

# 296 Gloucester Avenue

Oakville, Ontario



**SCHIAVONE  
DIAMOND**

**ROYAL LEPAGE**

Royal LePage Real Estate Services Ltd., Brokerage







Welcome  
Home





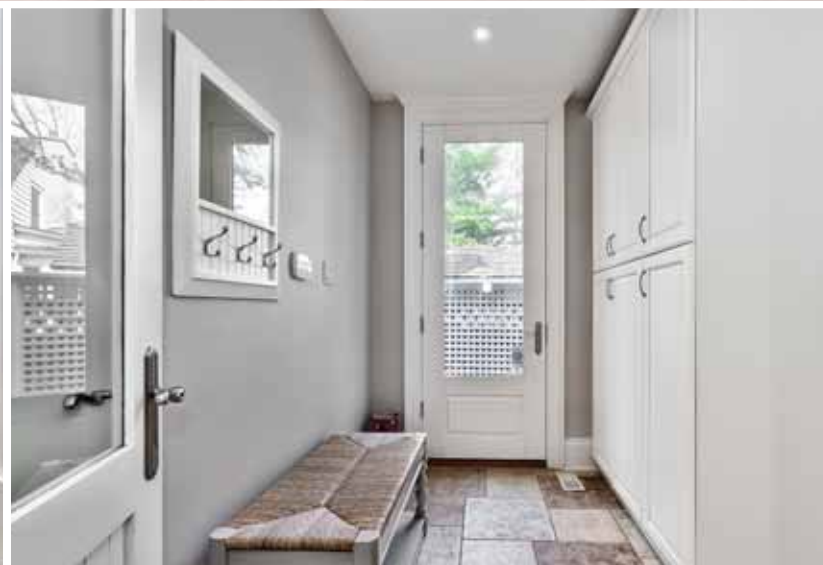
# Gourmet Kitchen













# Master Suite

















Features

296 Gloucester Avenue

MAIN LEVEL

Entry

New Kolbe solid wood single door entry with sidelight windows, double door coat closet, crown moulding, panelled arched entry to hallway, black granite tile floor, hardwood stairs & handrail with white risers & square balusters and broadloom runner, crystal & chrome light fixture

Living Room 18'11 x 14'2

Double French door entry, hardwood floor, coffered ceiling, custom built-in cabinetry with retractable door fronts & wine storage, wet bar with black granite counter, chrome bar sink & faucet, integrated bar fridge (still there? I didn't open the cabinet) open gas fireplace with granite surround and custom white mantle, built-in speakers, pot lights, window with drapes & rod and front yard view, 2 side windows with custom roman blinds

Dining Room 14'1 x 9'8

Panelled entry, hardwood floor, coffered ceiling, pocket door entry to servery, pot lights, window with blind, drapes & rod and side yard view

Kitchen 26'11 x 12'10

Panelled arched entry, heated porcelain tile floor, Trillium Kitchens custom cabinetry with some glass fronts, under-cabinet lighting, polished nickel hardware, subway tile backsplash, honed Calacatta marble counters, large undermounted stainless steel sink, polished nickel spray faucet & soap dispenser, centre island with breakfast bar and built-in stainless steel Sharp microwave, custom range vent with Ventahood vent, stainless steel Wolf 6-burner slide-in range, stainless steel SubZero fridge, Bosch integrated built-in dishwasher, wet bar with undermounted round bar sink with polished nickel faucet & instant hot water tap, built-in Liebherr wine fridge, crown moulding, white oak panelled ceiling, built-in speakers, pot lights, 2 hand made custom painted lanterns above island, sink window with custom roman blind & polished nickel arm lamp above

Breakfast Area

Built-in chef desk, built-in china cabinet with glass front uppers and antiqued mirror backsplash, upholstered window seat with rear yard view

Family Room 24'5 x 15'9

Coffered ceiling, panelled arched entry from hallway, hardwood floor, open gas fireplace with black granite surround & hearth and white mantle, custom built-in arched cabinetry flanking the fireplace, built-in speakers, pot lights, window with rear yard view, double French doors with sidelight windows, drapes & rod to rear patio

2pc Bath

Encaustic cement patterned tile floor, panelled walls with inset mirrors, Kohler pedestal sink, brass faucet & fixtures, crown moulding, Kohler toilet, pot lights

Mudroom 9'5 x 7'

Tile floor, custom built-in cabinetry, inside entry from garage, entrance from side yard

BEDROOM LEVEL

Master Bedroom 16'4 x 15'10

Broadloom, coffered ceiling with built-in speakers, pot lights and crown moulding, walk-in closet with custom built-ins, brass & crystal chandelier, pot lights, crown moulding & window with blind, double French doors with sidelight windows, phantom screens & blinds open to private covered balcony that has wood decking, cedar lined roof, porthole window and overlooks the rear yard

5pc Ensuite Bath

Heated marble tile floor with basket weave inlay, double wood vanity with makeup area, marble counters with double undermounted Kohler sinks, polished nickel faucets and fixtures, 4 polished nickel wall sconces, framed mirrors, large deep soaker jetted Oceania tub with marble surround, separate glass steam shower with rainfall, three jet and wand

showerheads, marble tile surround with decorative inlay and bench seat, medicine cabinet, built-in display niche, Toto toilet, built-in speaker, pot lights, crown moulding, 2 windows with custom faux romans and blinds overlooking the rear yard

