

1087 Birchview Avenue

Oakville, Ontario



SCHIAVONE
DIAMOND

ROYAL LEPAGE
Royal LePage Real Estate Services Ltd., Brokerage



Welcome Home





Gather Together



Luxurious Living





Primary Suite



Great for Entertaining!



Features

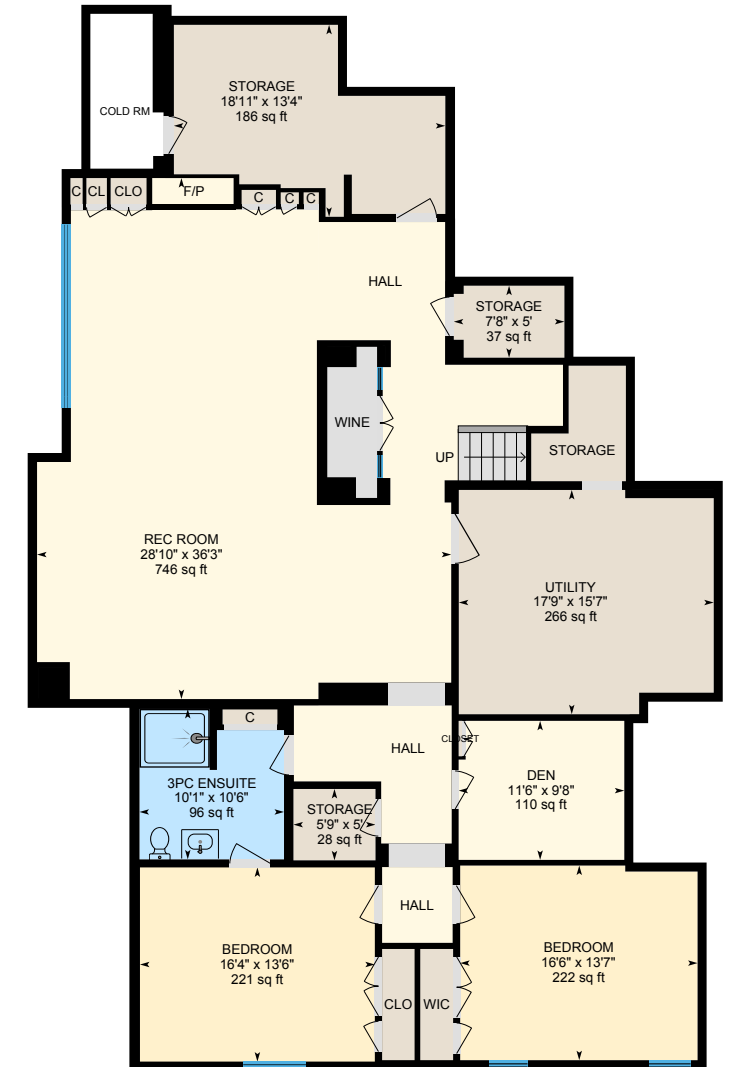
1087 Birchview Avenue



Main Floor
Exterior Area 2747.88 sq ft



2nd Floor
Exterior Area 2432.21 sq ft



Basement (Below Grade)
Exterior Area 2666.74 sq ft

* Floor plans may not be exactly as shown

Features

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MAIN LEVEL

Entry

Solid mahogany door with sidelight windows, marble tile floor, coat closet, wainscotting, coffered ceiling, crown moulding, Capiz shell drum light fixture, pot lights, gallery lighting and hardwood floor in hallway

Living Room 22'9 x 14'5

Cross cut oak hardwood floor, crown moulding, 2 windows with side yard views, oval window in lounge area, pot lights, gas fireplace with routed granite trim (milled onsite), lounge area designed to accommodate a grand piano or lounge table and chairs separates the living & dining room and enables dining table to be extended to accommodate large dining needs, French door with sidelight windows & phantom screen leads to the front porch, 2 windows with side yard views flank the fireplace

Dining Room 17'1 x 14'6

Cross cut oak hardwood floor, 2 custom built-in display cabinets with antique doors imported from Egypt, thought to be made in the 1800's with the original, untouched finishes on the doors, crown moulding, pot lights, crystal chandelier, 2 crystal wall sconces, window with side yard view, French door with sidelight windows & phantom screen leads to rear patio with fully powered screens and fireplace

