

# 438 Fourth Line

## Oakville, Ontario



SCHIAVONE  
DIAMOND

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







# Welcome Home













# Luxurious Living





# Master Suite

















# Features

# 438 Fourth Line

## MAIN LEVEL

### Entry

Solid wood door with sidelight windows, slate tile floor, crown moulding, pot lights, dark-stained hardwood stairs with white pickets & risers, coat closet

### Dining Room

Hardwood floor, coffered ceiling, crown moulding, built-in speakers, pot lights, drum light chandelier, window with window seat, custom shades and side yard view

### Office

Hardwood floor, panelled walls, vaulted ceiling, crown moulding, gas fireplace with marble surround and white mantle, built-in speakers, pot lights, window with window seat, shutters and front yard view

### Kitchen

Hardwood floor, custom white cabinetry with soft-close feature and some glass front cabinets, honed marble counters, built-in china cabinetry, apron front double stainless steel sink with matte black faucet, wet bar/servery area with undermount stainless steel sink and matte black faucet, white subway tile backsplash, 2 large islands, 2 Bosch stainless steel built-in dishwashers, Wolf stainless steel gas stove with 6 burners, griddle and double ovens, Wolf stainless steel industrial range hood, Wolf stainless steel built-in wall oven and microwave, SubZero stainless steel fridge and freezer, SubZero built-in beverage fridge, built-in speakers, pot lights, 2 pendant lights above one island, CVAC baseboard dust pan, windows with window seat with side and rear yard view, French doors to rear deck

### Great Room

20' ceiling open to 2nd level, hardwood floor, gas fireplace with marble surround and white mantle, built-in cabinets and bookshelves with sliding rail library ladder, pot lights, 2 iron drum light chandeliers, large windows with custom drapes and rod and rear yard view

### 2pc Bath

Slate tile floor, white vanity with honed marble counter, undermount sink, chrome faucet and fixtures, Toto toilet, framed mirror, crown moulding, pot lights

### Mudroom

Slate tile floor, coat closet, broom closet, custom built-in bench and cubbies, pot lights, inside entry from garage

## BEDROOM LEVEL

### Master Bedroom

Hardwood floor, walk-in closet with built-ins, dressing room with built-in cabinets, crown moulding, drum light and pot lights, crown moulding, pot lights, ceiling fan, built-in speakers, French doors with phantom screen to private balcony overlooking rear yard

### 5pc Ensuite Bath

Unique layout with His & Hers sides joined by walk-through glass shower with marble tile surround, built-in seat, rainfall shower head and dual body sprays, heated marble tile floors, 2 white vanities with honed marble counters, undermount sinks and chrome faucets, framed mirrors, 2 Toto toilets, wainscoting, crown moulding, built-in speakers, 2 windows with wide-slat blinds overlooking side & rear yards

### 2nd Bedroom

Hardwood floor, walk-in closet with built-ins, crown moulding, built-in speaker, pot lights, window with custom draperies overlooking side yard

### 4pc Ensuite

Marble tile floor, white vanity with honed marble counter, undermount sink, chrome faucet, framed mirror, tub/shower combination with subway tile surround and rainfall shower head, Toto toilet, crown moulding, pot lights

### 3rd Bedroom

Hardwood floor, walk-in closet with vanity and built-ins, crown moulding, built-in speaker, drum light, 2 windows with custom draperies overlooking rear yard

### 3pc Bath

Marble tile floor, white vanity with honed marble counter, undermount sink, chrome faucet, framed mirror, grey subway tiled walls, glass shower with marble tile floor and rainfall shower head

### Laundry Room

Marble tile floor, white built-in cabinetry, LG front loading washer and dryer on pedestals, marble folding counter, stainless steel undermount sink with chrome faucet, crown moulding, pot lights, window overlooking side yard

## 3RD LEVEL

### 4th Bedroom

Hardwood floor, vaulted ceiling, walk-in closet with vanity and built-ins, dormer window overlooking front yard, 2 windows with roman blinds overlooking side yard

### Media Lounge

Hardwood floor, pot lights, built-in speakers, dormer window overlooking front yard

### 5pc Bath

Heated marble tile floor, white subway tile walls, free-standing soaker tub, white double vanity with honed marble counter, undermount sinks, chrome faucets and fixtures, separate glass shower with marble tile floor and rainfall shower head, oval window overlooking front yard

## BASEMENT LEVEL

### Recreation Room

Hardwood floor, custom built-in cabinets and bookshelves, gas fireplace with marble surround and white mantle, crown moulding, pot lights, drum light, window

### 5th Bedroom

Hardwood floor, closet, crown moulding, built-in speakers, pot lights

### 6th Bedroom

Hardwood floor, closet with built-ins, crown moulding, pot lights, drum light, window with wide-slat blind

### 3pc Bath

Slate tile floor, white subway tile walls & ceiling, white vanity with honed marble counter, undermount sink, chrome faucet & fixtures, walk-in shower with glass wall and rainfall shower head, pot lights



Features

Floor Plans

2nd Laundry Room

Slate tile floor, Samsung stacked washer and dryer, white cabinets, honed marble counter, undermount stainless steel sink, chrome pull-out faucet, fridge, pot lights

Workshop and Storage Room

EXTERIOR & ADDITIONAL FEATURES

Set back from the road with professional landscaping featuring extensive use of armour stone, aggregate driveway, cobblestone interlock walkways, flagstone covered front porch and steps, soffit lighting, pergolas and trellises

Fully fenced rear yard with in-ground Pioneer pool (2016), covered deck with decorative columns and natural gas hookup for a fire table/pit, stone knee wall with built-in Napoleon natural gas fire pit, interlock stone patios, professionally landscaped with armour stone accents, perennials and shrubs, surrounded by mature trees

- Dark-stained hardwood floor throughout all levels
- Built-in speaker system throughout
- Open concept kitchen and great room with vaulted ceiling
- Gourmet kitchen with double islands
- Bonus 3rd level - ideal for nanny/in-law suite or kid’s retreat
- Fully finished lower level
- Full in-ground sprinkler system

Lot Size: 60’ x 272.51’  
2019 Taxes: \$15,961

SCHOOL INFORMATION

Public

Brookdale Elementary (JK - Gr 8)  
1195 Bridge Road 905-827-2741

Pine Grove Elementary (Fr. Imm. Gr 2 - 8)  
529 Fourth Line 905-844-6371

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

Catholic

St. Nicholas Elementary (JK - Gr 8) (Fr. Imm.)  
255 Morden Road 905-339-0731

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



GROSS INTERNAL AREA  
FLOOR 1: 1414 sq ft, FLOOR 2: 1980 sq ft  
FLOOR 3: 1968 sq ft, FLOOR 4: 1116 sq ft  
EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 100 sq ft  
TOTAL: 6478 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# Backyard Retreat







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



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