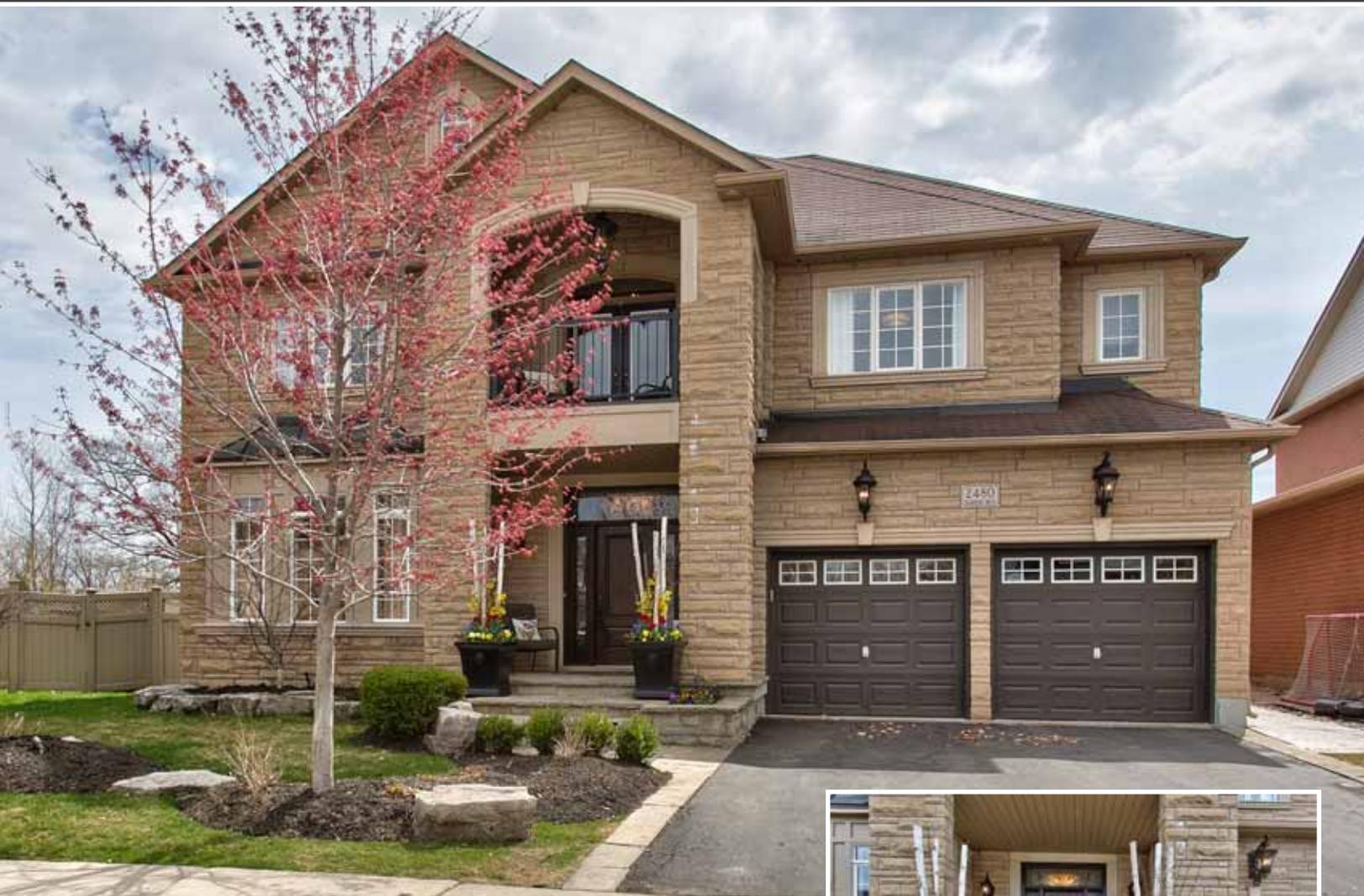


2480 Hemmford Drive

Oakville, Ontario



SCHIAVONE
DIAMOND

