

264 Vinova Court

Oakville, Ontario



**SCHIAVONE
DIAMOND**

ROYAL LEPAGE
Royal LePage Real Estate Services Ltd., Brokerage





Welcome
Home



Comfortable Living



Spacious Kitchen



Master Suite







Features

264 Vinova Court

MAIN LEVEL

Entry **12’7 x 23’2**
Double door entry with sidelight windows, ceramic tile floor, wainscoting, crown moulding, double door coat closet, circular hardwood stairs, skylight

Living Room **25’1 x 13’6**
Parquet floor, wood burning fireplace with marble surround and wood mantle, crown moulding, bay window with shutters and front yard view

Dining Room **14’11 x 13’3**
Double French door entry, French door to kitchen, parquet floor, wainscoting, crown moulding, wall sconces, brass chandelier and ceiling medallion, window with shutters and rear yard view

Kitchen **25’0 x 13’0**
Ceramic tile floor, wood cabinets, Corian counters, chef desk and pantry cabinets, crown moulding, stainless steel triple sink, brushed stainless steel faucet, GE Profile stainless steel gas stove, built-in dishwasher and built-in microwave, Whirlpool stainless steel fridge, 3 windows with shutters and rear yard views, French door to rear deck

Breakfast **10’10 x 10’7**
Ceramic tile floor, chandelier, window with shutters and rear yard view

Family Room **25’9 x 13’7**
Parquet floor, wood burning fireplace with brick surround, beamed ceiling, wall sconces, pot lights, ceiling fan, 5 windows with shutters and side & rear yard views, French door to rear deck

Office **11’5 x 11’3**
Parquet floor, wood panelled walls, built-in bookshelves, double door closet, 3 light chandelier, window with shutters and front yard view

2pc Bath
Ceramic tile floor, vanity with granite counter, undermounted sink, brushed stainless steel faucet, Toto toilet

Mudroom
Ceramic tile floor, inside entry from garage, 2nd entrance/breezeway from driveway, 2nd staircase to basement, double door closet

Laundry Room **7’6 x 7’3**
Ceramic tile floor, laundry sink with faucet, upper cabinets, Whirlpool Duet front loading washer and dryer, window with shutters

BEDROOM LEVEL

Master Bedroom **20’6 x 13’9**
Parquet floor, His & Hers walk-in closets (one is lined with cedar), sconce lights, 4 windows with wide-slat blinds overlooking rear and side yards

6pc Ensuite Bath
Ceramic tile floor, vanity with granite counter, undermounted double sinks and brushed stainless steel faucets, jetted soaker tub with ceramic tile surround, separate shower with tile surround, linen closet, Toto toilet and bidet, window overlooking side yard

2nd Bedroom 14’5 x 13’2
Parquet floor, double door closet, wall sconce, bay windows with wide-slat blinds overlooking rear yard

3pc Ensuite
Ceramic tile floor, vanity with granite counter and undermounted sink, brushed stainless steel faucet, shower with tile surround and marble shampoo shelf

3rd Bedroom 15’2 x 12’8
Parquet floor, sloped ceiling, skylight, large walk-in closet, window with wide-slat blinds overlooking rear yard

4th Bedroom 17’0 x 14’8
Parquet floor, sloped ceiling, skylight, linen closet, walk-in closet, under eaves storage, bay window with shutters overlooking front yard

5th Bedroom 13’7 x 12’6
Parquet floor, linen closet, 2 closets, wall sconces, window with shutters overlooking front yard

3pc Ensuite
Ceramic tile floor, vanity with granite counter and undermounted sink, brushed stainless steel faucet, shower with tile surround and marble shampoo shelf

6th Bedroom 15’1 x 13’8
Parquet floor, linen closet, walk-in closet, bay window with shutters overlooking front yard

4pc Main Bath
Ceramic tile floor, vanity with granite counter, undermounted sink and brushed stainless steel faucet, tub/shower combination with tile surround,

window overlooking rear yard

BASEMENT LEVEL

Recreation Room 36’4 x 12’10
Double French door entry, ceramic tile floor, wood-burning fireplace, beamed ceiling, wall sconces, pot lights, ceiling fan, above-grade windows with wide-slat blinds

Den 13’6 x 12’7
Ceramic tile floor, wall sconces, pot light, above-grade windows with wide-slat blinds

Kitchen 12’5 x 12’1
Ceramic tile floor, wood cabinets, laminate counters, double stainless steel sink, microwave shelf, closets, 2 pantries, above-grade windows, walk-up to rear yard

