

468 Avon Crescent  
Oakville, Ontario



SCHIAVONE  
DIAMOND

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

# 468 Avon Crescent

# Main Level

## Foyer

Limestone tiled floor, single door entry with sidelight windows, oval porthole window, crown moulding, wood stairs with white painted pickets and broadloom runner, pot lights, chandelier, coat closet, panelled wall

## Great Room

Hardwood floor, gas fireplace with white mantle and built-in bookcases, pot lights, crown moulding, pot lights, 2 sets of double garden doors to covered rear porch

## Dining Room

Hardwood floor, crown moulding, pot lights, 3 large windows with drapes and rods, drum pendant light

## Kitchen

Hardwood floor, white custom cabinetry with grey cabinets on large island, granite counters, double stainless steel undermount sink with brushed stainless pull-out faucet, Wolf 5-burner gas cooktop, pot filler faucet, stainless steel wall oven, built-in Panasonic stainless steel microwave, Kitchen Aid stainless steel fridge, Miele dishwasher, crown moulding, under cabinet lighting, pot lights, chef desk area with wood countertop, large window overlooking rear yard, separate server with white custom glass front cabinets, bar sink, granite counter, beverage fridge, opened to dining room

## Office/Den

Hardwood floor, window with rear yard view, storage closet

## 2pc Bath

Limestone tile floor, crown moulding, pedestal sink

## Laundry

Limestone floor, coat closet, upper and lower white cabinets, quartz countertop, large stainless steel laundry sink with chrome faucet, decorative tile backsplash, window with side yard view, front loading Whirlpool washer and dryer





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# Upper Level

## Master Bedroom

Hardwood floor, crown moulding, drum pendant light, pot lights, walk-in closet with custom organizers

## 5 pc Ensuite Bath

Marble tile floor, dark wood vanity with double undermount sinks and quartz counter, deep soaker tub with marble tile surround, separate glass enclosed shower with marble tile surround, pot lights

## 2nd Bedroom

Hardwood floor, large closet, window overlooking front yard, ensuite privilege

## 3rd Bedroom

Hardwood floor, large closet, window overlooking side yard, ensuite privilege

## 4pc Bath

Custom white vanity with marble counter, double sinks with chrome faucets, large framed mirror, schoolhouse sconce lights, deep tub with mosaic tile surround, window

## 4th Bedroom

Hardwood floor, large closet, window overlooking side yard

## 4pc Ensuite Bath





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# Lower Level

## Recreation Room

Berber flooring, gas fireplace with white mantle, pot lights, oversized windows

## Media Room

Berber carpeting, built-in media storage with 105" screen, Mitsubishi HD projector

## Exercise/Guestroom

Berber flooring, oversized window, closet

## 3pc Bath

Tiled floor, maple vanity, laminate counter, glass enclosed shower with tile surround



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# Exterior

## Features

Heated air space between garage & 2nd level bedrooms  
Pre-finished Maibec siding  
Custom made Hunter Douglas blinds  
Restoration Hardware Light Fixtures  
9' ceilings on all levels  
Gas line for BBQ  
200 amp service  
Plaster crown mouldings, 7 1/4" baseboards on main, 5 1/2" on 2nd level  
ADT monitored alarm system

