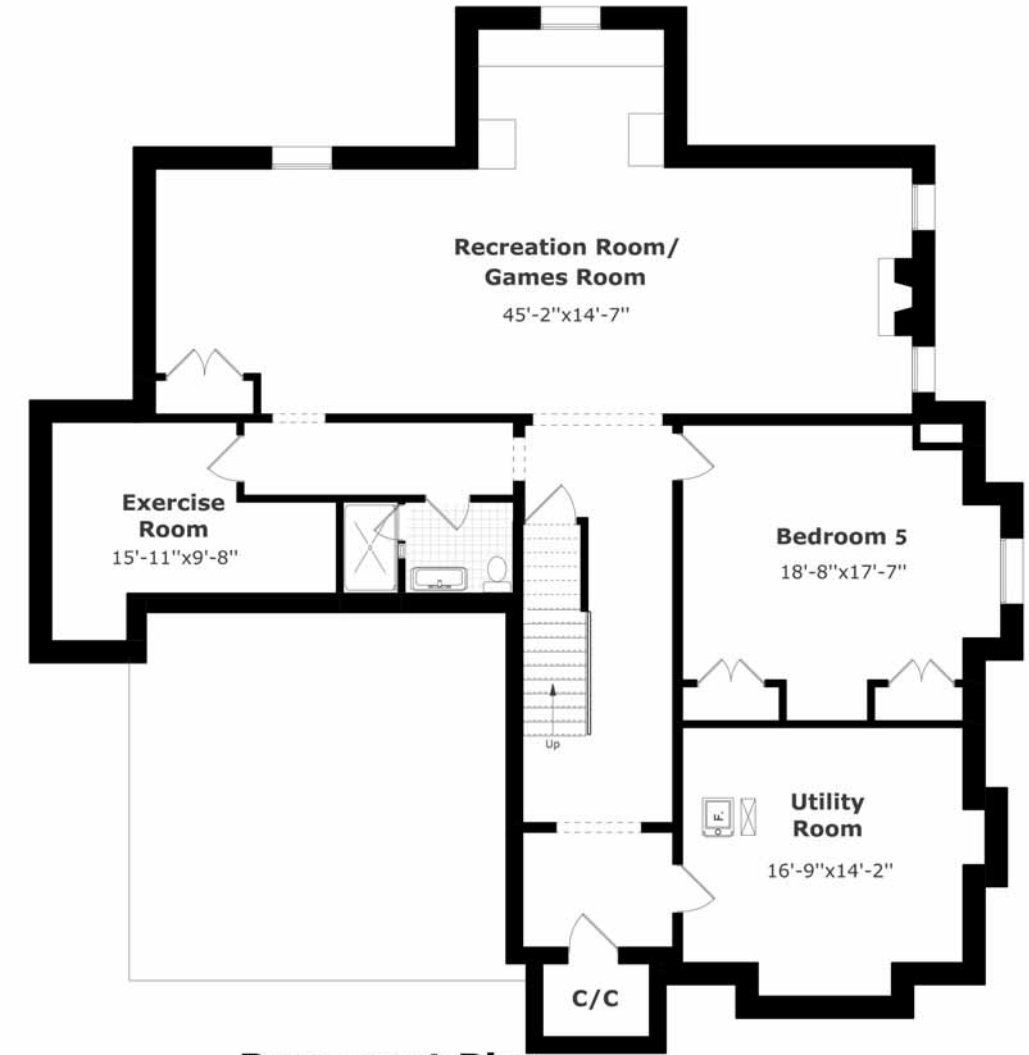




**Main Floor Plan**  
2,238.6 sq. ft.+  
491.6 sq. ft. (Garage)  
10'-0" Ceiling



**2nd Floor Plan**  
2,180.1 sq. ft.  
9'-0" Ceilings



**Basement Plan**  
2,292.4 sq. ft.  
9'-0" Ceilings







For more information & pictures visit:  
**SchiavoneDiamond.com**



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