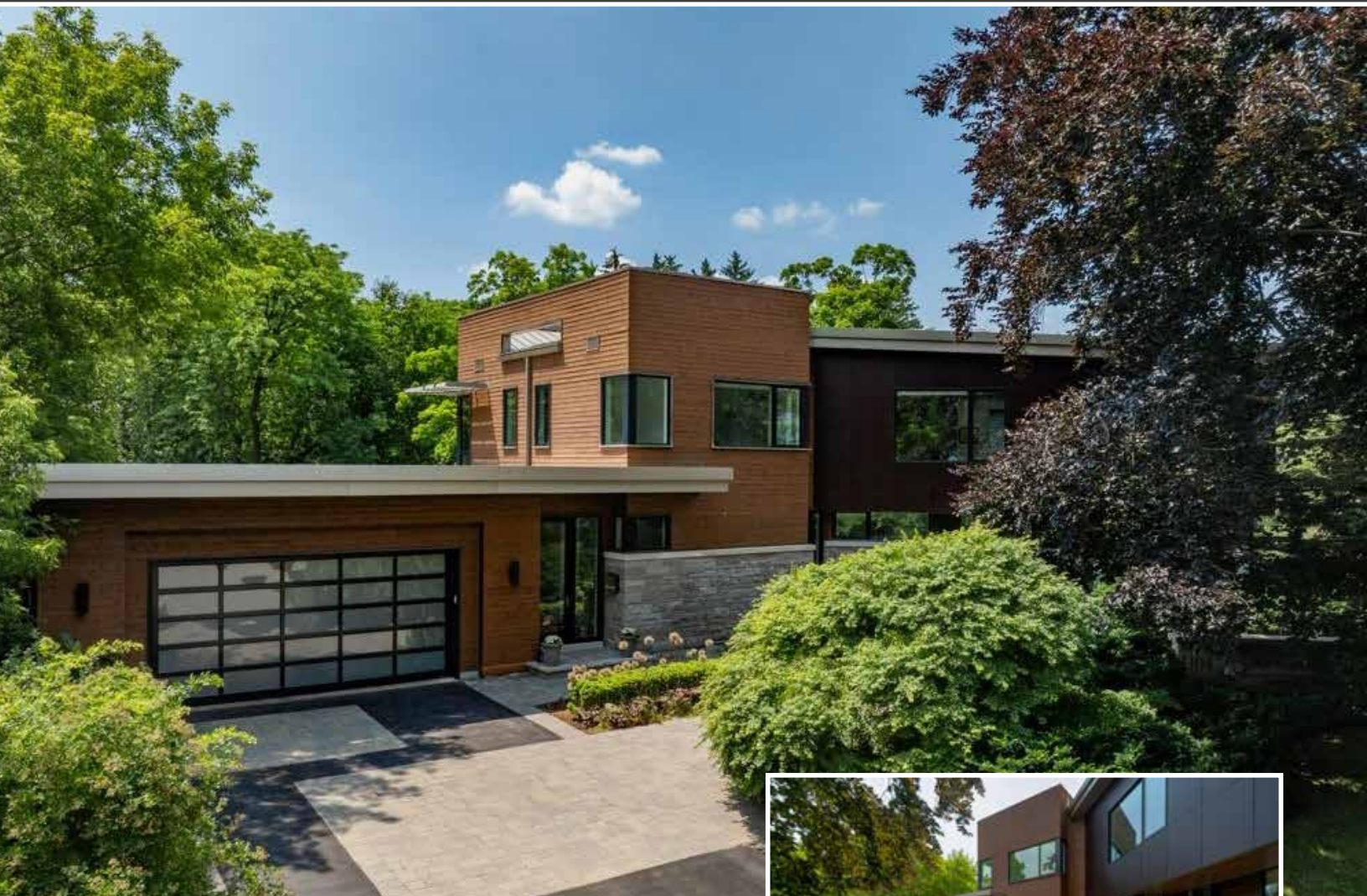


1104 Balmoral Place

Oakville, Ontario



SCHIAVONE
DIAMOND







Welcome Home





Gather Together







Luxurious Living













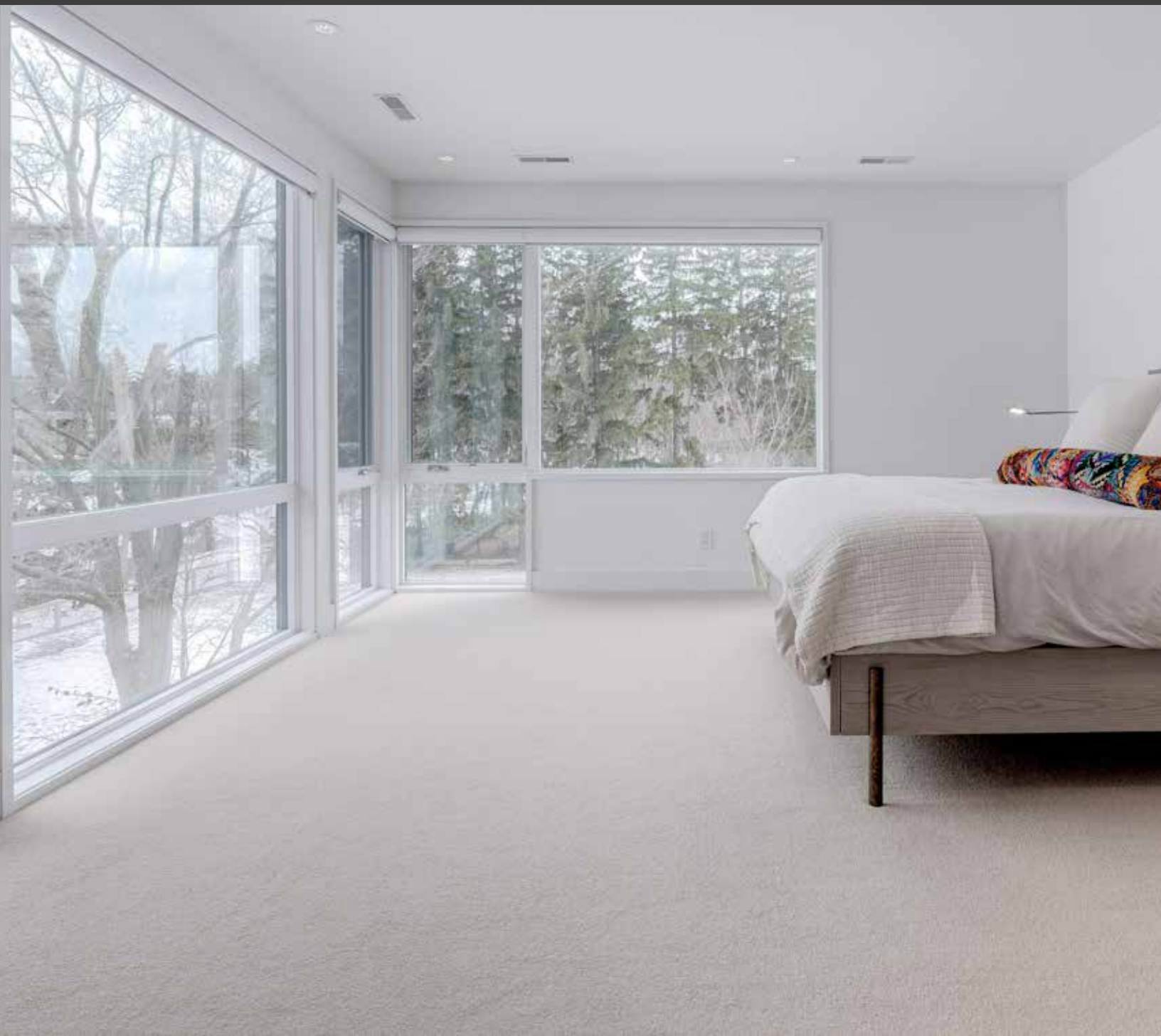


Upper Level





Primary Bedroom

























Basement









Floor Plans

1104 Balmoral Pl, Oakville, ON

Main Floor Exterior Area 2337.57 sq ft
Interior Area 2131.37 sq ft
Excluded Area 585.33 sq ft



* Floor plans may not be exactly as shown

1104 Balmoral Place

1104 Balmoral PI, Oakville, ON

2nd Floor Exterior Area 2175.91 sq ft
Interior Area 1980.02 sq ft
Excluded Area 35.87 sq ft



1104 Balmoral PI, Oakville, ON

Basement (Below Grade) Exterior Area 2114.52 sq ft
Interior Area 1908.15 sq ft
Excluded Area 36.63 sq ft



