

31 First Street

Oakville, Ontario



SCHIAVONE
DIAMOND

ROYAL LEPAGE
Royal LePage Real Estate Services Ltd., Brokerage



Welcome Home



Gourmet Kitchen





Luxurious Living



Master Suite







Features

31 First Street

MAIN LEVEL

Foyer **17'3 x 16'0**
Elegant large foyer, single door entry with leaded glass, coach-style lantern, hardwood floor, crown moulding, 1’ high baseboards, dark-stained hardwood stairs with white risers and pickets, coat closet

Living Room **27'0 x 16'10**
Hardwood floor, wood-burning fireplace with marble surround and white mantle, sconce lights, pot lights, crown moulding, 2 large windows with front and side yard views, French garden doors to rear deck

Dining Room **16'8 x 12'0**
Hardwood floor, crown moulding, chair rail, antique brass chandelier, sconce lights, large window with front yard view

Kitchen **20'10 x 17'0**
Hardwood floor, Top Notch kitchen (2011) with white soft-close cabinets, some glass front cabinets, soapstone counters, custom range hood, double stainless steel sink, nickel gooseneck faucet with pull-out spray, large centre island with marble countertop, marble tile backsplash, under-cabinet lighting, stainless steel Wolf 6-burner gas range, integrated Asko dishwasher, integrated SubZero fridge with 2 freezer drawers, Panasonic microwave built-in to island, 2 pendant lights over island, pot lights, crown moulding, chandelier in dinette area, window above sink overlooking side yard

Family Room **20'6 x 16'10**
Hardwood floor, gas fireplace with marble surround and white mantle, built-in bookcases and cabinets, built-in speakers, pot lights, crown moulding, 3 windows with rear yard view, French doors to rear deck

Mudroom
Slate tile floor, side entrance, pot lights, storage closets, iron lantern light fixture, pot lights

Laundry Room
Slate tile floor, laundry sink & faucet, Kenmore washer & dryer, 2 windows with rear yard view, separate staircase to 2nd level loft, pot lights, under stair storage

2pc Bath
Slate tile floor, Kohler toilet, pedestal sink, sconce lights, pot lights, window with shutters and rear yard view

BEDROOM LEVEL

Master Bedroom **17'0 x 13'7**
Hardwood floor, crown moulding, built-in speakers, walk-in closet with window and built-in shelving, French door with shutters to sun porch and lake views, brass & crystal chandelier, pot lights, window with shutters overlooking front yard

5pc Ensuite Bath
Heated hexagon marble tile floor, white vanity with quartz countertop, undermounted sinks, nickel faucets & fixtures, framed mirror, soaker tub with quartz surround, separate glass shower with 12x24 marble tile surround and shampoo shelf, Kohler toilet, crown moulding, sconce lights, pot lights, 2 windows overlooking rear yard

2nd Bedroom **17'0 x 13'7**
Hardwood floor, 2 closets, crown moulding, brass chandelier, built-in corner desk and book shelves, windows with drapes and rod and French door leading to separate balcony overlooking front yard

3rd Bedroom **12'10 x 12'7**
Hardwood floor, closet, linen closet, crown moulding, crystal chandelier, 2 windows with shutters, drapes & rods overlooking front & side yard

4th Bedroom **12'5 x 12'0**
Hardwood floor, closet, linen closet, access to closed off staircase - great for study area or storage, crown moulding, chair rail, crystal chandelier, ensuite privilege, window with shutters overlooking side yard

5pc Bath
Porcelain tile floor, casement-style vanity with 2 sinks, chrome faucets & fixtures, framed mirror, panelled walls with ‘hidden’ medicine cabinet, separate Jacuzzi tub with tile surround, separate glass shower with tile surround, display shelving, Kohler toilet, pot lights, sconce lights, window overlooking side yard

Office **8'2 x 7'3**
Berber broadloom, windows with drapes & rods overlooking rear yard

Loft **16'9 x 16'2**
Separate access from laundry room, overlooks mudroom, maple hardwood floor, window with drapes & rod overlooking rear yard

EXTERIOR & ADDITIONAL FEATURES

- Heritage home built by William Robertson c. 1855 with extension in 2002
- 89.99’ x 152.43’ lot, only one house in from the lake and steps to downtown
- Wood siding exterior with cedar shingles, double entry circular driveway flanked by stone pillars, flagstone front walkway and porch, detached single garage

