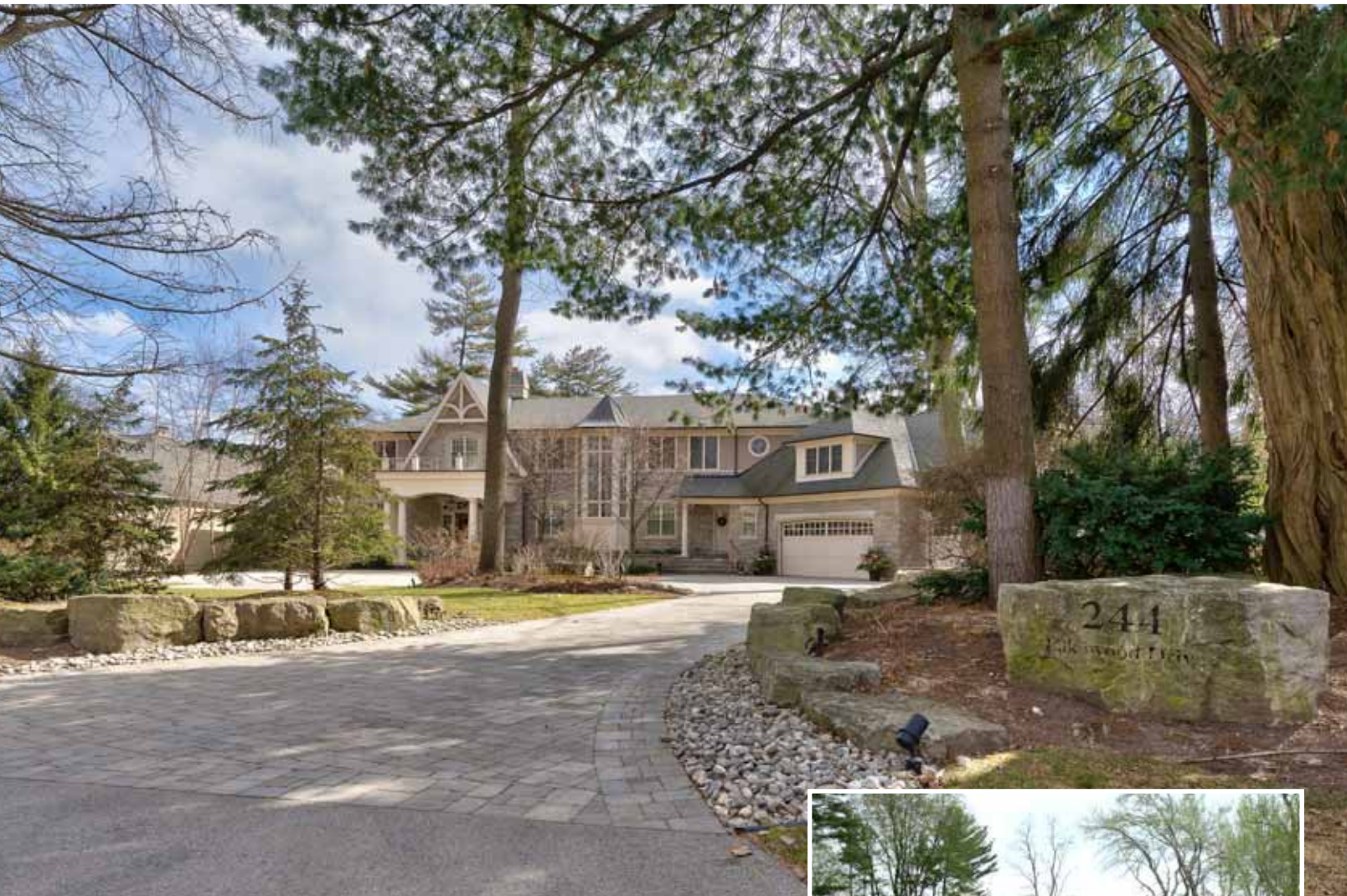


244 Lakewood Drive

Oakville, Ontario



SCHIAVONE
DIAMOND

ROYAL LEPAGE
Royal LePage Real Estate Services Ltd., Brokerage





Living Room



Entry Foyer

Welcome
Home



Dining Room



Kitchen



Butler's Pantry



Kitchen Pantry



Dining/Games Nook



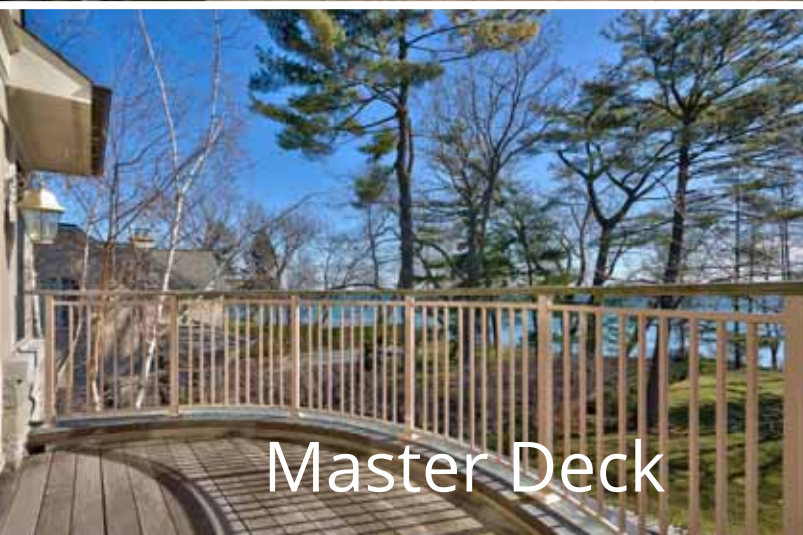
Back Mudroom



Family Living

Family Room

Master Suite

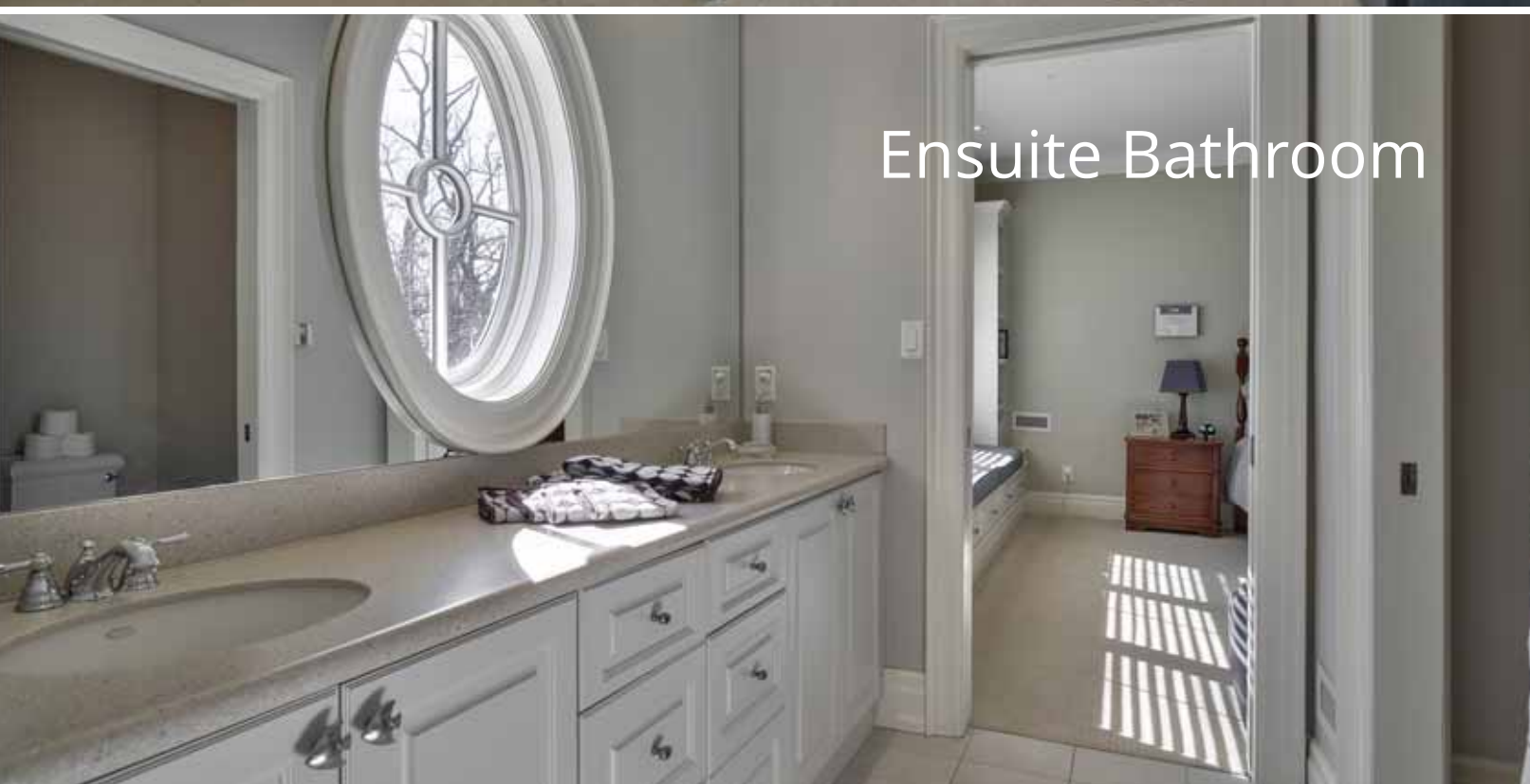




Bedroom



Bedroom



Ensuite Bathroom



Bedroom



Bedroom



Nanny Suite Lounge



Bedroom



Nanny Suite Kitchenette



