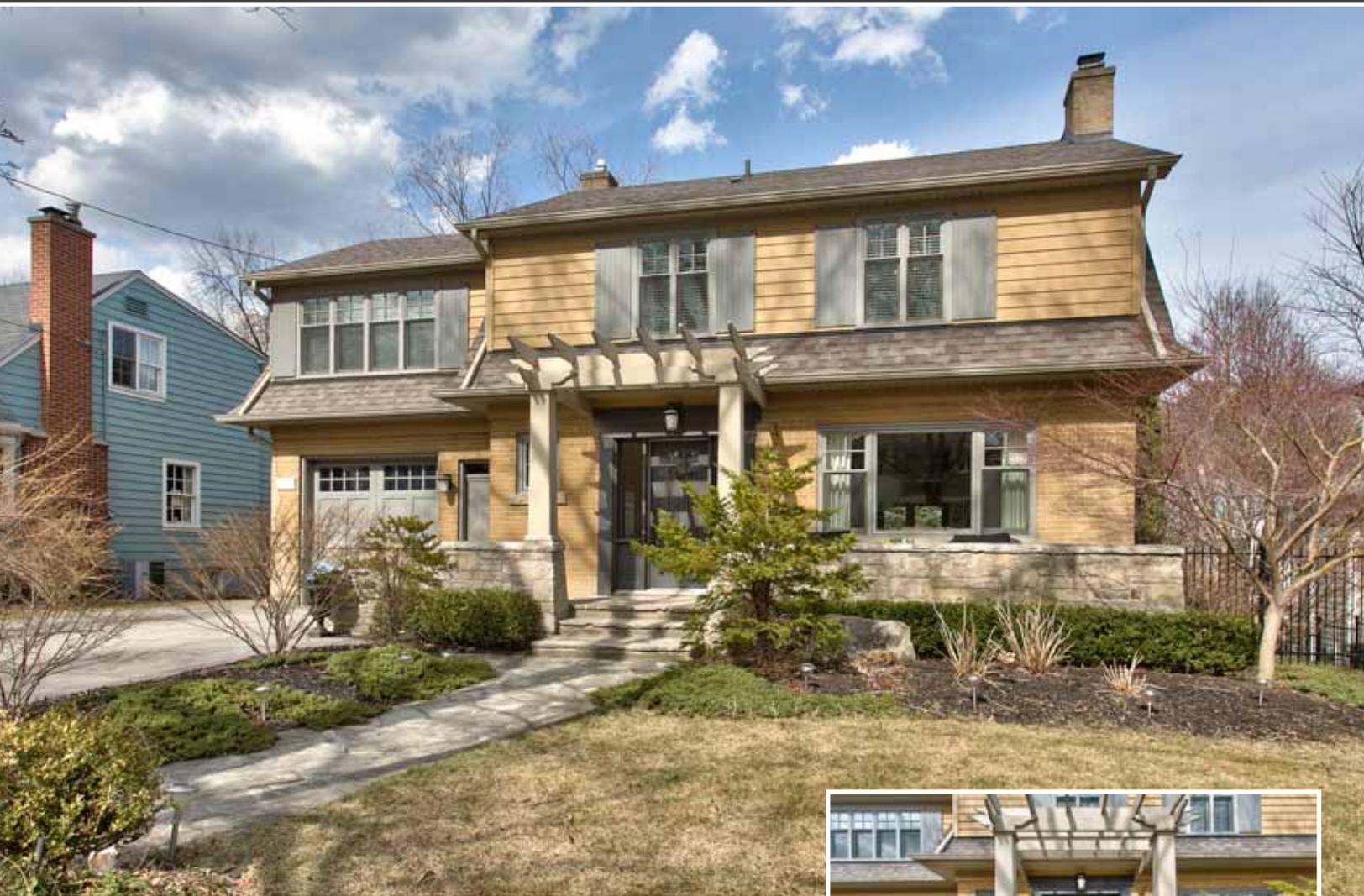


185 Watson Avenue

Oakville, Ontario

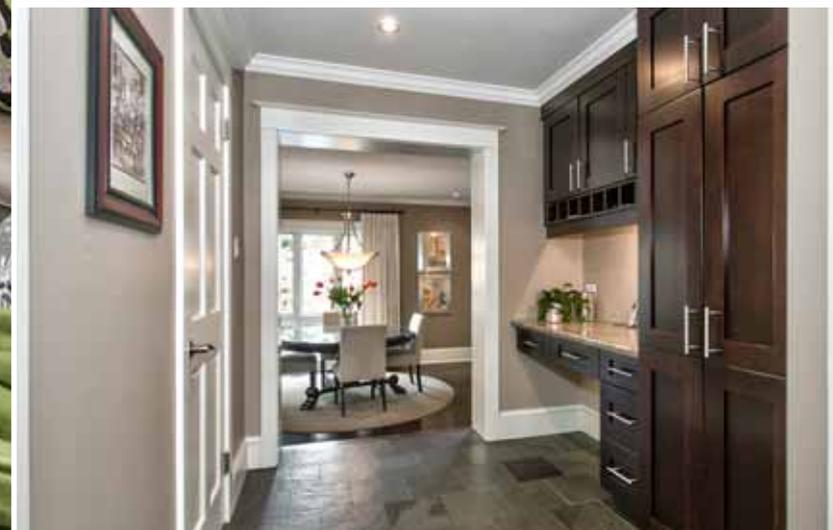


SCHIAVONE
DIAMOND

ROYAL LEPAGE
Royal LePage Real Estate Services Ltd., Brokerage



Welcome
Home



Gourmet Kitchen



Luxurious Living



Master Suite





Features

185 Watson Avenue

MAIN LEVEL

Entrance

Single door entry with 2 sidelight windows, slate tile floor, crown moulding, pot lights, 2 coat closets with auto lights, inside entry from garage, dark-stained hardwood stairs with white pickets and risers & berber runner, computer niche with granite counter and built in cabinets & shelving

Living Room/Dining Room Combination

Dark stained hardwood floor, open gas fireplace with slate tile surround and white mantle, crown moulding, pot lights, large window with drapes & rod and front yard view, window with drapes & rod and side yard view

Kitchen

Dark stained hardwood floor, espresso shaker-style cabinets with some upper glass front cabinets and stainless steel bar hardware, large island with breakfast bar and double stainless steel undermounted sink, brushed stainless steel faucet with pull-out spray, granite countertops, tumbled marble tile backsplash, built-in Panasonic stainless steel microwave, Dacor 6 burner gas cooktop, Dacor stainless steel range hood, KitchenAid stainless steel double wall ovens, KitchenAid stainless steel fridge, KitchenAid stainless steel built-in dishwasher, pot lights, large window with custom Hunter Douglas Silhouette blinds overlooking rear yard and pool

Breakfast Area

Dark stained hardwood floor, brushed stainless steel and frosted glass chandelier, pot lights, window with drapes & rod overlooking rear yard and pool

Family Room

Dark stained hardwood floor, garden doors to rear deck, crown moulding, pot lights

2pc Bath

Slate tile floor, dark wood vanity with granite counter and vessel sink, brushed stainless steel faucet and fixtures, decorative mirror, Kohler toilet, crown moulding

Mudroom/Laundry Room

Separate entry from driveway, built-in bench and cabinets, front loading Whirlpool Duet washer and dryer, laundry tub and faucet, porthole window

BEDROOM LEVEL

Master Bedroom