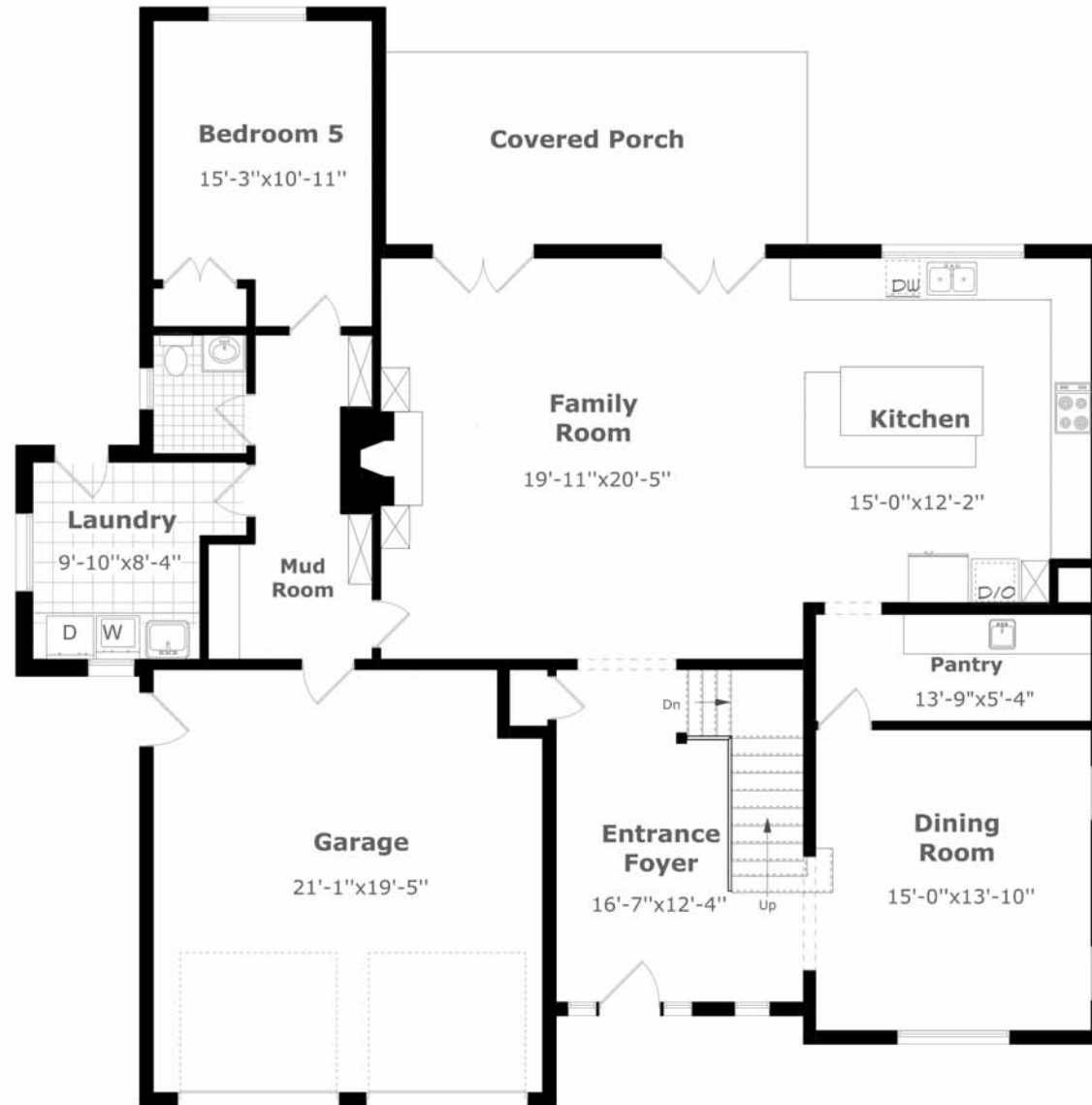
## Exterior

Covered front porch with square cut flagstone  
2 car garage with custom wood doors; racking system & hooks  
Tumbled stone walkway to rear yard  
Covered rear patio with square cut flagstone and tumbled stone, pendant lights and ceiling fan & speakers  
Inground Oasis gunite pool with stone wall water feature; safety fence & cover  
Fully landscaped by Intriguing Design, backyard has artificial turf; front yard and planters are irrigated  
Wrought iron gates and fencing

