

# 44 Howard Avenue

Oakville, Ontario



SCHIAVONE  
DIAMOND

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



Welcome Home



# Gourmet Kitchen



# Luxurious Living



# Master Suite





# Features

# 44 Howard Avenue

## MAIN LEVEL

**Living Room** 12'7 x 23'2  
Hardwood floor, gas fireplace with brick surround and wood mantle, French doors to front porch

**Dining Room** 14'2 x 10'7  
Hardwood floor, crown moulding, window overlooking side yard, open to kitchen, living room and family room

**Kitchen** 14'1 x 12'1  
Ceramic tile floor, white cabinets, soapstone counters, white subway tile backsplash, under cabinet lighting, stainless steel fridge, dishwasher and gas stove, pot lights, stainless steel sink with gooseneck faucet, leaded glass window overlooking side yard, inside entry from garage

**Breakfast** 13'10 x 12'8  
Ceramic tile floor, 2 sided wood-burning fireplace with brick surround, pot lights, built-in china cabinetry, French doors to rear patio

**Family Room** 14'11 x 13'4  
Hardwood floor, painted panelling, built-in bookcases, 2-sided wood-burning fireplace with marble surround and wood mantle, pot lights, crown moulding, bay window with seat overlooking backyard

**Bath** 2 Piece  
Wood vanity with sink, brass fixtures, sconce lights, octagonal window

## BEDROOM LEVEL

**Master Bedroom** 24'1 x 13'6  
Hardwood floor, bay window with California shutters overlooking rear yard, walk-in closet/dressing room with built-in cabinetry, crown moulding, pot lights, 2 windows with California shutters and laundry room

**Sitting Area** 13'6 x 11'10  
Hardwood floor, window with California shutters

**Ensuite Bath** 5 Piece  
Ceramic tile floor, deep soaker Jacuzzi tub, double vanity with marble counter and under-mounted sinks, oiled bronze faucets and fixtures, sconce lights, pot lights, framed mirrors, separate glass enclosed steam shower, window with California shutters

**2nd Bedroom** 12'6 x 11'4  
Hardwood floor, closet, French doors to enclosed shared porch, crown moulding, window with cafe curtain

**3rd Bedroom** 12'6 x 11'4  
Hardwood floor, painted wood panelling, closet, French doors to enclosed shared porch, crown moulding, window with Roman blind

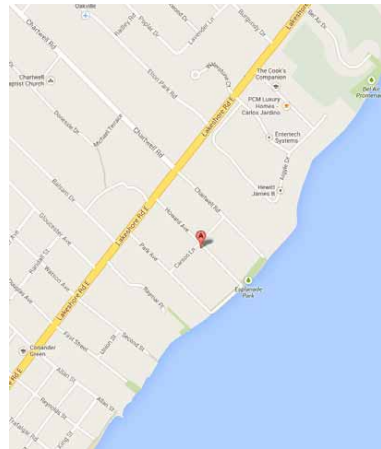
**Bath** 4 Piece  
Hardwood floor, claw foot tub, hot water towel warmer, vanity with sink, window

## BASEMENT LEVEL

Mechanical room, laundry room with laundry sink, storage area

## EXTERIOR & ADDITIONAL FEATURES

Updated electrical distribution panel 100 amp  
Updated furnace, central air  
Interlock horseshoe driveway  
Attached single car garage  
Irrigation system  
Classic front porch  
Oversized backyard with stone patio, pond feature, fully landscaped and fenced with storage shed and potting table



## 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 1 - 8)**  
338 Cairncroft Road  
905-845-2015

**Oakville Trafalgar Secondary (Gr 9 - 12) (Fr. Imm. & Gifted)**  
1460 Devon Road  
905-845-2875

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

**St. Joseph 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:  
**SchiavoneDiamond.com**



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