* Floor plans may not be exactly as shown

Features

MAIN LEVEL

Foyer 12'11 x 8'4

Solid reinforced steel Kolbe door with sidelight windows, hardwood floor, oak hardwood stairs with dark-stained oak panels and LED lighting, double door coat closet, sconce lights, pot lights

Living Room 15' x 14'2

Hardwood floor, double-sided gas fireplace with travertine surround, pot lights, windows with rear yard view

Dining Room 17'2 x 11'5

Hardwood floor, double-sided gas fireplace with travertine surround, Italian glass bubble chandelier, pocket door to kitchen, window with rear yard view

Kitchen 19'1 x 17'7

Hardwood floor, white Euro-style custom cabinets with stainless steel bar hardware and 3 slide-out pantry cabinets, quartz counters, centre island with waterfall edge quartz counter and undermounted stainless steel sink with brushed stainless steel faucet, 2nd undermounted stainless steel prep sink with brushed stainless steel faucet, travertine backsplash, stainless steel hood vent, Miele stainless steel appliances including induction cooktop, full-size fridge, full-size freezer, built-in wall oven, warming drawer, steam oven, microwave/speed oven and built-in dishwasher, walk-in pantry with pocket door entry, pot lights, Italian glass pendant lights above island, display shelves, window with rear yard view

Breakfast 16'7 x 10'7

Hardwood floor, pot lights, Italian glass pendant light, floor-to-ceiling windows overlooking rear yard

Servery

White Euro cabinetry with glass front uppers and stainless steel bar hardware, travertine backsplash, Marvel stainless steel built-in bar fridge

Family Room 18'8 x 16'9

Hardwood floor, gas fireplace with travertine surround, built-in display niche with travertine shelf, pot lights, 3 oversized stack-back sliding glass doors to rear patio

Office 14'5 x 10'8

Wood & glass panel sliding door entry, hardwood floor, custom built-in cabinets, bookshelves, desk and credenza, art niche, pot lights, nickel pendant light above desk, windows with custom blinds and front yard views

2pc Bath

Hardwood floor, white floating vanity with quartz counter and red glass vessel sink, chrome wall-mount faucet, LED lit mirror, Italian glass pendant light

Mudroom

Separate glass door entry with sidelight window from driveway, inside entry from garage, travertine tile floor, custom built-in storage cabinets and bench seat, 2nd hardwood staircase to basement, pocket door to front hallway, pet shower with tile surround and pocket door, chrome orb chandelier

2pc Bath

Travertine tile floor, wood vanity, quartz countertop with undermounted sink, chrome faucet and fixtures, 2 pendant lights

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SECOND LEVEL

Primary Bedroom 27'9 x 15'4

Broadloom, walk-in closet with custom built-in shelves and access to attic storage, drawers, bench seat, lighting, pocket door entries to ensuite bath, staggered wall studs and insulated interior walls for soundproofing, pot lights, large windows with custom automatic blinds overlooking rear yard

5pc Ensuite Bath

Heated tile floor, double vanity with quartz waterfall edge counter, double undermounted sinks, chrome faucets and fixtures, "floating" mirrors, freestanding soaker tub, separate glass shower with rainfall shower head and tile surround, linen cabinet, pot lights, 4 Italian glass pendant lights, floor-to-ceiling windows with custom automatic blinds overlooking rear yard

2nd Bedroom 14'2 x 12'7

Broadloom, walk-in closet with custom built-ins, pot lights, windows with custom blinds overlooking rear yard

3rd Bedroom 13'9 x 12'7

Broadloom, walk-in closet with custom built-ins, pot lights, pendant light, windows with custom blinds overlooking rear yard

4pc Bath

Heated tile floor, double floating wood vanity with quartz counter, double undermounted sinks, chrome faucets and fixtures, separate glass shower with rainfall shower head and tile surround, pot lights, 3 Italian glass pendant lights, window with custom blind overlooking rear yard

4th Bedroom 13'1 x 12'9

Broadloom, walk-in closet, window seat, window with custom blind overlooking front yard

3pc Ensuite

Heated tile floor, floating wood vanity with quartz counter and undermounted sink, chrome faucet and fixtures, glass shower with rainfall shower head, tile surround and frosted glass pane