- Private, treed rear yard with stone patio, in-ground saltwater pool, garden shed, wood deck, change room/studio off of garage
- Partial, unfinished basement with lots of storage space

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

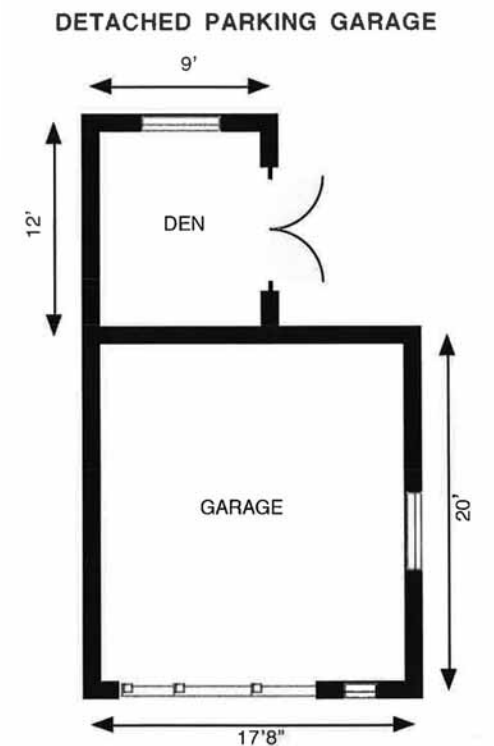
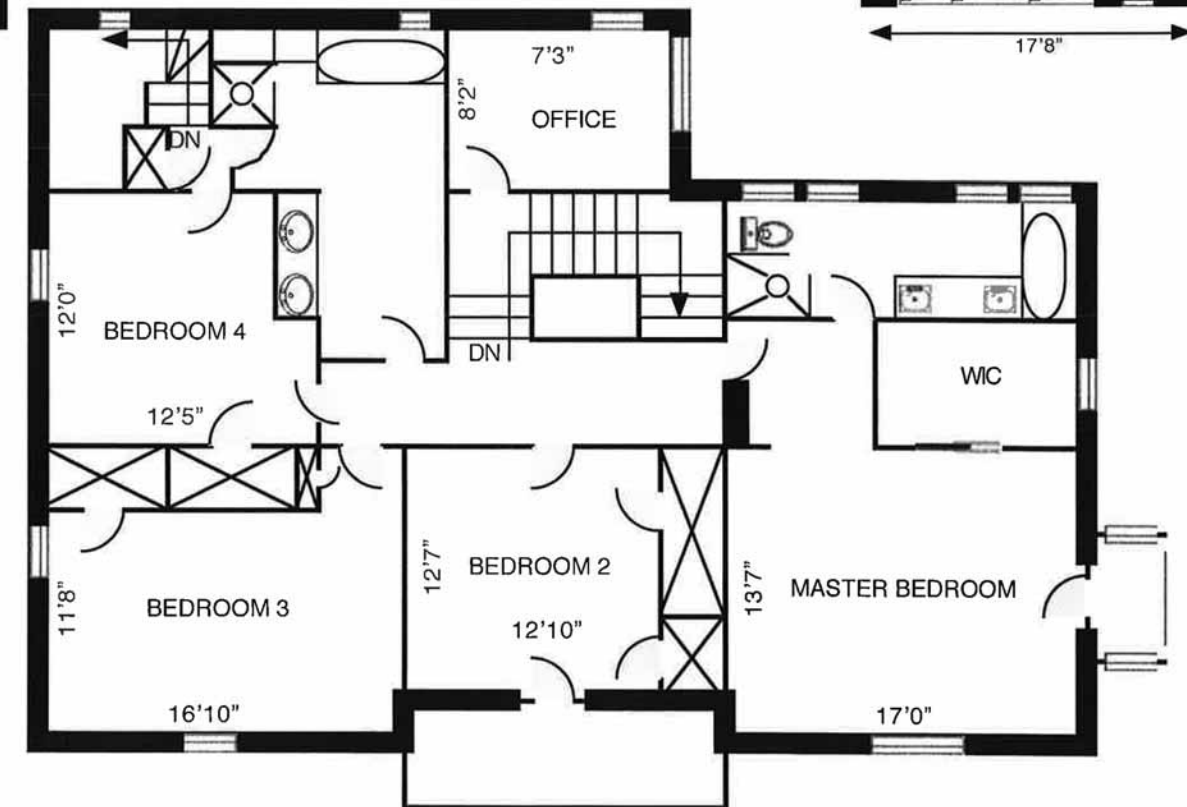
