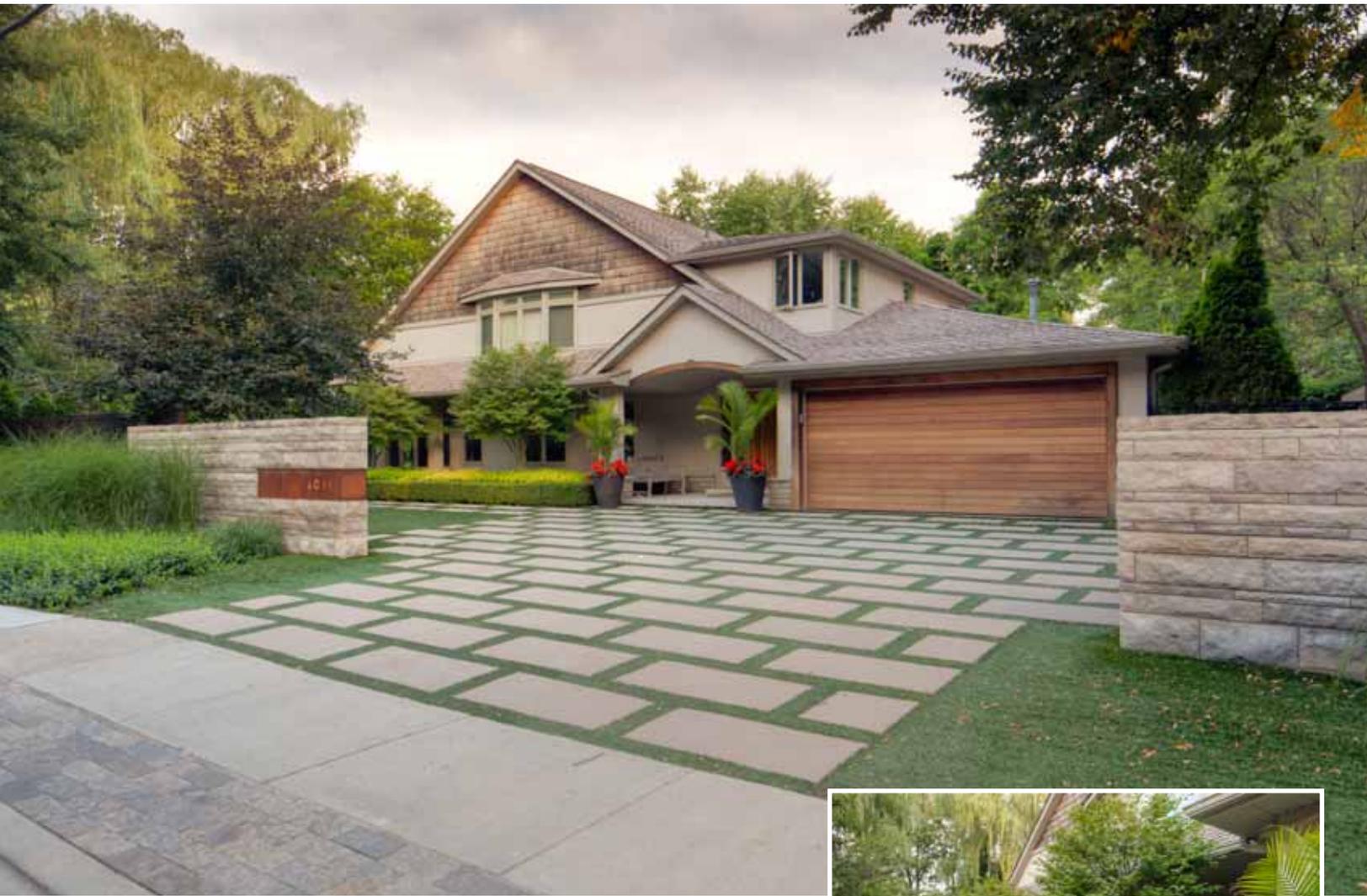


# 1011 Linbrook Road

Oakville, Ontario



SCHIAVONE  
DIAMOND

ROYAL LEPAGE

Royal LePage Real Estate Services Ltd., Brokerage





Welcome Home



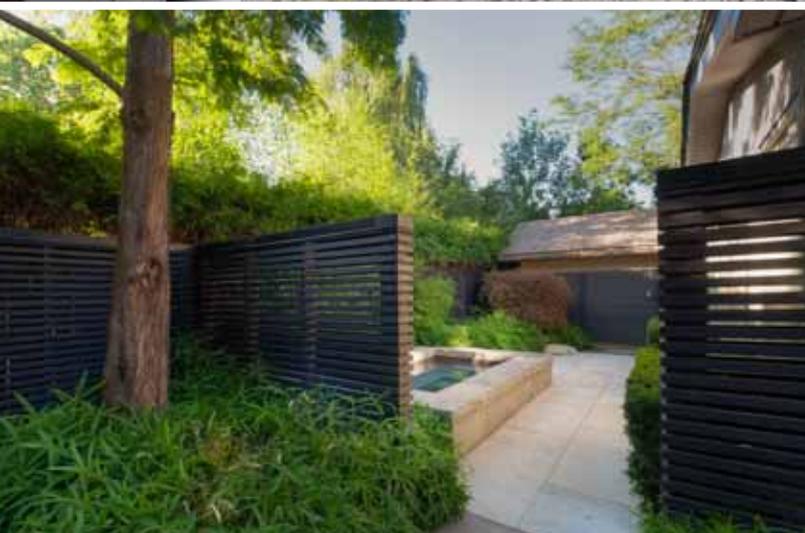
# Gourmet Kitchen



# Luxurious Living



# Master Suite







# Features

# 1011 Linbrook Road

## MAIN LEVEL

### Entry 11'5 x 7'1

Single door entry with sidelight windows, hardwood floor, double door coat closet with custom built-ins, pot lights, oak hardwood stairs and handrail with white pickets and broadloom runner

### Living Room 17'10 x 11'5

Hardwood floor, crown moulding, pot lights, windows with custom blinds and front yard views

### Dining Room 19'3 x 14'5

20' Vaulted ceiling, hardwood floor, pot lights, surrounded by windows with custom blinds and front & side yard views, garden doors to rear yard

### Kitchen 19'3 x 13'1

Euro-style espresso cabinets with stainless steel bar hardware, under-cabinet lighting, quartz counters, stainless steel undermounted sink with brushed stainless steel pull-out faucet, centre island with built-in wine fridge \*Mondovino Avantgarde\*, DCS stainless steel 5-burner gas stove with matching vent and backsplash with shelves, Amana stainless steel fridge, Miele stainless steel built-in dishwasher, pot lights, pendant lights over island, window over sink with custom blind and rear yard view

### Breakfast Area 11'7 x 6'10

Hardwood floor, vaulted ceiling, pendant light, windows with custom blinds and rear yard view, garden door to patio

### Great Room 19'4 x 18'1

20' Vaulted ceiling, hardwood floor, linear gas fireplace with Carrera marble surround, built-in speakers, pot lights, surrounded by windows with custom blinds and rear yard views, garden doors to rear yard