Servery

Full depth servery, Braams custom cabinetry with lighted glass front upper cabinets (design was inspired by a heritage building downtown Oakville) pull-out drawers (currently functioning as a bar), polished nickel hardware, under-cabinet lighting, granite counters, single stainless steel bar sink with brushed stainless steel faucet, built-in wine fridge and matching built-in beverage fridge,

integrated built-in GE Profile dishwasher, sconce lights, pot lights

Kitchen 21'3 x 14'5

Hardwood floor, Braams custom cabinetry with stained wood 11' centre island with seating (solid surface under island top, not plywood), polished nickel hardware, rail hardware for rolling ladder, under-cabinet lighting, honed finish Carrara marble counters (single sheet, no seams) and full slab backsplash, SubZero stainless steel fridge, Wolf stainless steel gas range with griddle, custom made hood vent, new Bosch stainless steel built-in dishwasher, double stainless steel sink with garburator, brushed stainless steel pull-out faucet & built-in soap dispensers, chef desk with custom cabinets, 2 polished nickel pendant lights above island, crown moulding and built-in speakers. Full, walk-in pantry with solid walnut swing door (milled onsite), under-cabinet lighting, open shelving and stainless steel counters, pot lights

Breakfast 19'3 x 9'6

Hardwood floor, crown moulding, pendant light, pot lights, wall-to-wall windows and 2 sets of double French doors lead to the rear patio

Family Room 27'4 x 17'2

Custom millwork throughout, 14' coffered ceiling, panelled walls and archway leading to central hallway, custom built-in bookcases and cabinets with venting for audio/video equipment and rails for rolling ladder, wood-burning fireplace with granite surround and custom mantle, 82" flat panel Sony tv, 5.1 surround sound system, pot lights, large Palladian window with rear yard view offers full privacy year round

Den 15'10 x 15'6

All walnut den - walls, cabinets and moldings were custom made onsite with solid walnut - not veneers, shelves and desk area are all lined with steel I-beams to ensure they will not sag, double door entry made from solid walnut, solid stone chandelier, pot lights and under-cabinet lighting, decorative ceiling treatment, seagrass broadloom, pot lights, window with front yard view

Mudroom 20'0 x 9'8

Heated electric tile flooring, custom built cubbies and cabinets, separate walk-in closet, walk-out to rear yard, solid mahogany door for inside entry from garage, walk-out to driveway, crown moulding, pot lights

2pc Bath

Heated electric tile floor, custom vanity with marble counter, undermounted sink, brushed stainless steel faucet & fixtures, beadboard (milled onsite), framed mirror, Toto toilet, crown moulding, pot lights, drum light fixture, window with rear yard view

2pc Formal Power Room

Hardwood floor, custom dark-stained wood vanity, granite counter, under mounted sink, polished nickel faucet and fixtures, framed mirror, Kohler toilet, crown moulding, pot lights

SECOND LEVEL

Primary Bedroom 26'8 x 15'1

Hardwood floor, vaulted ceiling with hidden LED ambient lighting and archway above entry doors, His & Hers

walk-in closets with pocket doors, hidden flush mount shoe closet, crown moulding, pot lights, built-in speakers, floor-to-ceiling bay window overlooking rear yard

5pc Ensuite Bath

Heated marble tile floor with decorative inlay, custom wood vanity with marble counter and double undermounted sinks, polished nickel faucets and fixtures, framed mirrors, free-standing tub, glass enclosed steam shower with bench seat, 1" supply line allows for no drop in water pressure from shower heads, separate water closet, crown moulding, pot lights, 4 wall sconces, arched window overlooking rear yard

2nd Bedroom 15'9 x 14'5

Hardwood floor, entry hall with custom built-in bookshelves and cabinets, crown moulding, 3 door closet, window seat with built-in drawers, crystal chandelier, pot lights, vaulted ceiling with arched window overlooking front yard

3pc Ensuite Bath

Tile floor, white vanity with quartz counter, undermounted sink, brushed nickel faucet & fixtures, framed mirror, built-in medicine cabinet, glass shower with tile surround, Toto toilet, wall sconces, pot lights, window overlooking side yard

3rd Bedroom 15'8 x 11'9

Hardwood floor, built-in bookshelves, dressing area with built-in dresser and 3 door closet, starburst light fixture, pot lights, large window overlooking front yard

Features

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3pc Ensuite Bath

Tile floor, wood vanity with marble counter, undermounted sink, brushed nickel faucet & fixtures, framed mirror, glass shower with tile surround, Toto toilet, pot lights, window overlooking front yard

4th Bedroom/Guest Suite 23'9 x 13'11

Separated from the family's suites for added privacy, hardwood floor, walk-in closet, globe light fixture, pot lights, 3 windows overlooking front and side yards