2 Cantinas/cold cellars, each with sink and faucet

Large storage room 19’2 x 6’7

3pc Bath
Ceramic tile floor, vanity with granite counter, undermounted sink, brushed stainless steel faucet, shower with tile surround and marble shampoo shelf, linen closet, window with wide-slat blind

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Floor Plans

EXTERIOR & ADDITIONAL FEATURES

Attractive brick exterior with stone accents, covered flagstone front porch, double car garage, double driveway for 8 cars, fully landscaped with perennials and mature trees

Large rear yard with wood deck, mature trees and cedar hedge

- Alarm System
- Intercom System
- CVAC + Attachments
- A/C 2009, Furnace 2009, HWT owned
- 200 amp electrical service
- Connection for wood-burning stove in basement

Lot Size: 54.76' x 100.08' x 131.14'
x 55.44' x 134.42'

2019 Taxes: \$11,329

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

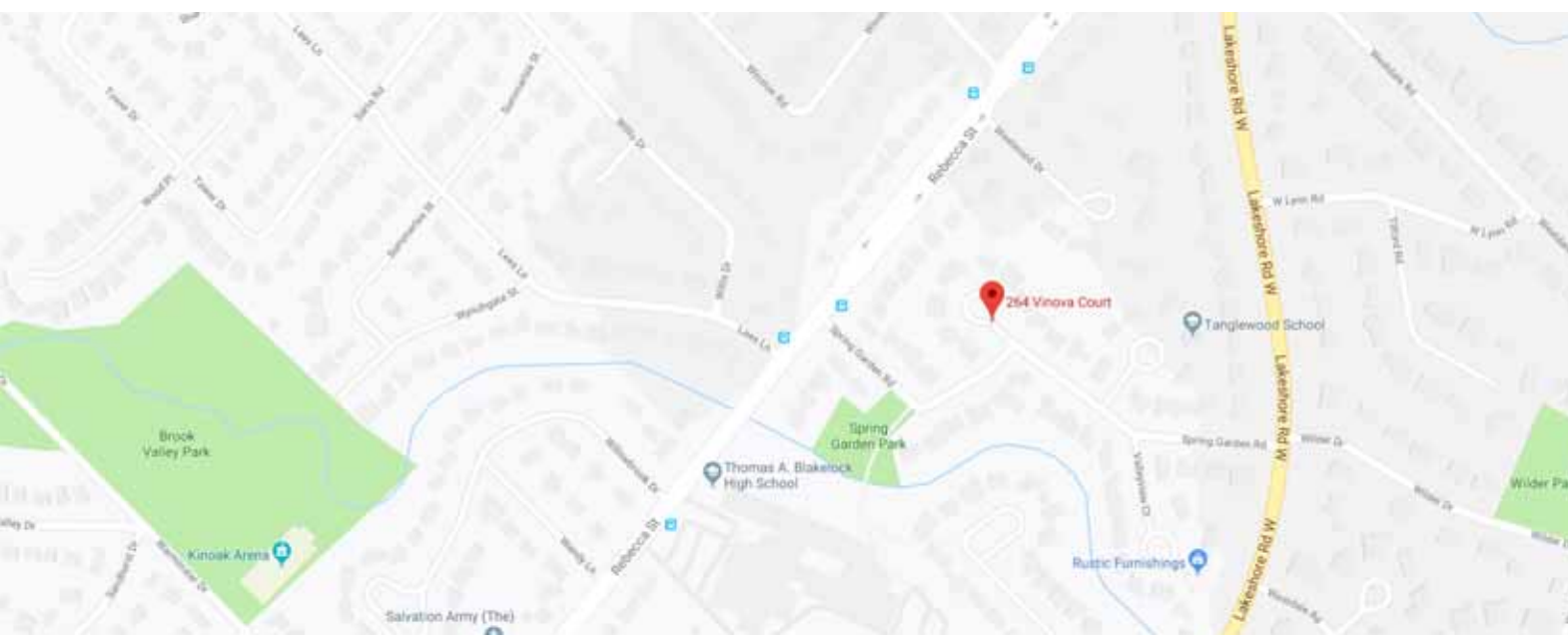
CATHOLIC

St. Nicholas Elementary (JK - Gr 8) (Fr. Imm. Gr 5 - 8)

477 Warminster Drive 905-827-4231

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

124 Dorval Drive 905-842-9494



Main Floor Plan

2,241.8 sq. ft. +
485.8 sq. ft. (Garage)

9'-0" Ceiling



Basement Plan

2,357.1 sq. ft.



2nd Floor Plan

2,482.9 sq. ft.

Backyard Retreat





For more information & pictures visit:
SchiavoneDiamond.com



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