Dark stained hardwood floor, built in cabinets and drawers, crown moulding, His & Hers walk-in closets with built-ins drawers and shelving, large window with wide-slat blinds overlooking front yard

5pc Ensuite Bath

Travertine marble tile floor, 2 dark wood vanities with honed marble countertops and undermounted sinks, brushed stainless steel faucets, nickel and milk glass wall sconce lighting, Extra long Maax soaker tub with travertine tile surround, glass enclosed shower with travertine tile surround and built-in bench seat, wall display shelving, crown moulding, Toto toilet, pot lights, large window with wide-slat blinds overlooking rear yard

2nd Bedroom

Dark stained hardwood floor, walk-in closet with lighting, crown moulding, 2 windows with wide-slat blinds overlooking front and side yards

3rd Bedroom

Dark stained hardwood floor, 2 double door closets with built-in drawers and shelving, crown moulding, large window with wide-slat blinds overlooking rear yard

4th Bedroom

Dark stained hardwood floor, built-in shelving units (can be converted to closet), crown moulding, window overlooking rear yard

4pc Bath

Porcelain tile floor, bird's eye maple-look vanity with integrated sink, brushed stainless steel faucet, Maax soaker tub with tile surround, pot lights, Toto toilet, crown moulding, window with wide-slat blinds overlooking front yard

BASEMENT LEVEL

- Recreation area with laminate floors, pot lights, crown moulding
- Berber carpeting on stairs
- Walk-out to rear yard/pool area
- Cold storage room
- Utility/storage room

EXTERIOR & ADDITIONAL FEATURES

- John Wilmott architecturally designed renovation in 2006
- New roof and windows
- Solid wood doors throughout
- Hardwood floors throughout 2nd level
- Furnace & AC (high eft) in 2007
- Wood log gas fireplace (2015)
- Central vacuum on all 3 levels
- 2 linen closets in 2nd level hallway

FRONT YARD

- Flagstone porch and walkway, stone knee walls, pergola above front entrance
- Professionally landscaped with armour stone and perennials

REAR YARD

- Professionally landscaped with mature trees & bracketing gardens, stone retaining wall
- Multi-tiered deck with pergolas and flagstone patio
- In-ground pool (pool liner (2006), heater, pump, filter & cover have been updated)

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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