244 LAKEWOOD DRIVE

Oakville, Ontario

SCHIAVONE DIAMOND

ROYAL LEPAGE

Royal LePage Real Estate Services Ltd., Brokerage

Living Room

Entry Foyer

Dining Room

Gourmet Kitchen

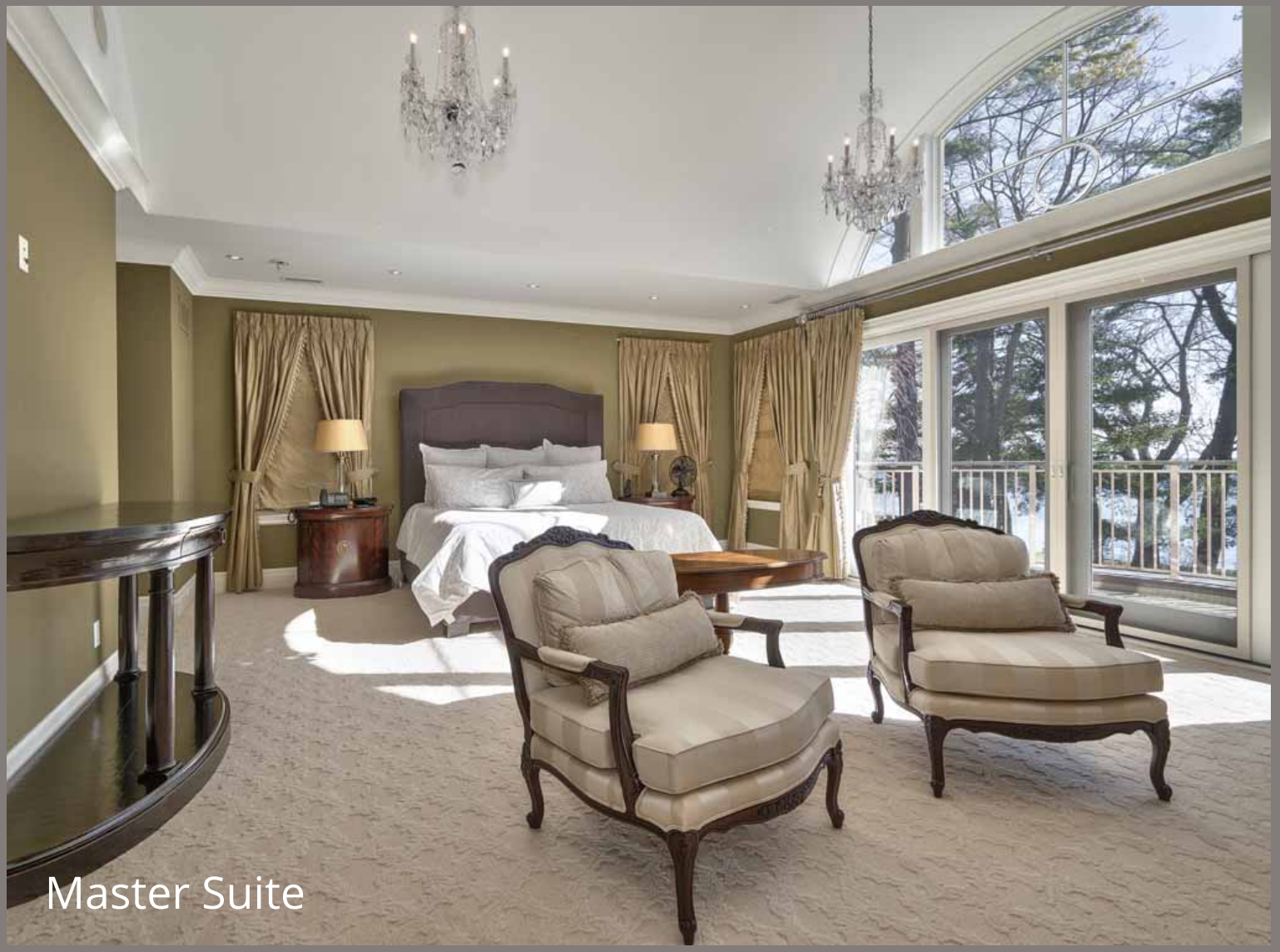
Butler’s Pantry

Kitchen Pantry

Family Room

Dining/Games Nook

Back Mudroom



Master Suite

Master Ensuite

Master Deck

Dressing Room

Master Sitting Area

Bedroom

Bedroom

Ensuite Bathroom

Bedroom

Bedroom

Nanny Suite Bedroom

Nanny Suite Lounge

Nanny Suite Kitchenette

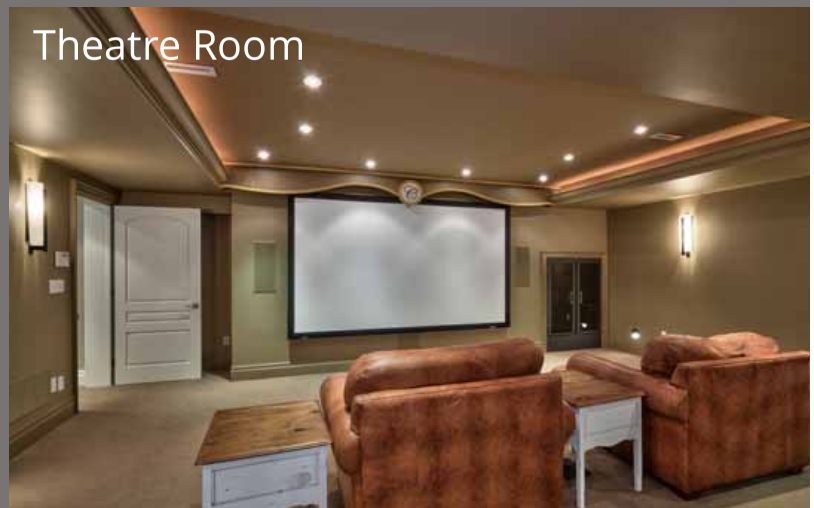
Lower Level Bar

TV Lounge

Exercise Room

Snooker Area

Bathroom



Theatre Room

Cabana Sitting Area

Outdoor Kitchen

The Finest in Design and Craftsmanship

Main Level

Grand Foyer 22’3 x 18'2
Solid wood single door entry with sidelight and transom windows, polished marble tile floor, crystal chandelier, crystal wall sconces, double sided wood-burning fireplace with limestone surround, double coat closet, hardwood stairs with white risers and pickets and broadloom runner

Lounge/Living Room 19’4 x 13'1
Open to foyer, mahogany hardwood floor, decorative columns, panelled walls, gas fireplace with granite surround and white mantle, crown moulding, pot lights, crystal wall sconces, 4 Palladian windows with custom drapes & rods