ROYAL LEPAGE

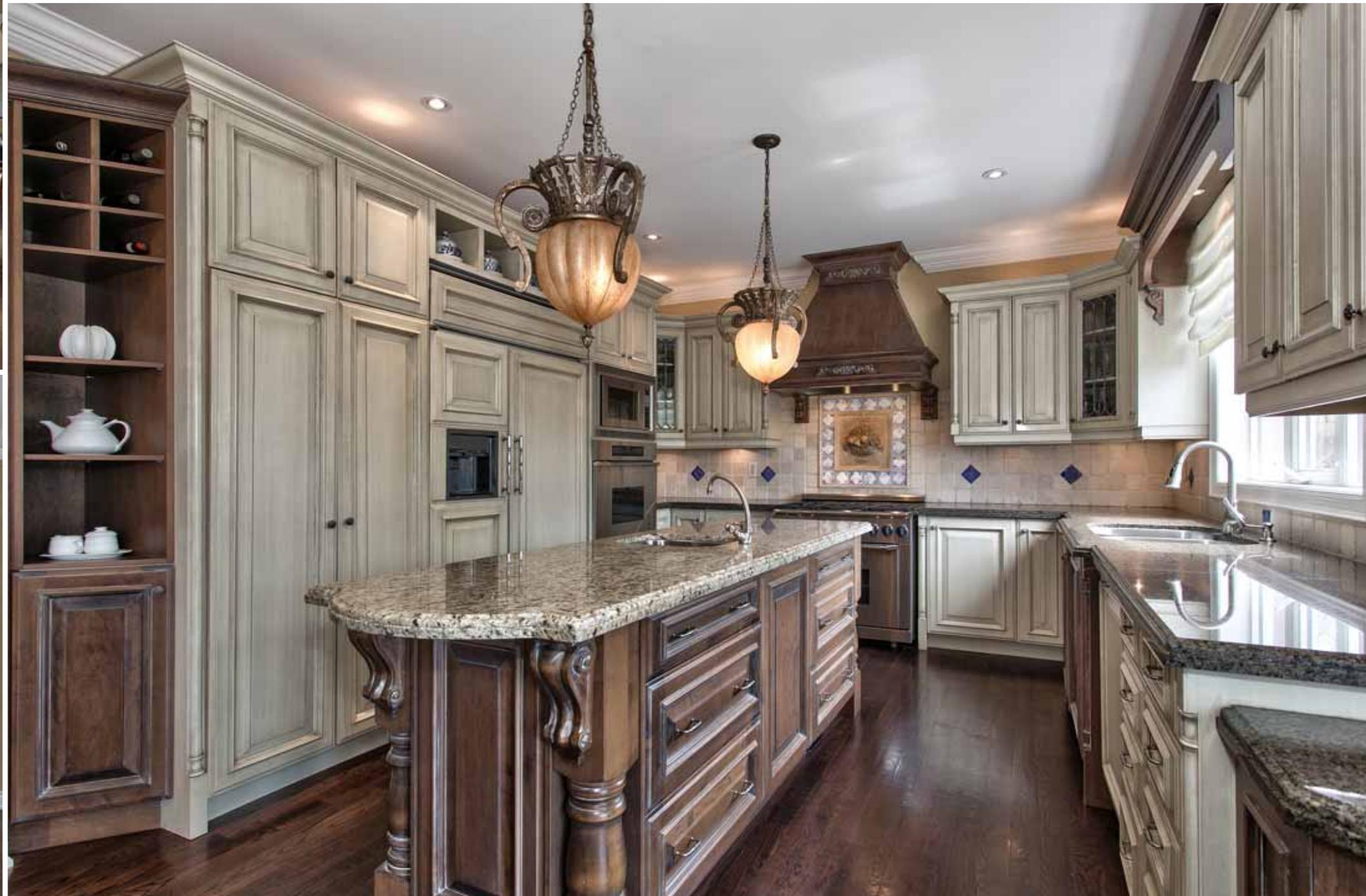
Royal LePage Real Estate Services Ltd., Brokerage