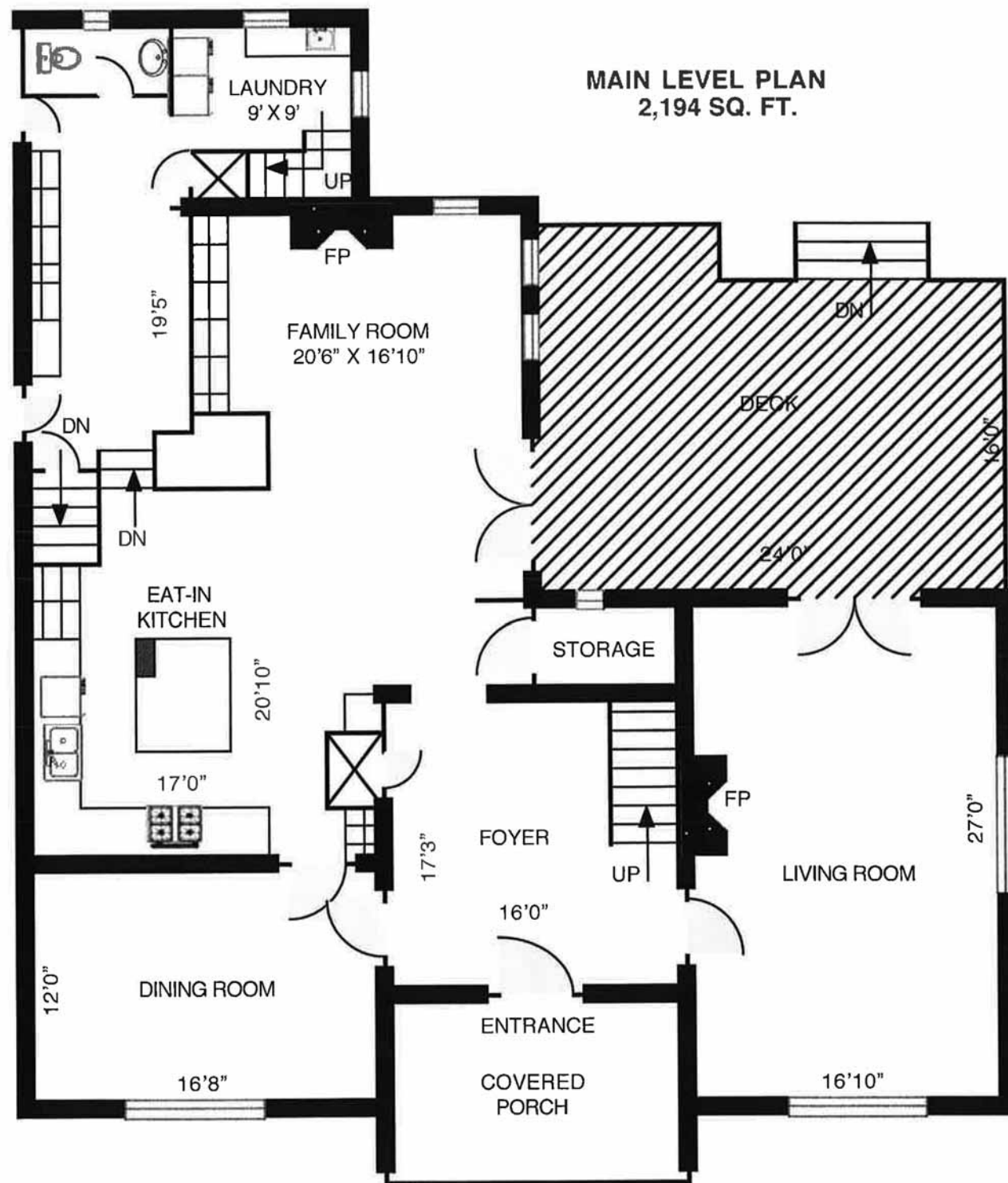
E.J. James Elementary - (Fr. Imm. Gr 1 - 8)
338 Cairncroft Road
905-845-2015

Oakville Trafalgar (Gr 9 - 12) (Fr. Imm.)
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



Backyard Retreat





For more information & pictures visit:
SchiavoneDiamond.com



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