Dining Room 24’2 x 18'2
Panelled archways flanking the double sided wood-burning fireplace, mahogany hardwood floor with decorative inlay, crown moulding, crystal chandelier, crystal wall sconces, pot lights, floor to ceiling bow windows with custom valances overlook the patio and lake, 2 garden doors lead to patio

Kitchen 12’9 x 18’4
Breakfast Area 18’4 x 10'4
Mahogany hardwood floor, beamed ceiling, antiqued cream cabinetry with crown trim and valance, under-cabinet lighting, granite counters, huge centre island with breakfast bar houses 2 integrated refrigerated drawers and 2 integrated dishwasher drawers, double stainless steel sink with chrome pull-down faucet and bar sink with faucet, integrated Sub-Zero full size fridge and freezer, custom limestone range hood, pot filler faucet, Wolf stainless steel 6-burner gas range with griddle, double Wolf stainless steel wall ovens, tumbled marble backsplash, buffet cabinets with glass fronts in breakfast area

Butler’s Pantry & Serving Bar
Marble tile floor, built-in shelving with library ladder, built-in KitchenAid stainless steel dishwasher, antiqued cabinets, granite counter, Kohler bar sink with brushed stainless steel faucet, tumbled marble backsplash, crown moulding, pot lights, portal window with lake view