Welcome



Gourmet Kitchen

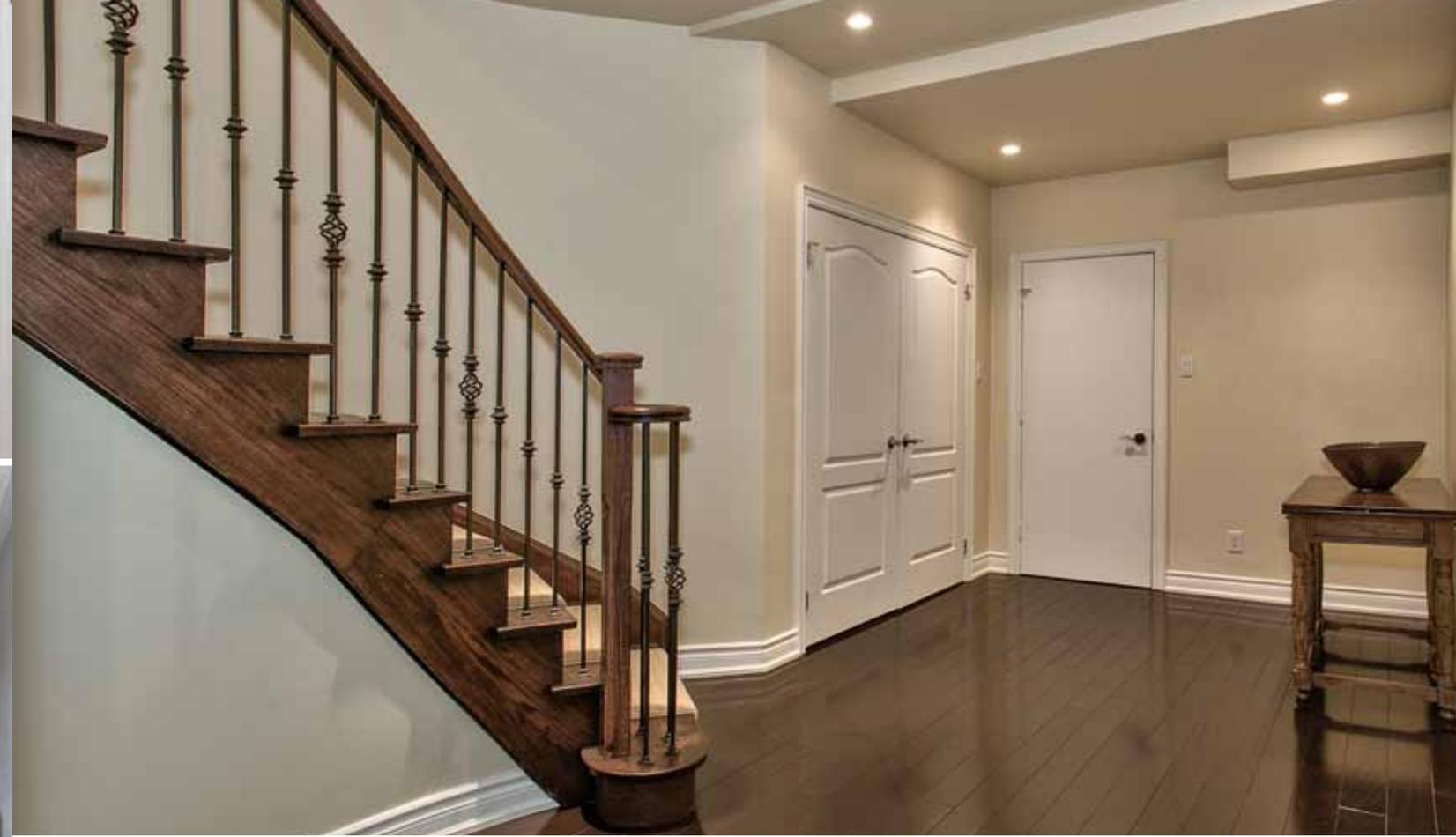


Luxurious Living



Master Suite





Lower Level



Features

2480 Hemmford Drive

MAIN LEVEL

Entry

Single door entry, sidelights & transom windows with decorative iron inserts, 2 double door coat closets with built-in shelving, dark-stained hardwood stairs with wood handrail, iron pickets and broadloom runner, 2 art niches with lighting, 2 Schonbek crystal chandeliers, pot lights, crown moulding

Office

Dark-stained hardwood floor, 15-lite French door entry, pot lights, window with drapes and rod and front yard view

Den

Dark-stained hardwood floor, double 15-lite French door entry, pot lights, window with drapes and rod and side yard view

Dining Room

Dark-stained hardwood floor, coffered ceiling, crown moulding, built-in speakers, window with drapes and rod and side yard view