### 2pc Bath

Porcelain tile floor, Kohler pedestal sink, chrome faucet, Kohler toilet

### Laundry Room 6'4 x 6'1

Porcelain tile floor, storage cabinets, stainless steel laundry sink with brushed stainless steel pull-down faucet, LG Tromm front loading washer and dryer, pot lights, window, garden door to rear patio, inside entry from garage, linen closet

### Master Bedroom 15'11 x 15'11

Vaulted ceiling, dark-stained hardwood floor, walk-in closet with custom built-ins, surrounded by windows with blinds and rear yard views, double garden doors to rear patio

### 4pc Ensuite Bath

Honed granite tile floor, double vessel sinks on honed granite countertop, brushed stainless steel wall mounted faucets, subway tile backsplash, separate steam shower with granite tile surround and bench seat, Toto "Washlet" toilet, glass door storage cabinet with subway tile backsplash and glass shelves, pot lights

## SECOND LEVEL

### Loft/Office Area 15'2 x 11'5

Hardwood floor, custom built-in study areas with built-in cabinets and shelves, pot lights, corner windows with front yard view

### 2nd Bedroom 13'7 x 11'7

Hardwood floor, 2 closets, pot lights, large bay window with custom blinds overlooking front yard

### 3pc Ensuite Bath

Porcelain tile floor, espresso vanity with integrated sink/counter, chrome faucet and fixtures, separate shower with tile surround, Kohler toilet, mirrored medicine cabinet, pot lights

### 3rd Bedroom 11'10 x 9'11

Hardwood floor, closet with built-ins, pot lights, window with drapes and rod overlooking rear yard

### 4th Bedroom 11'10 x 11'3

Hardwood floor, closet, pot lights, window with custom blind overlooking rear yard

### 4pc Bath

Porcelain tile floor, white vanity with laminate counter, Kohler sink, chrome faucet, Kohler toilet, soaker tub with tile surround, framed mirror, pot lights, window