Family Room 28’3 x 16'11
Open to kitchen, mahogany hardwood floors, wood-burning fireplace with granite surround and wood mantlepiece, custom built-in cabinets & bookshelves, attached rotunda with windows overlooking the rear yard and lake, crown moulding, pot lights, many windows with custom valances, drapes & rods with lake and patio views

2pc Powder Room
Marble tile floor, dark wood casement-style vanity with granite counter and under-mounted sink, chrome faucet, Kohler toilet, framed mirror, crown moulding, pot lights, wall sconces, window with shutters and front yard view

Study 11’10 x 9'10
Mahogany hardwood floor laid in herringbone pattern, chair rail, 3 light chandelier, crown moulding, pot lights, Palladian window with shutters and front yard view

Mudroom & Second 2pc Powder Room
Porcelain tile floor with decorative inlay, built-in bench seating and storage cubbies, walk-in closet, inside entry from garage, separate second staircase to basement, crown moulding, pot lights, second 2pc bath with porcelain tile floor, white vanity with granite counter and under-mounted Kohler sink, chrome faucet, Kohler toilet, crown moulding, wall sconces, pot lights, 2 Palladian windows with shutters and front yard view

Crafts Room/2nd Office 12’5 x 10'11
Leading from family room, walk-out to rear patio, crown moulding, 3 light chandelier, pot lights, 2 large windows with drapes and rods and lake/patio view

Bedroom Level

Master Suite 24’3 x 18'7
Broadloom, barrel ceiling, gas fireplace with granite surround, custom built-in bookcases and cabinets, His & Hers walk-in closets - (His with hardwood floor, custom built-in shelving, pot lights, crown moulding and window with shutters overlooking front yard) (Hers with centre island with drawers, custom built-in shelving and window with shutters overlooking front yard), bar/servery with built-in cabinets, bar sink with chrome faucet and bar fridge, semi-circular window and glass sliders to balcony overlooking rear yard and lake, 4 windows with custom drapes and rods and roman blinds, pot lights, crystal chandeliers

5pc Ensuite Bath
Heated marble tile floor, antiqued cream vanity with double under-mounted sinks, chrome faucets and fixtures, Kohler jetted deep soaker tub with tile surround, over-sized glass enclosed steam shower with marble tile surround, bench seat and rainfall shower head, crown moulding, pot lights, crystal wall sconces, Palladian window with shutters overlooking front yard

2nd Bedroom 17’11 x 13'10
Broadloom, walk-in closet, built-in window seat with storage and bookshelves, crown moulding, pot lights, ensuite privilege, large window with shutters overlooking lake and rear yard

3rd Bedroom 17’11 x 13'1
Broadloom, walk-in closet, built-in window seat with storage and bookshelves, crown moulding, pot lights, ensuite privilege, large window with shutters overlooking lake and rear yard

Jack & Jill 4pc Bath
Porcelain tile floor, white vanity with Corian counter, double under-mounted Kohler sinks, glass shower with tile surround, Kohler toilet, crown moulding, pot lights, portal window overlooking lake

4th Bedroom 14’11 x 14'6
Broadloom, double door closet with built-ins, built-in window seat with storage, crown moulding, pot lights, 2 windows with shutters overlooking front yard

3pc Ensuite Bath
Porcelain tile floor, white vanity with granite counter, chrome faucet, walk-in shower with tile surround, Kohler toilet, crown moulding, pot light, portal window overlooking front yard

5th Bedroom/Guest Suite 17’11 x 11'7
Broadloom, double door closet, sitting area with gas fireplace with marble surround, white mantle and 5 windows with custom blinds overlooking lake and rear yard, crown moulding, crystal chandelier, window with custom blind overlooking lake and rear yard

4pc Ensuite Bath
Porcelain tile floor, white vanity with marble counter, chrome faucet, tub/shower combination with tile surround and glass door, Kohler toilet, crown moulding, wall sconces, window with custom blind overlooking side yard