Lower Level Bar



Snooker Area



Theatre Room



TV Lounge

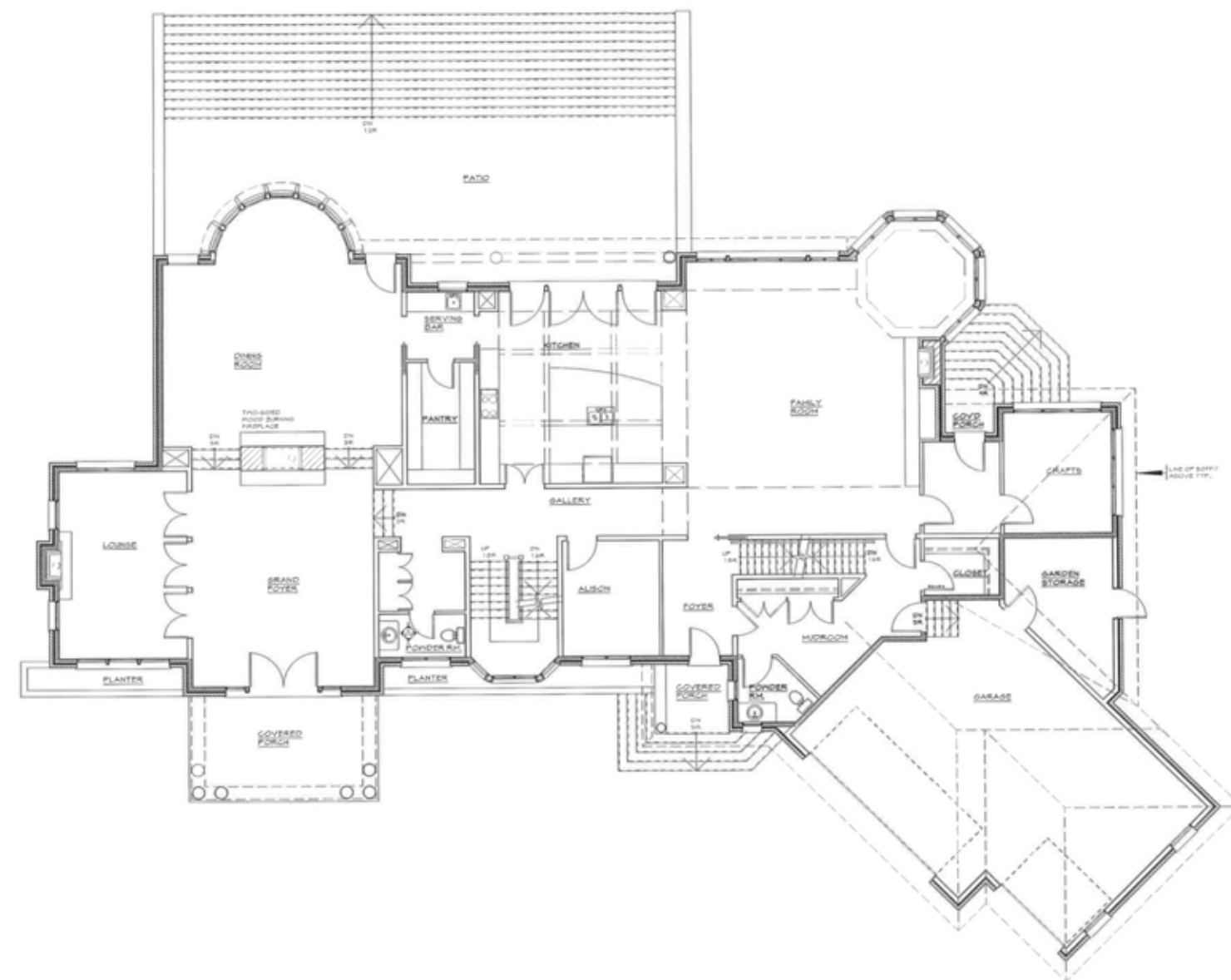


Exercise Room

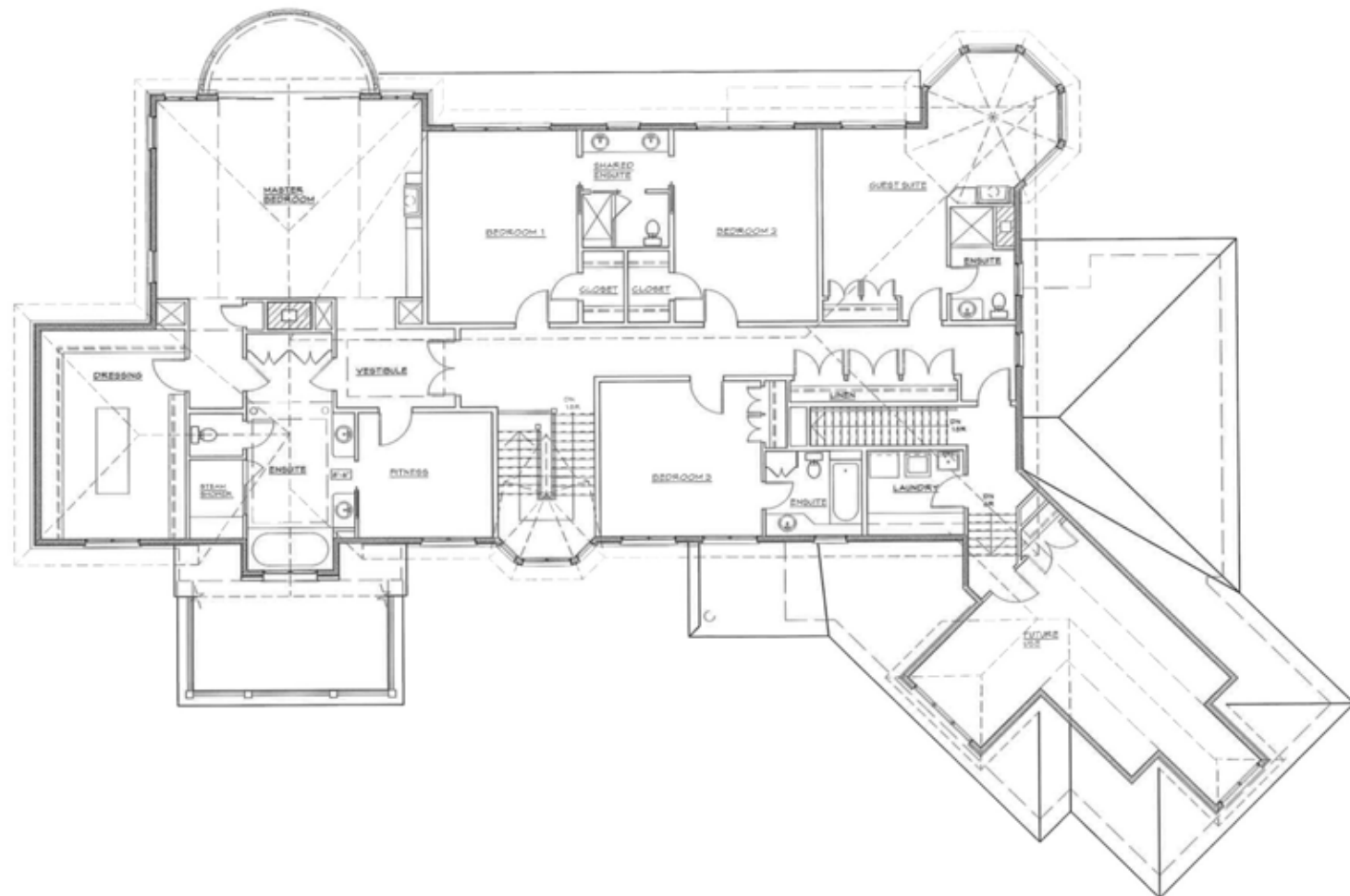


Bathroom

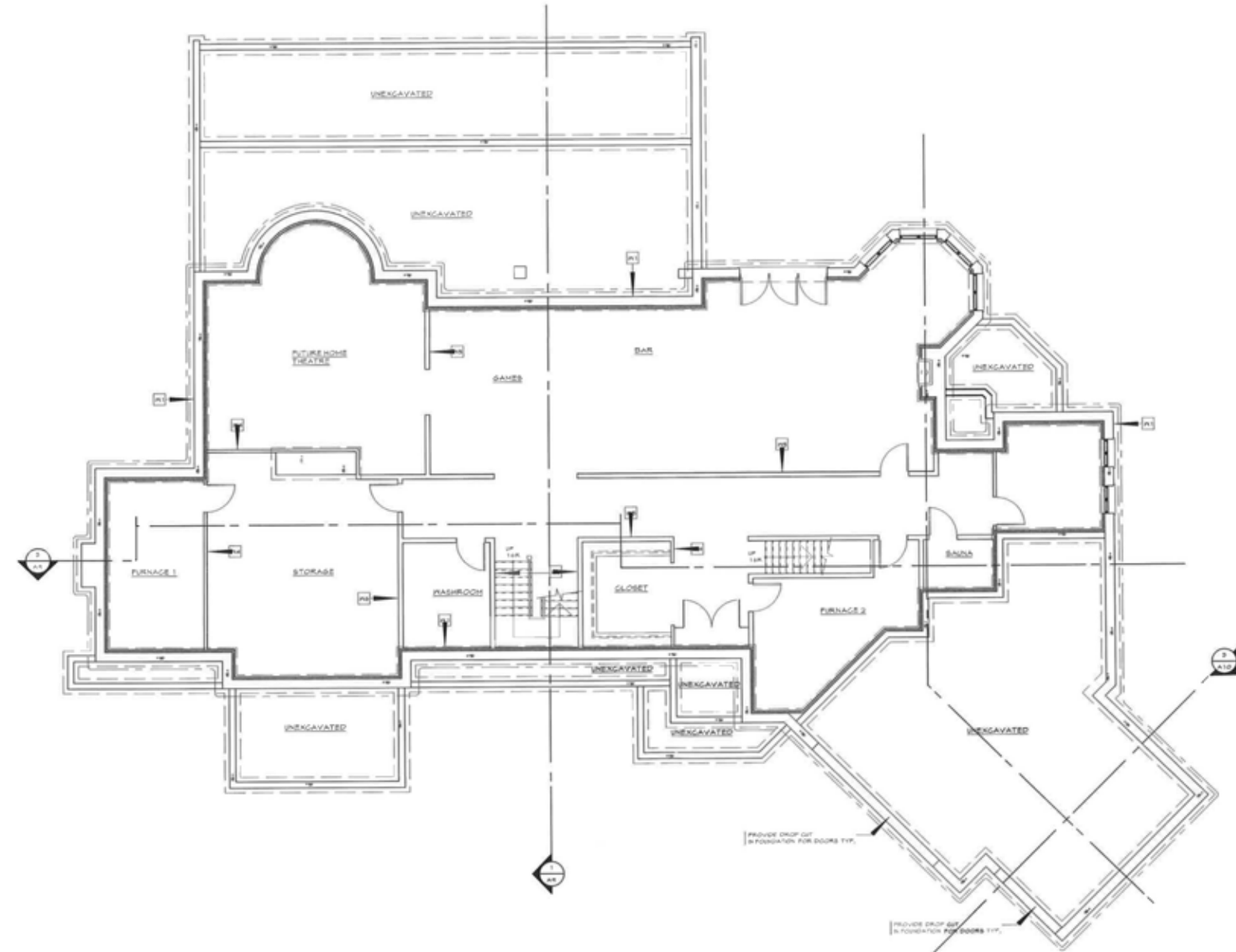
Main Level



Upper Level



Lower Level



Features

244 Lakewood Drive

Lot Size: 150' x 354.75' Irregular
2016 Taxes: \$57,881

MAIN LEVEL

Grand Foyer

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

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

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

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

Open to kitchen, mahogany hardwood floors, wood-burning fireplace with granite surround and wood mantelpiece, 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

Den/Office

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

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

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

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

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

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, crow moulding, pot light, portal window overlooking front yard

244 Lakewood Drive

Features continued

NANNY/IN-LAW SUITE

- Berber broadloom, radiant floor heating throughout, clothes closet, window with shutters overlooking side yard, pot lights
- Sitting area 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

Tile floor, built-in cabinets, folding counter, hanging bar, laundry sink with faucet, Bosch front loading washer and dryer

BASEMENT LEVEL

Recreation/Games Room

Broadloom, full pub with built-in U-shaped bar with dishwasher, ice maker and bar fridges, booth seating, Hawthorn 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

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

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

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, 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

1,000 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 potting table

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

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







For more information & pictures visit:
SchiavoneDiamond.com



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