**Lot Size: 66' x 110'**

**2014 Taxes: \$14,761**



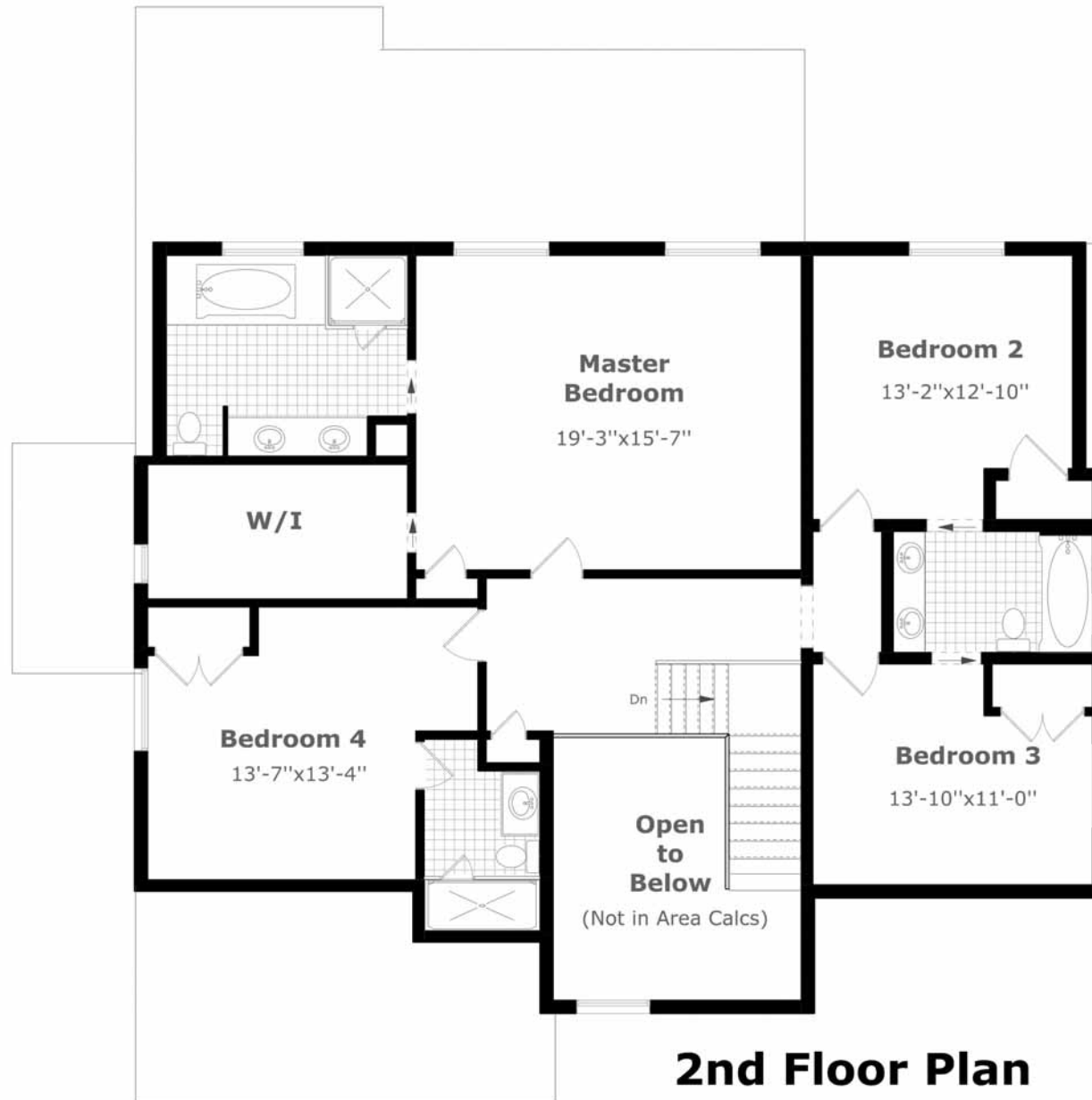


**Main Floor Plan**

1,743.5 sq. ft.+

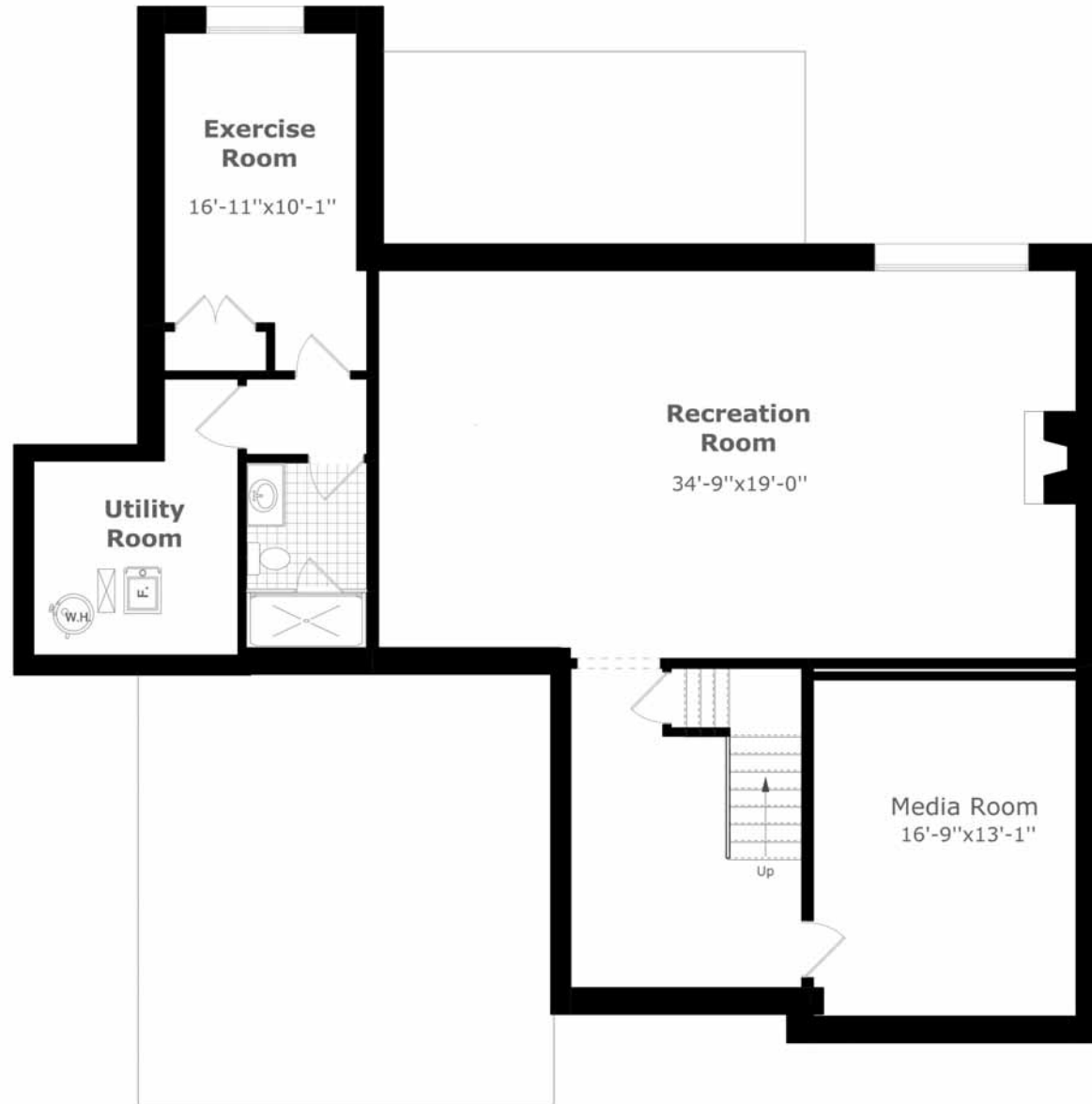
432.1 sq. ft. (Garage)





**2nd Floor Plan**

1,494.6 sq. ft.



**Basement Plan**

1,736.1 sq. ft.

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## Public Schools:

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.), 1460 Devon Road, 905-845-2875

## Catholic Schools:

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



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



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