Nanny/In-law Suite
- Bedroom (16’7 x 12’10) with berber broadloom, radiant floor heating throughout, clothes closet, window with shutters overlooking side yard, pot lights
- Sitting area (15’0 x 9’4) with built-in media cabinet, window with shutters overlooking front yard
- Kitchenette with tile floor, cabinets, Kohler sink with brushed stainless steel faucet, stainless steel bar fridge
- 4pc Bath with tile floor, cream vanity with under-mounted Kohler sink, chrome faucet, tub/shower combination with tile surround, skylight

Laundry Room 8’10 x 8'0
Tile floor, built-in cabinets, folding counter, hanging bar, laundry sink with faucet, Bosch front loading washer and dryer lake and rear yard

Basement Level

Recreation Room 22’4 x 19’7
Games Room 21’1 x 20'7
Broadloom, full pub with built-in U-shaped bar with dishwasher, ice maker and bar fridges, booth seating, Howthorn by Brunswick pool table, 37” Toshiba TV, 60” Panasonic Vieta TV, pot lights, gas fireplace with granite surround and wood mantle, soundproof ceiling tiles with built-in speakers, French doors walk-out to rear patio, above-grade windows

Theatre Room 24’2 x 18'0
Broadloom, 110” screen, surround sound, full HD 1920 x 1080 projector, Definitive subwoofer, Integrated CD/DVD player, Integrated receiver, raised platform for seating, pot lights

Exercise Room 18’11 x 17'3
Rubberized flooring, 37” Akai TV, mirrored wall, pot lights

Sauna
Tile floor, bench seating for 8 - 10 people, glass wall and door

3pc Bath
Mosaic tile floor, white vanity with granite counter, under-mounted Kohler sink, chrome faucet, glass shower with tile surround and decorative inlay, Kohler toilet, pot lights, wall sconces

Bonus Room 12’2 x 11'1
Tile floor, white cabinets with granite counter and under-mounted sink, perfect for craft room, massage studio, salon, art studio

Cedar-lined storage closets, large separate walk-in closet, large separate storage room (19’9 x 17’6), potential wine cellar

Exterior & Additional Features

3 car garage, asphalt driveway with interlock, flagstone covered front porch with decorative columns, coach lanterns, professionally landscaped with mature trees, armour stones and landscape lighting

Approximately 2000 sq ft outdoor patio, stone wood-burning fireplace, 20 x 60 deck at water's edge, boathouse (rare) with rooftop deck, storage under stone patio off of house, gas BBQ hookup at house, in-ground pool, hot tub

Pool House
800 sq ft with kitchenette, slate flooring, Viking Professional 6 burner BBQ, 2 infrared side burners, warming drawer and 2 overhead exhaust hoods, wet bar, Kenmore fridge, Kenmore dryer, 2pc bathroom, outdoor shower, gas fireplace, 37" Panasonic Viera TV, 2 cedar automatic garage doors, pot lights, built-in speakers, dog run behind pool house

Additional Features

Upper hallway has 3 double door linen closet, sconce lights
Radiant floor heating in basement
Hot Water on Demand - Vitoden 200
2 Carrier Furnaces + Heat Recovery Ventilator
400 amp electrical service
Irrigation system
ADT Alarm
Ranch programmable heating & air conditioning
On-Q sound system

