

# 2455 Belyea Street

Oakville, Ontario



**SCHIAVONE  
DIAMOND**

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







# Welcome Home





# Open Concept





# Luxurious Living

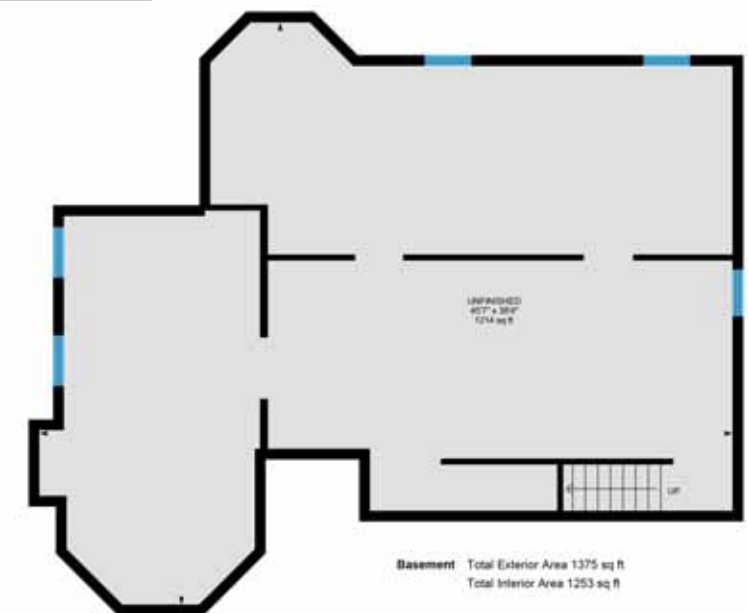








# Floor Plans



# Features

# 2455 Belyea Street

## MAIN LEVEL

### Entry

Single door entry with sidelight window, hardwood floor, crown moulding, coat closet

### Living Room 17'11 x 13'1

Hardwood floor, crown moulding, gas fireplace with tile surround and cream mantle, pot lights, 3 windows with custom shades and front yard view

### Dining Room 10'0 x 8'7

Hardwood floor, crown moulding, 5-light chandelier, window with custom shade and rear yard view

### Kitchen 12'4 x 10'1

Open concept, hardwood floor, cream cabinets with under-cabinet lighting, granite counters, centre island with stainless steel built-in KitchenAid beverage fridge and built-in Sharp drawer microwave, deep stainless steel single sink with brushed stainless steel pull-out faucet & soap dispenser, subway tile backsplash, integrated Miele built-in dishwasher, stainless steel KitchenAid fridge, stainless steel KitchenAid slide-in smooth-top stove, pot lights

### Breakfast 10'2 x 8'11

Hardwood floor, crown moulding, drum light fixture, sliding glass door walk-out to rear deck, 3 windows with custom shades and rear yard view

### Master Bedroom 14'2 x 11'1

Hardwood floor, crown moulding double door entry, walk-in closet with California Closet built-in organizers & shelves, drum light fixture, window with custom shade overlooking side yard

### 4pc Ensuite Bath

Tile floor, pocket door entry, crown moulding, cream vanity with granite counter and double under-mounted sinks, chrome faucets and fixtures, glass shower with tile surround, shampoo shelves and rainfall shower head, Toto toilet, pot light

### 2nd Bedroom 12'3 x 11'0

Hardwood floor, crown moulding, closet, window with custom shade overlooking rear yard

### 3rd Bedroom 10'4 x 9'7

Hardwood floor, crown moulding, double door closet, window with custom shade overlooking rear yard

### 4pc Bath

Tile floor, crown moulding, cream vanity with granite counter and under-mounted sink, chrome faucet, framed mirror, tub/shower combination with tile surround, hand held spray and shampoo shelf, Toto toilet

### Laundry Room

Tile floor, inside entry from garage, upper cabinets and shelf, Whirlpool Duet front loading washer & dryer, window with custom shade and front yard view

## BASEMENT

Full, unfinished basement ready for personalization, above-grade egress windows

## EXTERIOR & ADDITIONAL FEATURES

Attractive stone and stucco exterior, double driveway and double garage, interlock stone walkways, stone front steps and covered porch, landscaped with natural stone, mature trees and perennials

Fully fenced back yard, covered wood deck with stair lighting, bracketing gardens filled with mature trees, shrubs and perennials, interlock stone patio, gas BBQ hookup, garden shed, exterior lighting and irrigation system

- Main floor hallway has pot lights and linen closet
- Neutral colours throughout provide a calm & serene atmosphere
- Central Vacuum
- Tankless water heater
- Sump pump with battery back-up & back flow valve

**Lot Size:** 66.01' x 99.98'

**2020 Taxes:** \$6,120

## SCHOOL INFORMATION

### Public

#### Eastview Elementary

(JK - Gr 8)

2266 Hixon Street 905-827-1541

#### Pine Grove Elementary

(Fr. Imm.) (Gr 2 - 8)

529 Fourth Line 905-844-6371

#### Thomas A. Blacklock Secondary

(Gr 9 - 12) (Fr. Imm.)

1160 Rebecca Street 905-827-1158

### Catholic

#### St. Dominic Elementary

(JK - Gr 8)

2405 Rebecca Street 905-827-4401

#### St. Nicholas 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



# Backyard Retreat







For more information & pictures visit:  
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