

SCHIAVONE DIAMOND



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Welcome to... 9 Miller Road



School Information

Public

Montclair Elementary (JK - Gr 8)
1285 Montclair Drive 905-845-9590

Sunningdale Elementary (Fr Imm Gr 2 - 8)
1434 Oxford Avenue 905-844-9941

White Oaks Secondary (Gr 9 - 12) (Fr Imm)
1330 Montclair Drive 905-845-5200

Catholic

St. Michael Elementary (JK - Gr 8)
165 Sewell Drive 905-844-6811

St. Marguirite d'Youville (Fr Imm Gr 1 - 3)
1359 Bayshire Drive 905-849-7772

St. Mary Elementary (Fr Imm Gr 4 - 8)
2175 Colonel William Parkway 905-469-0038

Holy Trinity Secondary (Gr 9 - 12)
2420 Sixth Line 905-257-3534

St. Ignatius of Loyola Secondary (Fr Imm Gr 9 - 12)
1550 Nottinghill Gate 905-847-0595

For more information & pictures visit:
SchiavoneDiamond.com



Bill Schiavone
Broker

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Todd Pilatzke
Sales Representative

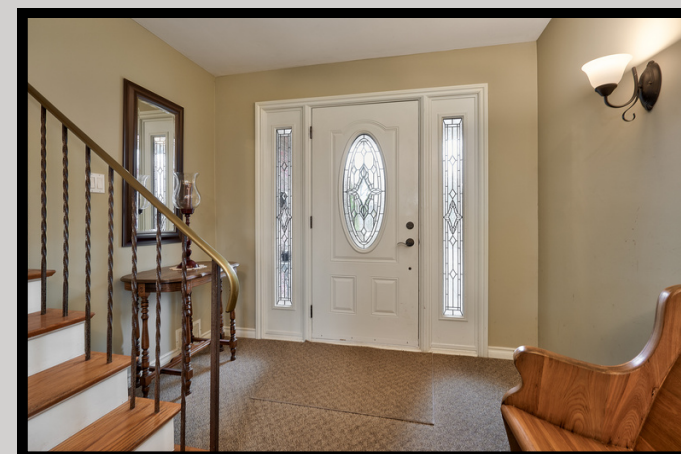
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ALL information contained herein has been supplied by the Seller to the best of his knowledge and while deemed accurate is NOT guaranteed by Royal LePage Real Estate Services Ltd., Brokerage. ALL measurements are approximate





Main Level

Foyer 15'6 x 8'10

Spacious foyer with single door entry and sidelight windows, hardwood stairs, 2 wall sconces, coat closet, broom closet, walk-out to rear patio

Living Room 16'0 x 12'1

Oak hardwood floor, window with drapes and front yard view

Dining Room 10'8 x 8'11

Oak hardwood floor, 5 light chandelier, window with drapes and front yard view

Kitchen 10'5 x 10'4

Vinyl floor, wood cabinets, laminate counters, double stainless steel sink, chrome faucet, tile board backsplash, Kenmore fridge, Kenmore smooth-top stove, ceiling fan, window with valance and side yard view

Primary Bedroom 13'10 x 10'4

Oak hardwood floor, double bi-fold door closet, window with blinds overlooking rear yard

2nd Bedroom 12'1 x 10'6

Oak hardwood floor, double bi-fold door closet, window with blind and valance overlooking rear yard

3rd Bedroom 9'10 x 8'8

Oak hardwood floor, closet with bi-fold door, window overlooking side yard

4pc Bath

Vinyl floor, white vanity with laminate counter, chrome faucet and fixtures, tub/shower combination with tile surround, medicine cabinet, frosted window

Lower Level

Recreation Room 27'10 x 11'3

Broadloom, storage closet, access to crawl space storage

Bedroom 12'10 x 9'8

Broadloom, closet, window

Den/Office 12'11 x 12'10

Broadloom, window

2pc Bath

Vinyl floor, wood vanity, laminate counter, chrome faucet, medicine cabinet, frosted window

Laundry Room 15'5 x 11'2

Large laundry room with vinyl floor, laundry sink with faucet, cabinetry, Maytag washer, Maytag dryer, 2 windows

Utility 11'2 x 8'6

Work shop with work bench, storage shelving

Storage Room 6'3 x 3'9

Additional Features

Raised bungalow with brick exterior, single car garage with workbench, garden beds with mature trees and shrubs, fully fenced rear yard with interlock stone patio, landscape lighting, garden beds, mature trees, garden shed

- Located in an established neighbourhood in central Oakville, close to shopping, Sheridan College, elementary and high schools, Oakville Hospital, parks, trails, golf, public library and recreation centre
- Roof re-shingled 2009
- Eaves replaced 2016
- Windows and front door replaced 2009
- Furnace 2001
- Driveway 2011

2023 Taxes: \$4,599

Lot Size: 55' x 88.74' Irregular