Lot Size: 150' x 354.75' Irregular
2017 Taxes: $57,412

School Information

Public
W.H. Morden Elementary (JK - Gr 8)
180 Morden Road
905-844-9616

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

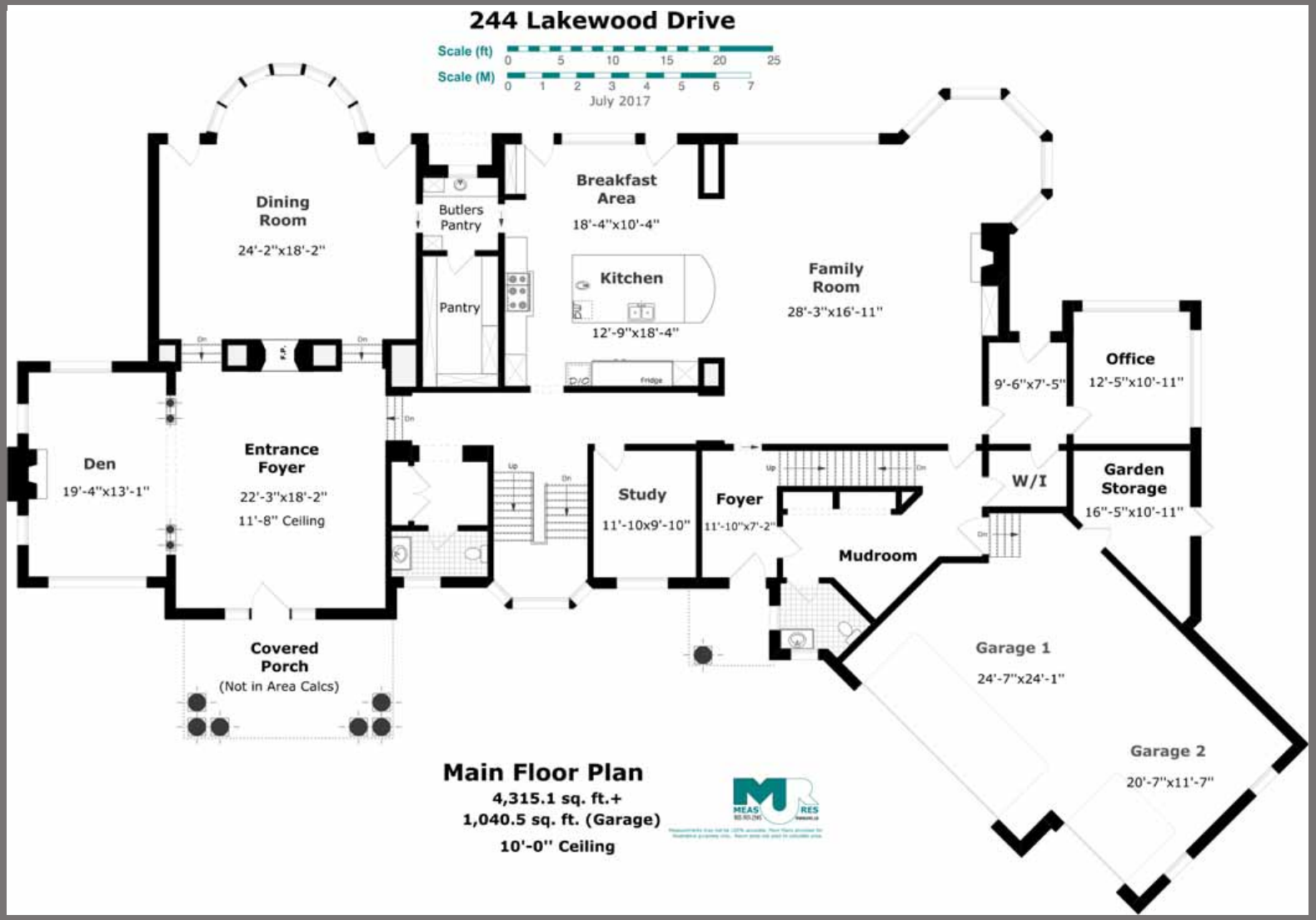
T.A. Blakelock Secondary (Gr 9 - 12) (Fr. Imm.)
1160 Rebecca Street
905-827-1158

