

# 1304 Hillhurst Road

## Oakville, Ontario



**SCHIAVONE  
DIAMOND**

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







Welcome  
Home





# Eat-in Kitchen





# Well Maintained







Features

1304 Hillhurst Road

MAIN LEVEL

**Entrance**  
Sigle door entry, hardwood floor, coat closet, broadloom on stairs with iron pickets and oak handrail

**Living Room            22'3 x 12'9**  
Oak hardwood floor, crown moulding, wood-burning fireplace with marble surround and white mantle, bow window with front yard view, large picture window with rear yard view

**Dining Room            12'1 x 10'11**  
Broadloom, crown moulding, gown window with front yard view

**Kitchen                    10'11 x 10'0**  
Vinyl floor, oak cabinets, Corian counter, single stainless steel sink, chrome faucet, tile backsplash, cooktop, GE wall oven, Amana fridge, Maytag built-in dishwasher, LG over-the-range stainless steel microwave, window with rear yard view

**Breakfast                9'0 x 8'0**  
Vinyl floor, pendant light fixture, window with rear yard view

**Family Room            19'10 x 13'2**  
Oak parquet floor, crown moulding, wood-burning fireplace with stone surround, built-in book cases & cabinets, 2 windows with side yard view, window with front yard view, entrance from front yard

**2pc Bath**  
Vinyl floor, wood vanity, corner shower stall

**Laundry Room          10'4 x 6'4**  
Vinyl floor, Maytag washer & dryer, laundry sink & faucet, upper cabinets, broom closet, window with front yard view

BEDROOM LEVEL

**Master Bedroom    15'5 x 12'11**  
Oak hardwood floor, 2 double closets, window overlooking front yard

**3pc Ensuite Bath**  
Tile floor, porcelain wall sink, shower with tile surround, window overlooking front yard

**2nd Bedroom           13'4 x 13'2**  
Oak hardwood floor, double closet, window overlooking front yard

**3rd Bedroom           11'11 x 9'10**  
Oak hardwood floor, double closet, window overlooking rear yard

**4th Bedroom           12'0 x 10'0**  
Oak hardwood floor, double closet, window overlooking rear yard

**4pc Bath**  
Vinyl floor, wood vanity, tub/shower combination with tile surround, medicine cabinet, window overlooking rear yard

BASEMENT LEVEL

**Recreation Room    21'2 x 12'0**  
Berber broadloom, gas fireplace with tile surround & wood mantle, pot lights

- 12'10 x 10'4 Storage Room
- 22' x 10'8 Utility Room
- Crawlspace

EXTERIOR & ADDITIONAL FEATURES

Front yard with garden beds, mature trees, flagstone porch and walkway from driveway

Rear yard with in-ground pool, patio and gas BBQ hookup

Roof (2014)

Furnace and A/C (2005)

RL 1 zoning

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.)**  
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



# Floor Plans & Survey

# 1304 Hillhurst Road

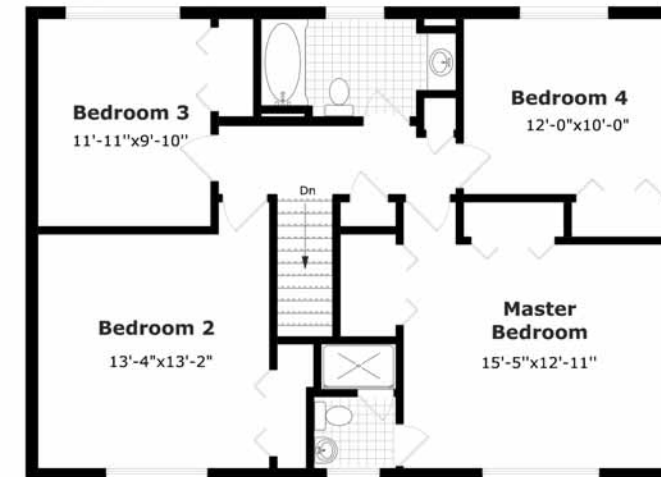
## Main Floor Plan

1,314.5 sq. ft.+  
453.3 sq. ft. (Garage)