Upper Laundry Room 12'0 x 8'0

Tile floor, custom cabinetry, quartz counters, undermounted stainless steel laundry sink with chrome faucet, wall-mounted fold-out ironing board, laundry chute from primary bedroom walk-in closet, Maytag front-loading washer, Whirlpool dryer, window with custom blind overlooking front yard

Upper Hallway

Hardwood floor, upper utility room, double door linen closet, window with custom blind overlooking front yard, built-in bench seat with drawer storage, pot lights, skylight

Basement

Recreation Room 41'9 x 20'5

Heated tile floor, linear gas fireplace with concrete accent wall and hearth, wet bar with custom wood cabinetry and glass front uppers, quartz counter, undermounted sink with chrome faucet, tile backsplash, built-in Panasonic stainless steel microwave, built-in Frigidaire stainless steel bar fridge and integrated AEG dishwasher, pot lights, large above-grade windows and walk-out to rear yard

Features

Gym 14'1 x 10'11

Cushioned gym flooring, glass wall panels & door, ceiling raised 2ft, wall mirrors, joist-mounted hook for TRX bands, pot lights, above-grade window

5th Bedroom 16'1 x 9'9

Heated floor, broadloom, double door closet, pot lights, above-grade window with custom blind and side yard view

Sauna

Cedar lined sauna that can be converted to wine cellar, cedar lined entry hall with storage cabinet and bench seat

3pc Bath

Heated tile floor, wood vanity with quartz counter and undermounted sink, chrome faucet and fixtures, glass shower with rainfall shower head and tile surround – can be converted to steam shower with space behind shower wall for components

Lower Level Laundry

Front-loading Maytag washer and dryer, storage shelves

2 Double Door Storage Closets

Storage/Utility 25'10 x 16'4

Laundry/utility sink and faucet

Storage/Utility 9'8 x 7'10

EXTERIOR & ADDITIONAL FEATURES

Custom design by John Willmott and built by Platt Fine Homes, set on a lush pie-shaped lot on a quiet court in Southeast Oakville, contemporary styling with wood and stone exterior, double car garage with double width driveway provides parking for at least 6 vehicles, square-cut flagstone porches and interlock stone walkway and driveway accents, professionally landscaped with lighting and irrigation system

Fantastic fully fenced backyard retreat, ideal southern exposure, surrounded by mature trees and overlooking the creek (with gate access), spacious covered patio with square-cut flagstone, pot lights, Italian pendants, built-in outdoor speakers & drainage, interlock stone lower patio, glass panel railings and built-in BBQ area, in-ground salt-water (salt cell 2 years old) Marbelite pool with integrated hot tub – on same natural gas heating system, fully landscaped with lighting and irrigation system

- Kolbe triple-pane windows throughout
- Wide plank, wire brushed white European oak hardwood floors throughout main & 2nd level
- Radiant heated floors throughout lower level
- 4 Town & Country natural gas fireplaces
- 10ft – 12ft ceiling heights on main level, 9ft on upper level, 9ft on basement level
- High R-value foam insulated exterior walls

1104 Balmoral Place

- Foundation pinned to bedrock cement for sound structure
- Metal roof attached with hurricane-rated nails
- 3 furnaces and 3 A/C units allow for separate zone control and eliminates need for bulkheads for ductwork on upper levels
- Built-in speakers and Control4 sound system throughout main level, lower level, primary suite and back patio
- Bell 5G high speed internet eligible
- Kitchen plumbing accessible through basement vents
- Insulated sewer pipes for sound reduction
- HVAC, irrigation system and pool equipment - all regularly maintained by original installation companies
- Separate control in coat closet for seasonal/outdoor lights

LOT SIZE: 78' X 209.55'

2024 TAXES: \$28,697

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. Marguerite d'Youville (Fr. Imm. Gr 1 - 4)

1359 Bayshire Drive 905-849-7772

St. Mary Elementary (Fr. Imm. Gr 4 - 8)

2145 Upper Middle Road 905-336-3911

St. Thomas Aquinas Secondary (Gr. 9 - 12)

124 Dorval Drive 905-842-9494

St. Ignatius of Loyola Secondary

(Fr. Imm. Gr 9 - 12)

1550 Nottinghill Gate 905-847-0595

Backyard Retreat







For more information & pictures visit:
SchiavoneDiamond.com



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