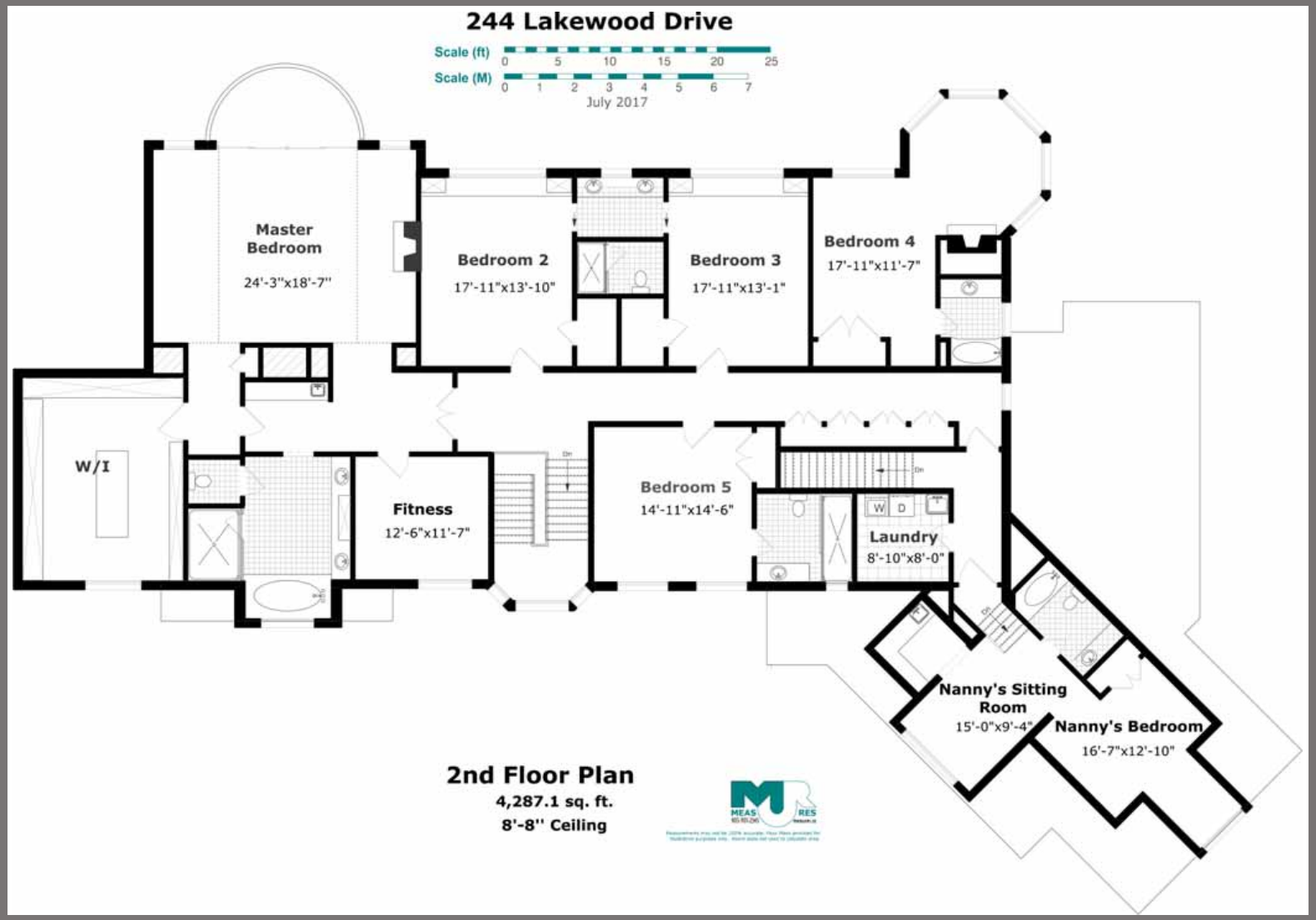
Catholic
St. James Elementary (JK - Gr 8)
255 Morden Road
905-339-0731