3pc Ensuite Bath

Glass mosaic tile floor, grey vanity with marble counter, under mounted sink, polished chrome faucet & fixtures, framed mirror, glass shower with tile surround, built-in medicine cabinet, Toto toilet, pot lights, window overlooking side yard

Laundry Room 9'1 x 8'6

Tile floor, Miele front loading washer & dryer, custom built-in cabinets with under-cabinet lighting, laundry sink with faucet, folding counters, hanging rods, retractable clotheslines, crown moulding, pot lights, window overlooking side yard

LOWER LEVEL

Recreation Room 36'3 x 28'10

Heated hardwood floor, steel reinforced walls to allow for eliminating need for bulkheads, gas fireplace with granite surround, custom built-in media cabinets - vented for audio/video equipment, spectacular home theater system with built-in speakers, 75" Sony tv, retractable 150" screen with HD projector (no room darkening required to view), on touch lighting control with themes, large windows with 11' window wells made from armour stone allows lots of natural light and attractive view, custom built wine cellar with glass & walnut doors, hand-

cut stone walls (not stone veneer) with walnut racking holds approximately 600 bottles

5th Bedroom/Office 16'4 x 13'6

Heated hardwood floor, 3 door closet, pot lights, large window, ensuite privilege

6th Bedroom/Gym 16'6 x 13'7

Heated hardwood floor, 3 door closet, pot lights, 2 large windows

3pc Bath

Tile floor, wood vanity with quartz counter, undermounted sink, polished chrome faucet & fixtures, framed mirror, extra-large glass shower with tile surround, built-in linen storage and shelves, pot lights, 2 pendant lights, designed to include a wheelchair accessible shower which can be created through the wall to the storage closet - shower pan has been installed and is accessed under the flooring

Craft/Hobby Room 11'6 x 9'8

Heated hardwood floor, plumbing roughed-in for future use as full kitchen and wall can be opened up to 6thbedroom/gym to create open kitchen and family room

Storage Room 5'9 x 5'0

Currently used as storage but designed with a shower pan built under the flooring with ability to become a wheelchair accessible shower connected to the bathroom

Craft/Hobby room and storage rooms above are designed to be converted to a private suite with kitchen (craft/hobby

room) open to a family room (gym) and detached bedroom (office) with ensuite access. Provisions for an internal elevator shaft in place to accommodate all 3 floors.

Utility Room/Control Room 17'9 x 15'7

Large utility room provides extra storage and houses all of the home's electronics, security and home automation systems, 3 furnaces (separate one for each level), 1 million BTU of natural gas, hydronic water heater with adjustable valve

EXTERIOR & ADDITIONAL FEATURES

Situated on a 120' x 138' private lot with parkland across the street and park steps away at the end of the street, cedar shingle siding (each shingle hand-dipped), Kolbe windows & doors, every horizontal surface is capped in copper, heated walkways, ramp access hidden behind stone knee wall - great for wheelchair or dolly access, sitting porch with entry from living room, top of double driveway is designed to function as a sport court, leaf guards on all eaves troughs, professionally landscaped with lighting and irrigation, oversized 2.5 car garage can accommodate full height lift, separate single garage with car lift and access to rear yard

Fully fenced backyard has 16' x 34' swimming pool with waterfall, stone outdoor executive kitchen with Lynx gas grill, Lynx power burner, Memphis Elite pellet smoker, Lynx sink with hot & cold water with granite countertop, hidden outdoor speakers, square-cut flagstone patio, screened in porch has gas fireplace with stone surround, ceiling fans, wood ceiling treatment & pot lights, artificial

grass for easy maintenance, water drips lines to flower pots for easy maintenance, surrounding gardens filled with perennials and mature trees, outdoor walkways and porches were dug with 10' foundation to ensure they will not sink over time

- 10' ceilings on main level and basement, 9' on second level
- Control 4 Whole Home automation system for sound, tvs, door locks, security cameras, etc.
- Commercial grade wireless internet system at gigabit speeds t/o the house
- Elevator shaft in place, ready for install at any time
- Quarter sawn cross-cut oak flooring finished on site throughout the home
- 5-part crown mouldings with consistent profiles throughout every room
- All MDF is formaldehyde free, imported from U.S.
- Interior building materials were acclimated on site for 6 weeks
- Upper hallway has 3 skylights, gallery wall
- Panasonic ultra-quiet fans in all bathrooms
- Master-crafted mill work & cabinetry, custom made with consistent profiles throughout the home
- CVAC

Features

Lot Size: 120' x 138'
2023 Taxes: \$27,364

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



Backyard Retreat





For more information & pictures visit:
SchiavoneDiamond.com



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