## BASEMENT LEVEL

### Recreation Room 27'7 x 12'7

Hardwood floor, custom built-in media and storage cabinets, pot lights, hardwood stairs with glass railing

### 5th Bedroom 15'0 x 9'9

Hardwood floor, pot lights, closet

### 3pc Bath

Porcelain tile floor, espresso vanity with glass counter, sink with chrome faucet, tub/shower combination with tile surround, Kohler toilet, sconce lights

### Wine Cellar 6'4 x 5'3

### Utility Room 19'4 x 10'7

## EXTERIOR & ADDITIONAL FEATURES

Impeccable landscape design by Coivic Contracting with Glycol snow-melt driveway, maintenance-free artificial grass throughout, natural stone privacy walls, Owen Sound stone exterior with limestone sills, large mature trees, perennial grasses and shrubs

Backyard oasis with in-ground concrete saltwater pool & waterfall feature, limestone terraces, Ipe wood decking and walkways, hot tub (Todd Pools), outdoor lighting and sound system, bridge over creek to private gazebo, natural gas fire pit, outdoor kitchen with built-in DCS bbq and bar fridge, outdoor lighting and sound system

- Large utility room with laundry tub and faucet, storage shelves
- 200 amp service
- Central vacuum

**Lot Size:** 143.27' x 91.79'

**2018 Taxes:** \$12,281

## SCHOOL INFORMATION

### Public

#### New Central Elementary (JK - Gr 6)

133 Balsam Drive  
905-844-3081

#### Maple Grove Elementary (JK - Gr 8)

288 Maple Grove Drive  
905-844-9322

#### E.J. James Elementary (Fr. Imm. Gr 2 - 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. Nicholas Elementary (Fr. Imm. Gr 5 - 8)