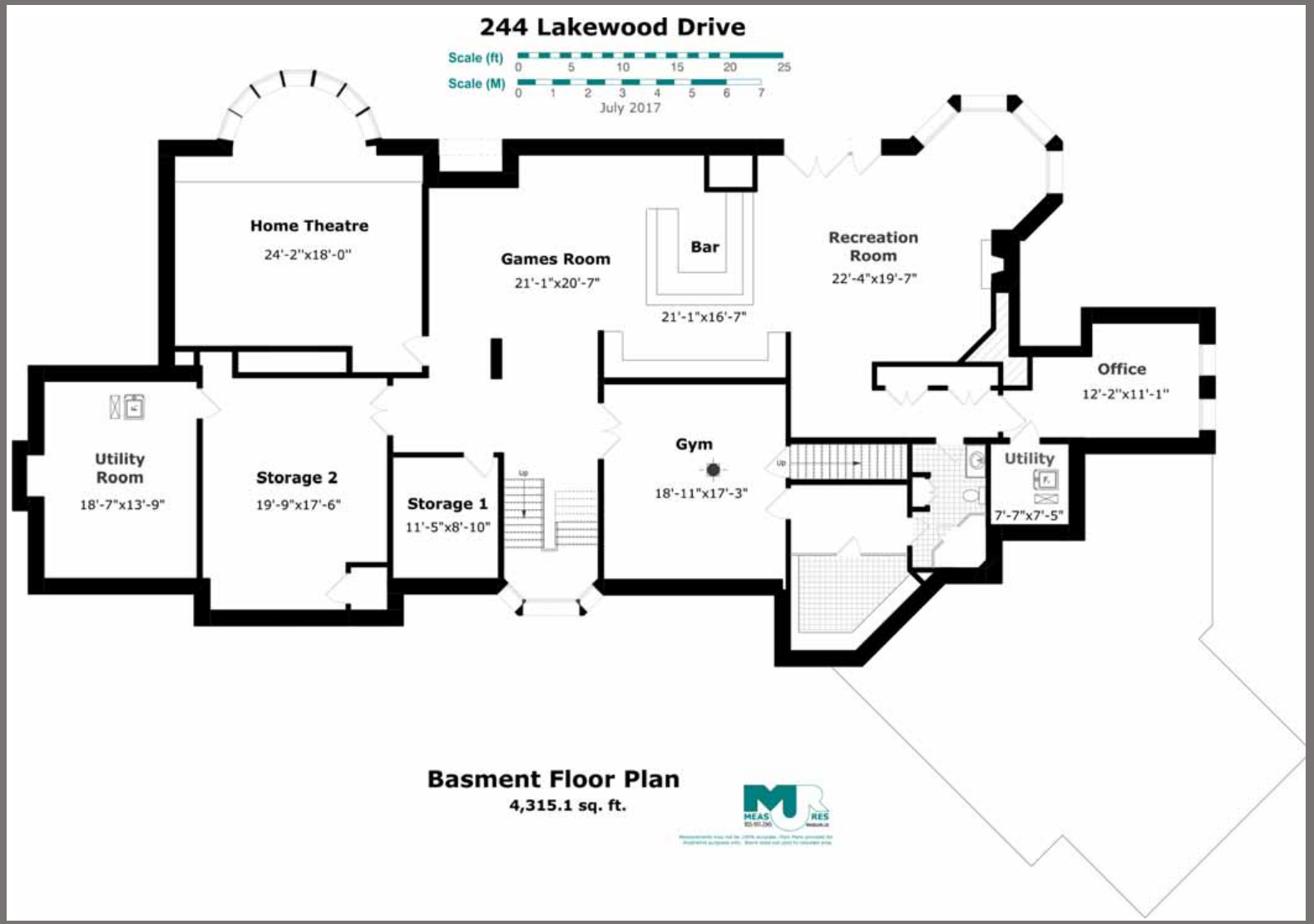
St. Joseph Elementary (Fr. Imm. Gr 5 - 8)
477 Warminster Drive
905-827-4231

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

ALL information contained herein has been supplied by the Seller to the best of his knowledge and while deemed accurate is NOT guaranteed by Royal LePage Real Estate Services Ltd., Brokerage. ALL measurements are approximate.