Kitchen

Dark-stained hardwood floor, custom cream antiqued cabinets with 2 glass fronted cabinets, wine storage, display niches, upper valance trim and under-cabinet lighting, granite countertops, double stainless steel undermounted Franke sink, brushed stainless steel Moen pull-out faucet, large wood-tone centre island with granite countertop and bar sink and faucet, integrated GE Monogram fridge,

Dacor stainless steel 6 burner gas stove with Dacor fan and custom range hood, built-in Dacor stainless steel microwave, built-in Dacor stainless steel wall oven, warming drawer, integrated built-in Miele dishwasher, KitchenAid garburator, chef desk, tumbled marble tile backsplash, pot lights, 2 pendant lights above island, window above sink with custom roman blind and rear yard view

Breakfast

Dark-stained hardwood floor, double garden doors to rear patio with 2 side windows and drapes and rods, crown moulding, pot lights, wrought iron chandelier

Family Room

Dark-stained hardwood floor, vaulted ceiling, gas fireplace with marble surround and cast stone mantle, decorative columns, crown moulding, pot lights, wrought iron chandelier, 2 windows with drapes and rods and rear yard views

2pc Bath

Ceramic tile floor, custom wood casement-style vanity with marble counter, oiled bronze sink and faucet, crown moulding, Schonbek chandelier

Laundry

Ceramic tile floor, upper cabinetry, laundry sink and faucet, laminate countertop, Whirlpool Duet front loading washer, Samsung dryer, inside entry from garage, 2 storage closets with built-in shelving

BEDROOM LEVEL

Master Bedroom

Dark-stained hardwood floor, double door entry, walk-in closet with built-in organizers, crown moulding, pot lights, drum light fixture, double garden doors to balcony overlooking rear yard, 2 side windows with drapes and rod overlooking rear yard

5pc Ensuite Bath

Heated porcelain tile floor, custom wood vanity with double undermounted Kohler Artist Edition "Flight of Fancy" sinks, marble countertop, chrome faucets, Kohler toilet, Maax soaker tub with marble surround and wood & decorative tile skirting, separate glass enclosed shower with porcelain tile surround, crown moulding, Schonbek chandelier, pot lights, 2 corner windows with custom roman blinds overlooking rear yard

2nd Bedroom

Broadloom, double door closet with built-in organizers, window with drapes and rod overlooking side yard, ensuite privileges

Jack & Jill 4pc Bath

Ceramic tile floor, white vanity with laminate counter, chrome faucet, 2 sconce lights, tub/shower combination with ceramic tile surround, window with custom blind overlooking front yard

3rd Bedroom

Broadloom, double door closet with built-in organizers, window with drapes and rod overlooking front yard, ensuite privileges

4th Bedroom

Broadloom, closet with built-in organizers, window with drapes and rod overlooking front yard

5th Bedroom

Broadloom, double closet with built-in organizers, window with drapes and rod overlooking side yard

4pc Main Bath

Ceramic tile floor, cream vanity with laminate counter, chrome faucet, tub/shower combination with ceramic tile surround, window with custom roman blind overlooking side yard

BASEMENT LEVEL

6th Bedroom

Broadloom, double door closet, storage closet

4pc Bath

Ceramic tile floor, custom wood casement-style vanity with laminate counter, chrome faucet, tub/shower combination with tile surround, built-in cabinet and wall shelving

- Double door storage closet
- Large cold cellar
- Upgraded 9 ft ceilings
- Children's fort under stairs has been drywalled, carpeted and has pot lights

Features

FRONT YARD

Professionally landscaped with perennials, armour stone, flagstone covered porch and steps, irrigation system, double paved driveway with stone borders, triple car garage

REAR YARD

Backing on to ravine, fully fenced, professionally landscaped with mature trees, perennials, armour stones, lighting and irrigation system, in-ground saltwater pool (new liner), hot tub, patterned concrete patios (re-sealed in Fall 2014), firepit with stone knee wall and pergola (re-painted Fall 2014), full service pool house with storage room, cabana/wet bar with sink and beverage fridge and 2pc bathroom

ADDITIONAL FEATURES

- Upstairs hallway has dark-stained hardwood floor, railing overlooking family room, double garden doors to balcony overlooking front yard
- Oversize hot water tank
- Central Vacuum + Attachments
- 4 Schonbek chandeliers and 4 Fine Art lights included
- New Air Conditioner (2014)

