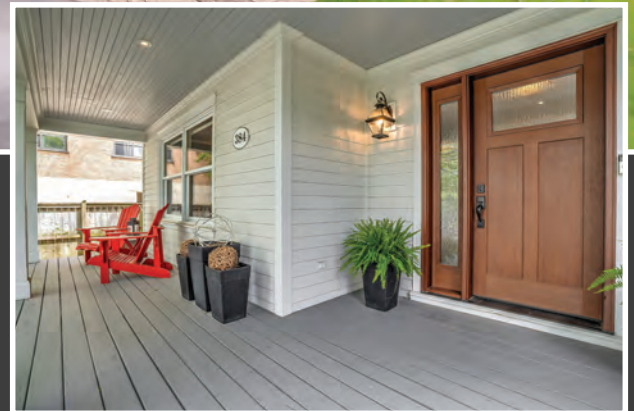


384 Pine Avenue

Oakville, Ontario



SCHIAVONE
DIAMOND

ROYAL LEPAGE[®]
Royal LePage Real Estate Services Ltd.
Brokerage



Welcome Home







Luxurious Living





Upper
Level





Basement



Great for Entertaining!



Floor Plans

384 Pine Avenue

Main Floor Exterior Area 1236.01 sq ft
Interior Area 1128.47 sq ft
Excluded Area 1.50 sq ft



2nd Floor Exterior Area 1239.86 sq ft
Interior Area 1133.56 sq ft
Excluded Area 2.10 sq ft



Basement (Below Grade) Exterior Area 1090.71 sq ft
Interior Area 991.00 sq ft



* Floor plans may not be exactly as shown

Features

384 Pine Avenue

MAIN LEVEL

Foyer 12'0 x 9'1

Large foyer with Arts & Craft style fibreglass door with sidelight window, slate tile floor, double door coat closet, glass door display/china cabinet, crown moulding, wainscotting, window with side yard view

Living Room 14'6 x 12'1

Hardwood floor, built-in bookshelves, crown moulding, wainscotting, coach lamp pendant, window with custom blind, drapes & rod and front yard view

Dining Room 12'1 x 12'0

Hardwood floor, crown moulding, wainscotting, 5-light chandelier, pass-thru to kitchen, 2 stained glass windows

Kitchen 12'1 x 9'10

Slate tile floor, maple wood cabinets, granite counters with peninsula seating, double stainless steel sink with brushed stainless steel faucet, open shelves, mosaic tile backsplash, Samsung stainless steel fridge, KitchenAid 5-burner gas cooktop, Blomberg built-in dishwasher (as is), Frigidaire stainless steel built-in wall oven & warming drawer, GE stainless steel microwave, sink window with side yard view

Breakfast 12'1 x 9'4

Hardwood floor, crown moulding, 3 windows with rear yard views, walk-out to rear deck

2pc Bath

Slate tile floor, wood vanity with integrated sink and counter, co-ordinating storage cabinet, chrome faucet, framed mirror, crown moulding, window with blind and side yard view

Family Room 14'7 x 12'2

Hardwood floor, natural gas fireplace with custom panelled surround and built-in bookcases, crown moulding, wainscotting, 2 stained glass portal windows flanking fireplace, window with rear yard view

Mudroom/Laundry 7'10 x 5'11

Slate tile floor, upper cabinetry, shoe storage cabinet, Maytag top loading washer, GE front loading dryer, walk-out to side yard

BEDROOM LEVEL

Broadloom on stairs, landing with large window for natural light, hardwood floor in upper hallway, linen closet

Primary Bedroom 14'6 x 14'4

Hardwood floor, large walk-in closet with custom built-ins, crown moulding, ceiling fan, stained glass window, window with blinds overlooking rear yard

4pc Ensuite Bath

Heated tile floor, double white vanity with quartz counter and undermounted sinks, chrome faucets and fixtures, oval tilt mirrors, large steam shower with tile surround, built-in storage shelves, window with blind overlooking side yard

2nd Bedroom 13'1 x 10'2

Broadloom, double door closet, crown moulding, 2 windows with blinds overlooking side yard

3rd Bedroom 13'8 x 12'0

Broadloom, double door closet, crown moulding, window with blind overlooking front yard

4th Bedroom 12'3 x 9'0

Broadloom, walk-in closet, crown moulding, window with blind overlooking front yard

4pc Bath

Tile floor, white vanity with laminate counter, chrome faucet and fixtures, medicine cabinet, tub/shower combination with tile surround, window with blind overlooking side yard

LOWER LEVEL

Recreation Room 32'0 x 22'10

Broadloom, crown moulding, pot lights

5th Bedroom 13'10 x 13'5

Broadloom, double door closet

4pc Bath

Tile floor, white vanity with integrated sink & counter, framed mirror, tub/shower combination with tile surround

Utility/Storage 8'9 x 8'3

Storage 7'8 x 6'3

EXTERIOR & ADDITIONAL FEATURES

Modern farmhouse exterior with white wood siding and copper flashing above side and back windows, large wooden front porch, asphalt driveway with interlock stone edging and walkway, professionally landscaped with garden beds including yews, Japanese maples, lilacs, hydrangeas, ferns, lily of the valley and mature trees, natural stone accents, flagstone walkway to back yard, irrigation system

Fully fenced rear yard with composite wood deck, custom pergola with climbing wisteria for shade and privacy, interlock stone patio, vegetable garden beds, flagstone walkway to hot tub, outdoor speakers, outdoor lighting, 15' x 30' workshop and storage shed with electrical, irrigation system

- Fantastic location in sought-after Old Oakville
- Top-rated school district
- Walk to Oakville GO Station, Whole Foods & Starbucks, Downtown Oakville shops & restaurants
- Full irrigation system in front and back yards

Lot Size: 50' x 142.08'

Taxes: \$7,001 (2023)

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 (French Imm. Gr 2 – 8)**

338 Cairncroft Road 905-845-2015

• **Oakville Trafalgar Secondary (Gr 9 – 12) (French Imm.)**

1460 Devon Road 905-845-2875

Catholic

• **St. Vincent Elementary (JK – Gr 8)**

1280 Braeside Drive 905-849-0777

• **St. Nicholas Elementary (Ex. French Gr 5 – 8)**

477 Warminster Drive 905-827-4231

• **St. Thomas Aquinas Secondary (Gr 9 – 12) (French Imm.)**

124 Dorval Drive 905-842-9494



For more information & pictures visit:
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