244 Lakewood Drive
Scale (ft) 0 5 10 15 20 25
Scale (M) 0 1 2 3 4 5 6 7
July 2017
Dining Room
24'-2"x18'-2"
Butlers Pantry
Pantry
Breakfast Area
18'-4"x10'-4"
Kitchen
12'-9"x18'-4"
Fridge
D/W
Family Room
28'-3"x16'-11"
9'-6"x7'-5"
Office
12'-5"x10'-11"
Den
19'-4"x13'-1"
Entrance Foyer
22'-3"x18'-2"
11'-8" Ceiling
Up
Dn
Study
11'-10x9'-10"
Foyer
11'-10"x7'-2"
W/I
Garden Storage
16"-5"x10'-11"
Mudroom
Covered Porch
(Not in Area Calcs)
Garage 1
24'-7"x24'-1"
Garage 2
20'-7"x11'-7"
Main Floor Plan
4,315.1 sq. ft.+
1,040.5 sq. ft. (Garage)
10'-0" Ceiling


244 Lakewood Drive
Scale (ft) 0 5 10 15 20 25
Scale (M) 0 1 2 3 4 5 6 7
July 2017
Master Bedroom
24'-3"x18'-7"
Bedroom 2
17'-11"x13'-10"
Bedroom 3
17'-11"x13'-1"
Bedroom 4
17'-11"x11'-7"
W/I
Fitness
12'-6"x11'-7"
Bedroom 5
14'-11"x14'-6"
W
D
Laundry
8'-10"x8'-0"
Nanny's Sitting Room
15'-0"x9'-4"
Nanny's Bedroom
16'-7"x12'-10"
2nd Floor Plan
4,287.1 sq. ft.
8'-8'' Ceiling

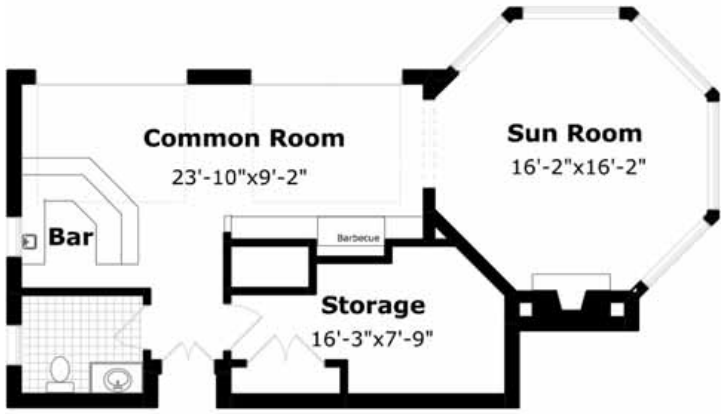

244 Lakewood Drive
Scale (ft) 0 5 10 15 20 25
Scale (M) 0 1 2 3 4 5 6 7
July 2017
Home Theatre
24'-2"x18'-0"
Games Room
21'-1"x20'-7"
Bar
21'-1"x16'-7"
Recreation Room
22'-4"x19'-7"
Office
12'-2"x11'-1"
Utility Room
18'-7"x13'-9"
Storage 2
19'-9"x17'-6"
Storage 1
11'-5"x8'-10"
Gym
18'-11"x17'-3"
Utility
7'-7"x7'-5"
Up
Basment Floor Plan
4,315.1 sq. ft.

244 Lakewood Drive

Scale (ft) 0 5 10 15 20 25

Scale (M) 0 1 2 3 4 5 6 7

July 2017



Pool Cabana Plan

802.3 sq. ft.

MEAS RES
905-905-2345

Measurements may not be 100% accurate. Floor Plans provided for illustrative purposes only. Room sizes not used to calculate area.

For more information & pictures visit:

SchiavoneDiamond.com

Bill Schiavone
Broker

Tel 905.338.3737
Cell 416.999.6084
Fax 905.338.7452
Bill@SchiavoneDiamond.com

Steve Diamond
Sales Representative

Tel 905.338.3737
Cell 416.566.9496
Fax. 905.338.7452
Steve@SchiavoneDiamond.com