

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, lpe 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

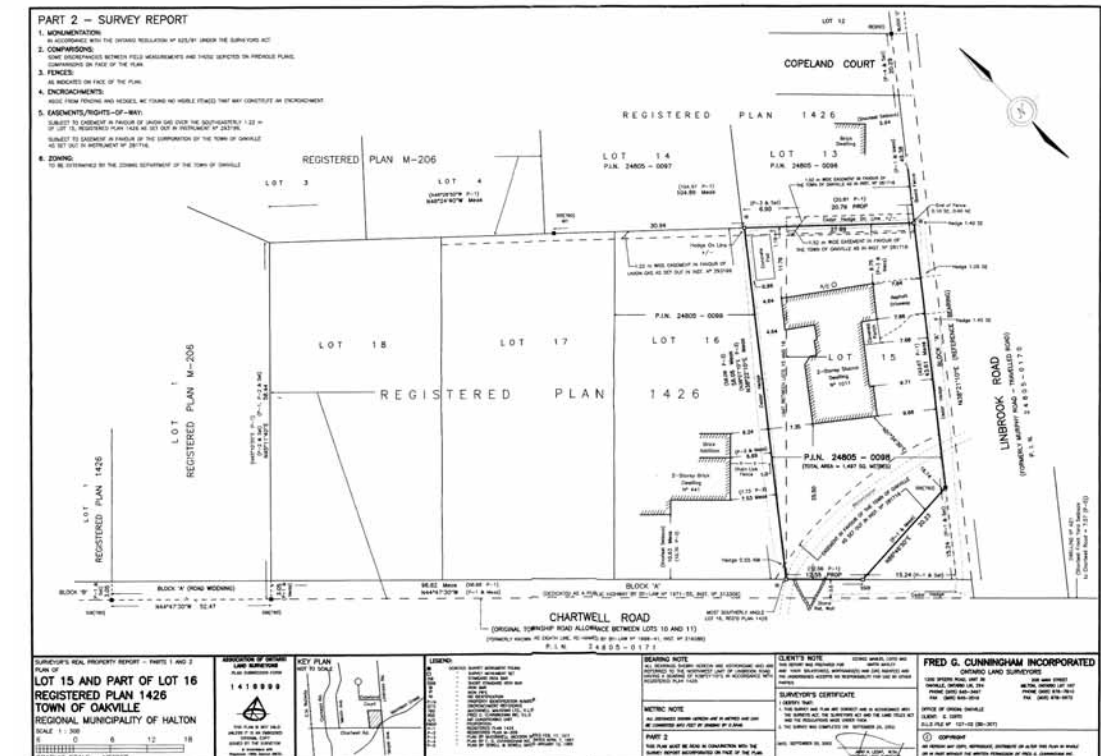
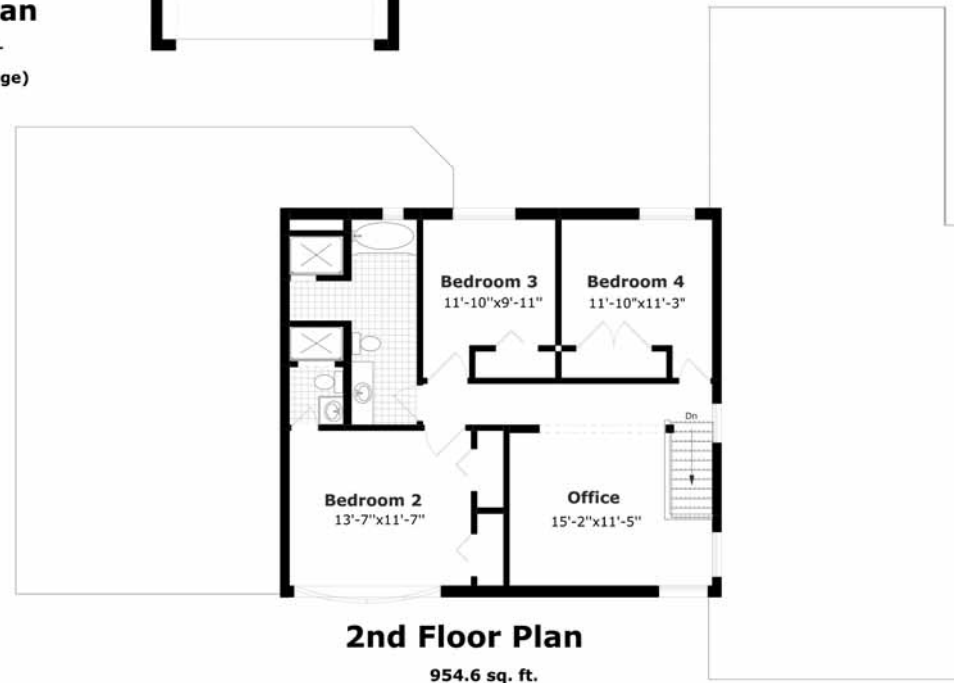
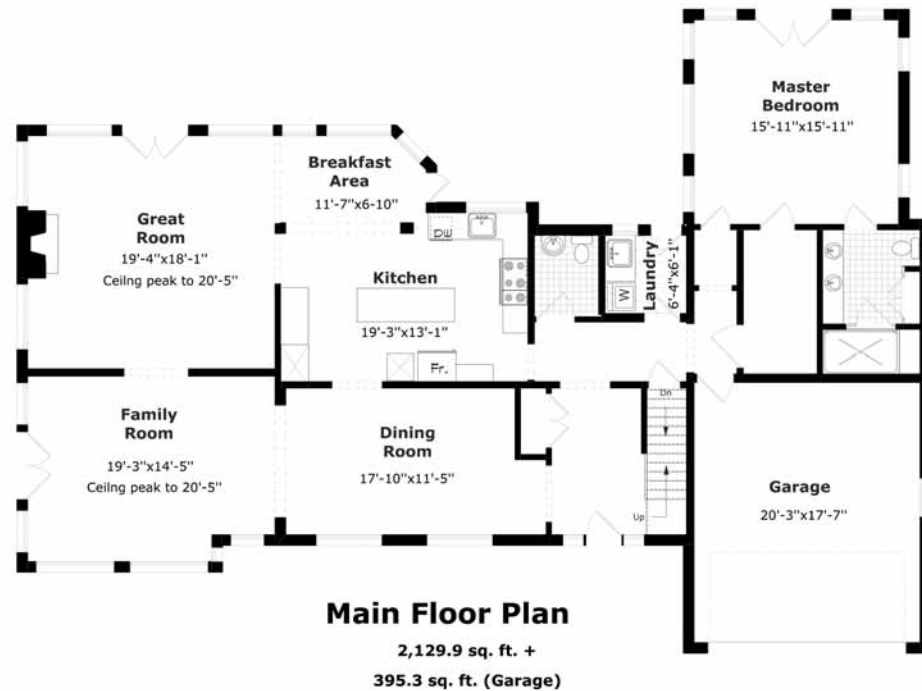
Catholic
St. Vincent Elementary (JK - Gr 8)
1280 Braeside Drive
905-849-0777

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

Floor Plans & Survey

1011 Linbrook Road



Backyard Retreat





For more information & pictures visit:
SchiavoneDiamond.com



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