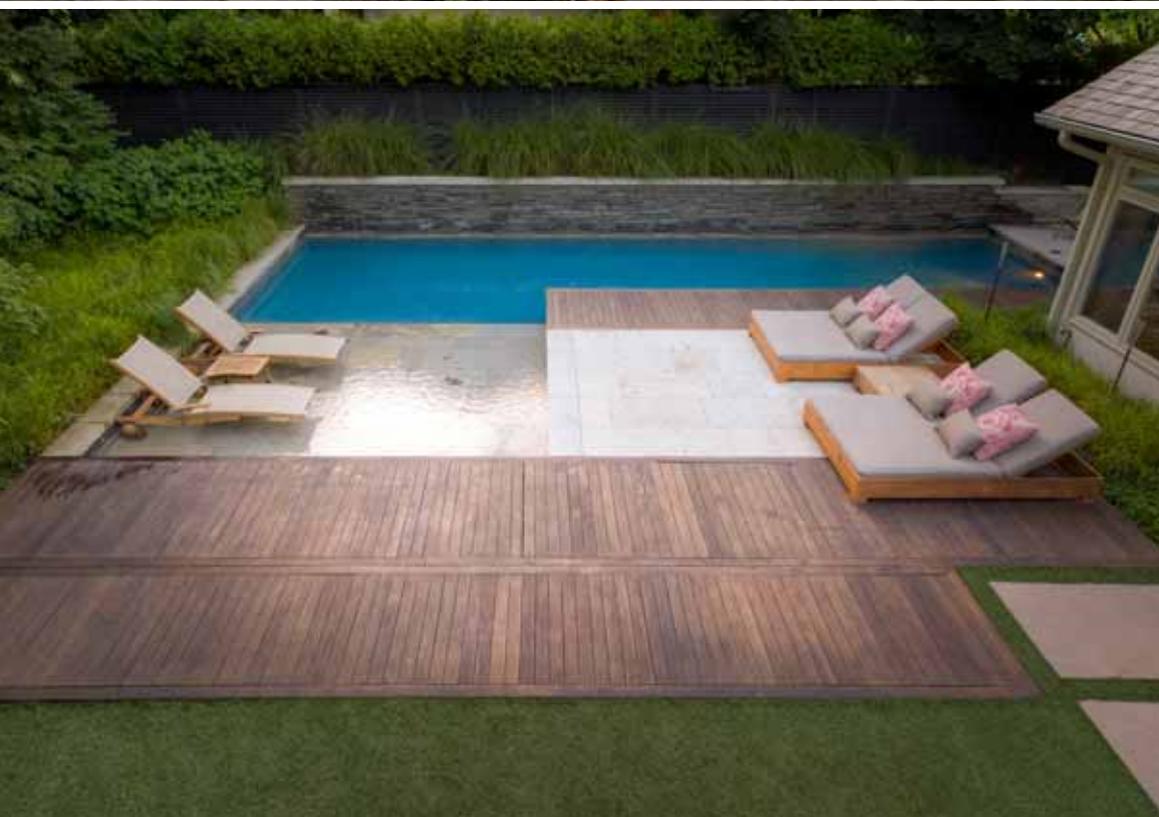
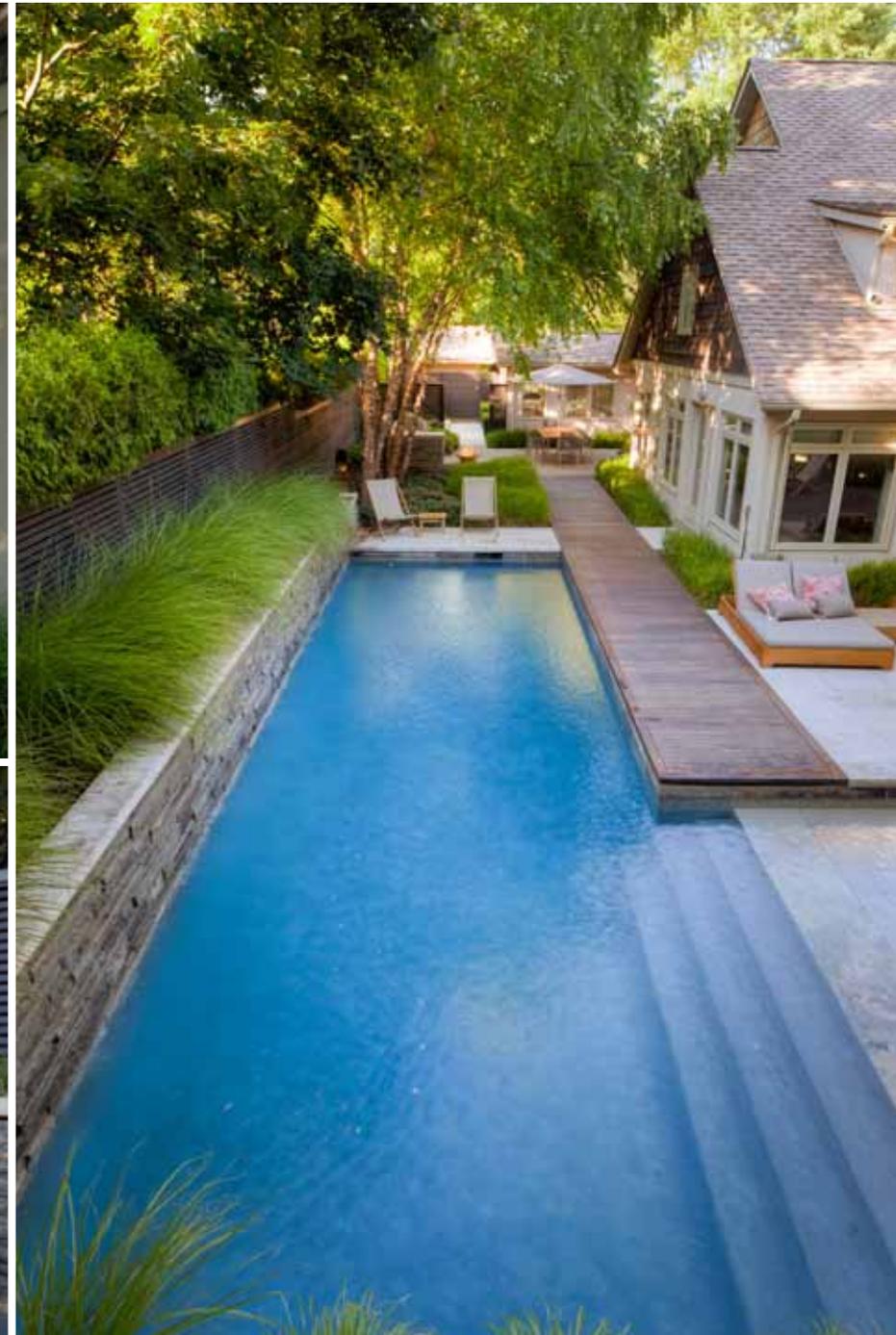
255 Morden Road  
905-339-0731

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

124 Dorval Drive  
905-842-9494



# Backyard Retreat





For more information & pictures visit:  
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