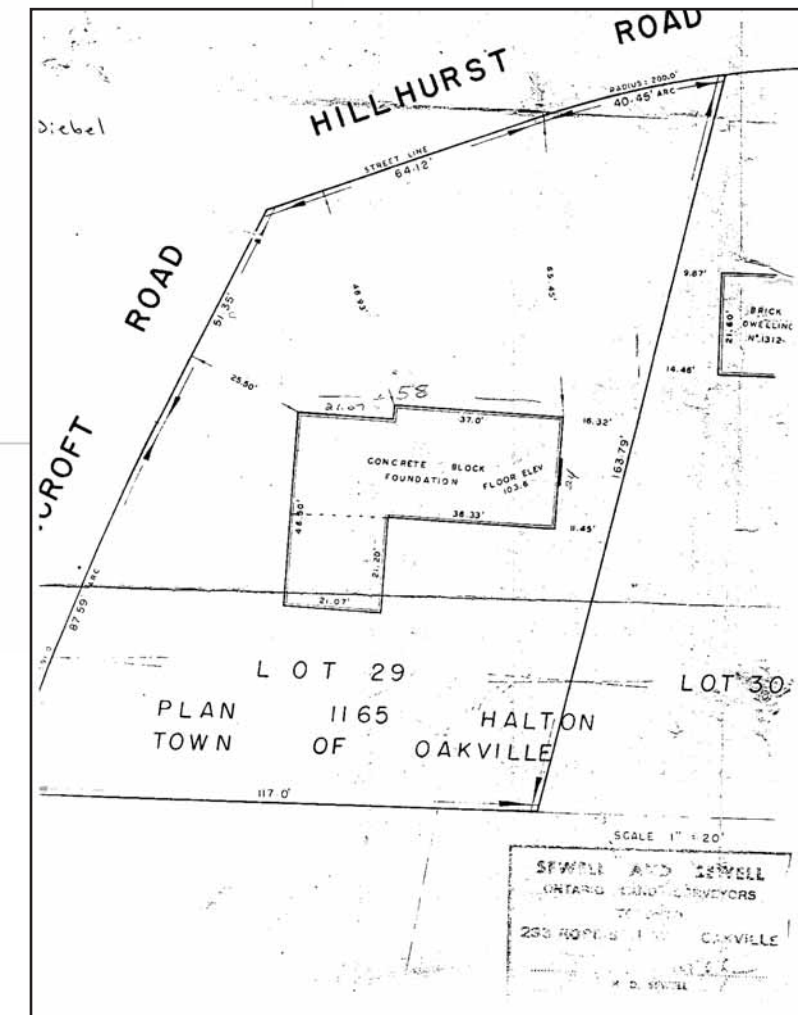
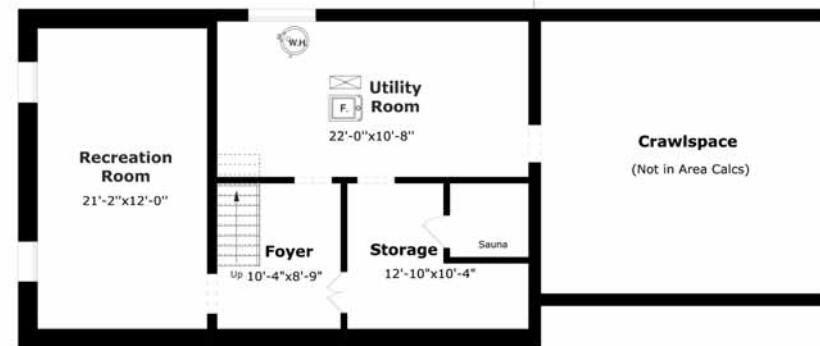
## 2nd Floor Plan

1,009.4 sq. ft.



## Basement Plan

880.9 sq. ft.





# Backyard Retreat







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



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