2nd Bedroom 14'2 x 12'10

Berber broadloom, crown moulding, walk-in closet with custom built-ins, built-in display niche, pot lights, cloud pendant light, window with blinds overlooking side yard

Jack & Jill 3pc Bath

Heated thassos marble tile floor with custom laser cut flower pattern inlay, white vanity with marble counter and undermounted sink, chrome faucet and fixtures, framed mirror, medicine cabinet, glass shower with marble tile base and thassos surround, Kohler toilet, crystal chandelier, pot lights, window with custom roman blind overlooking side yard

3rd Bedroom 14'2 x 13'6

Berber broadloom, vaulted ceiling, walk-in closet with custom built-ins, built-in display niche, ceiling fan, pot lights, window with blinds overlooking front yard

4th Bedroom 14'1 x 10'

Berber broadloom, walk-in closet, built-in display niche, crown moulding, pot lights, drum light fixture with crystals, 2 windows with blinds overlooking front and side yards

5th Bedroom/Office 11'11 x 10'1

Hardwood floor, crown moulding, pot lights, double French doors with drapes & rod lead to private balcony with wood decking overlooking rear yard

4pc Main Bath

Penny tile floor, white vanity with marble counter, undermounted sink, polished nickel faucet and fixtures, 2 nickel and milk glass wall sconces, soaker tub/shower combination with subway tile and penny tile inlay, shampoo shelf, crown moulding, pot lights, window with custom roman blind overlooking side yard

Laundry Room 9' x 6'

Tile floor, storage cabinetry, laminate counter, stainless steel laundry sink with faucet, stacked LG washer and dryer, retractable hanging rack, pot lights, oval window overlooking front yard

Upper Hallway

Hardwood floor, custom millwork, vaulted ceiling with skylight, pot lights

BASEMENT LEVEL

Recreation Room 16'5 x 13'7

Luxury vinyl plank flooring, crown moulding, pot lights, double barn doors to studio conceal custom built-in shelving, window

Yoga/Dance Studio 17'3 x 14'7

Heated luxury vinyl plank flooring, crown moulding with wallpapered ceiling, built-in cabinet & shelves, 2 wall mirrors, ballet barre, 2 windows, pot lights

Theatre Room 18'3 x 16'8

Broadloom, crown moulding, pot lights, 120" EluneVision Aurora 4K HDR NanoEdge Fixed-Frame screen 2.35:1 Ratio (2021)

6th Bedroom/Guest Room 15'3 x 10'11

Broadloom, double door closet, built-in speaker

3pc Bath

Tile floor, grey vanity with white quartz counter, undermounted sink, chrome faucet & fixtures, framed mirror, storage shelves, chrome & glass bubble light fixtures, separate shower, pot lights

Craft/Wrapping Room 12'5 x 6'4

Custom built-in cabinetry and built-in bookshelves, double door storage closet



Features

Floor Plans

**BASEMENT LEVEL continued**

Storage/Cold Room with luxury vinyl plank flooring

Utility room with storage space

Under stairs storage closet

**EXTERIOR & ADDITIONAL FEATURES**

Custom designed home by William Hicks, natural stone and cedar siding exterior with oversized 1.5 garage and Bauhas mahogany garage door, covered front porch with natural square-cut flagstone, cedar lined roof, built-in speaker, pot lights, coach-style lanterns, professionally landscaped, interlock stone & asphalt double driveway fits 5 cars, interlock stone walkway leads to side entrance, sprinkler system

Fully fenced private rear yard has a covered porch with square-cut flagstone, cedar lined roof, privacy curtains, outdoor speakers, pot lights & coach-style lanterns, interlock stone patios with custom pergola, stone water feature, stone outdoor kitchen featuring stainless steel Lynx 42” Pro Grill and stainless steel trash centre, stainless steel Crown under counter fridge, Forno Bravo Casa 110 Pizza Oven, garden shed, bracketing gardens with perennials and mature trees, maintenance free artificial grass (installed 2020)

**ADDITIONAL FEATURES**

- Home designed by William Hicks
- Brazilian Cherry Jatoba hardwood floors throughout main level, stairs and upper hallway
- 9 ft ceilings on main level and basement
- Custom millwork throughout, including 9” baseboards, Brenlo custom interior doors
- Ridley windows, new Kolbe wood front door
- Custom window treatments throughout
- Silent floor system installed between joists

- Built-in speaker system
- Lighting in all closets, automatic in coat closets
- 200 amp service
- Security system including 3 external cameras
- ChargePoint Level 2 Electric Vehicle charger in garage

**SCHOOL INFORMATION**

- Public**  
**New Central Elementary (JK – Gr 6)**  
133 Balsam Drive 905-844-3081
- Maple Grove Elementary (Gr 7 – 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)**  
477 Warminster Drive 905-827-4231

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

**Lot Size: 54’ x 170’**

**2020 Taxes: \$16,088**



Floor plans may not be exactly as shown.



# Backyard Retreat







For more information & pictures visit:  
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