SCHOOL INFORMATION

PUBLIC

Captain R Wilson Elementary (JK - Gr 8)

2145 Grand Oak Trail
905-465-3881

Heritage Glen Elementary (Fr. Imm. Gr 1 - 5)

1641 Heritage Way
905-847-5496

Palermo Elementary (Fr. Imm. Gr 6 - 8)

2561 Valleyridge Drive
905-469-1138

Garth Webb Secondary (Gr. 9 - 12)

2820 Westoak Trails Boulevard
905-847-6875

T.A. Blakelock Secondary (Fr. Imm. Gr 9 - 12)

1160 Rebecca Street
905-827-1158

CATHOLIC

St. Joan of Arc Elementary (JK - Gr 8)

2912 Westoak Trails Boulevard
905-847-3581

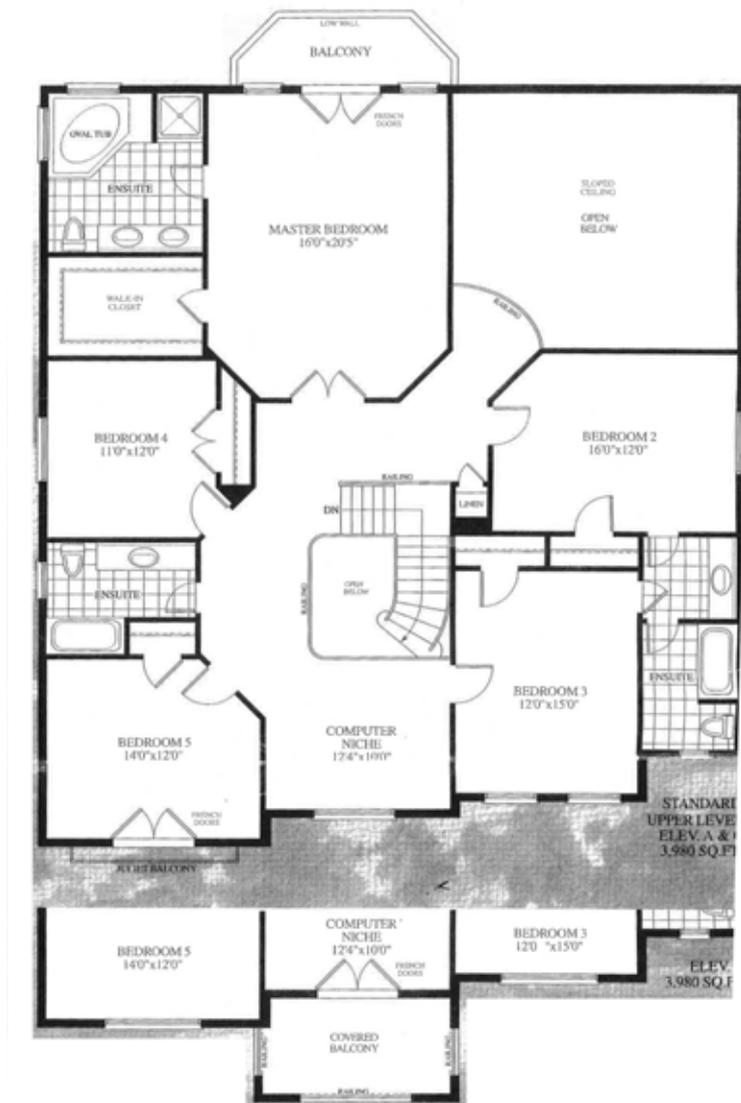
St. Bernadette Elementary (Fr. Imm. Gr 5 - 8)

1201 Heritage Way
905-827-7235

St. Ignatius of Loyola Secondary (Gr 9 - 12) (Fr. Imm.)

1550 Nottinghill Gate
905-847-0595

Floor Plans



Backyard Retreat



Outdoor Oasis





For more information & pictures visit:
SchiavoneDiamond.com



Bill Schiavone
Broker

Tel 905.338.6550

Cell 416.999.6084

Fax 905.338.7452

Bill@SchiavoneDiamond.com



Jo-Anne Copeland
Sales Representative

Tel. 905.338.6550

Cell 905.301.6677

Fax. 905.338.7452

Jo-Anne@SchiavoneDiamond.com