

339 Randall Street

Oakville, Ontario



SCHIAVONE
DIAMOND

ROYAL LEPAGE®
Royal LePage Real Estate Services Ltd.
Brokerage









Gather Together

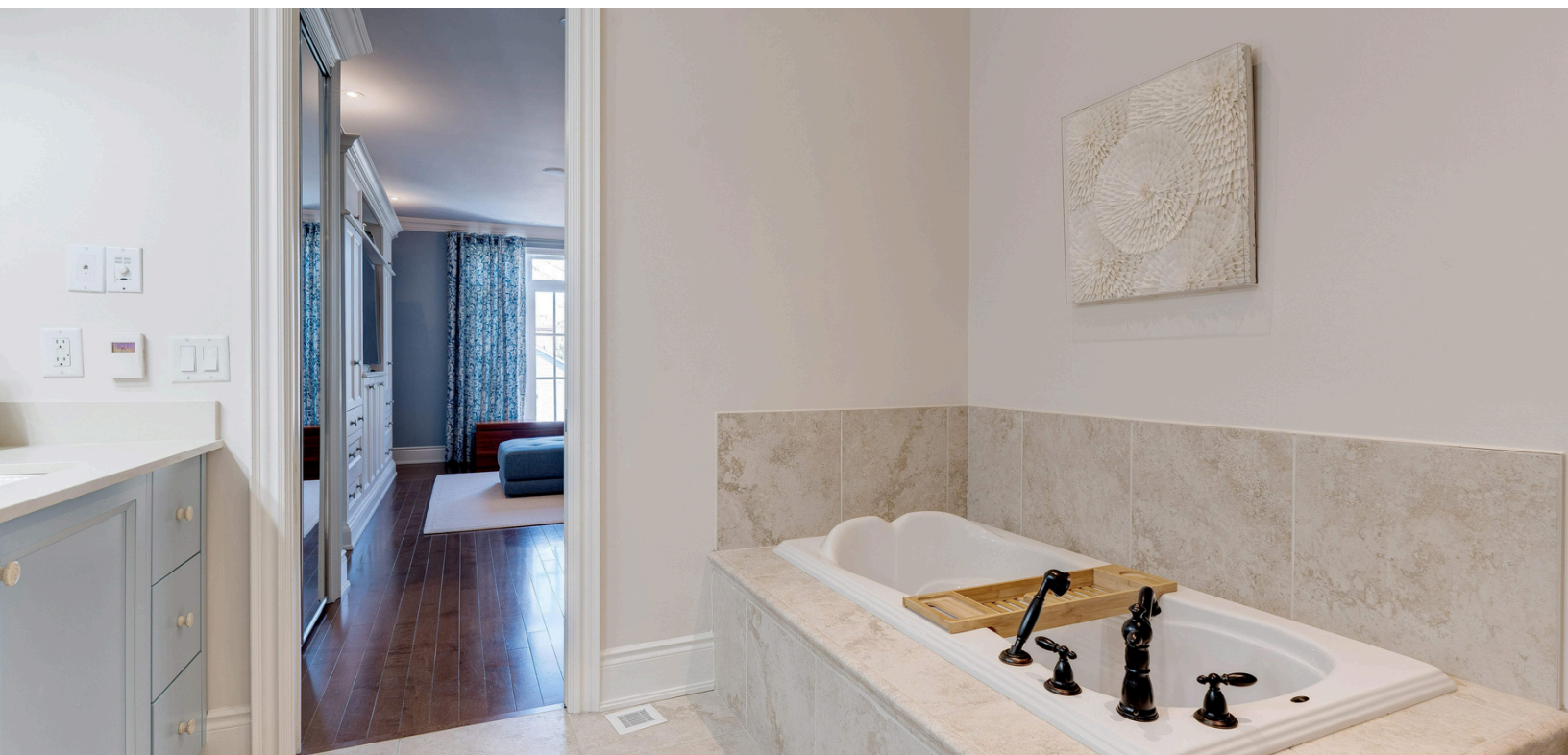






Primary Suite



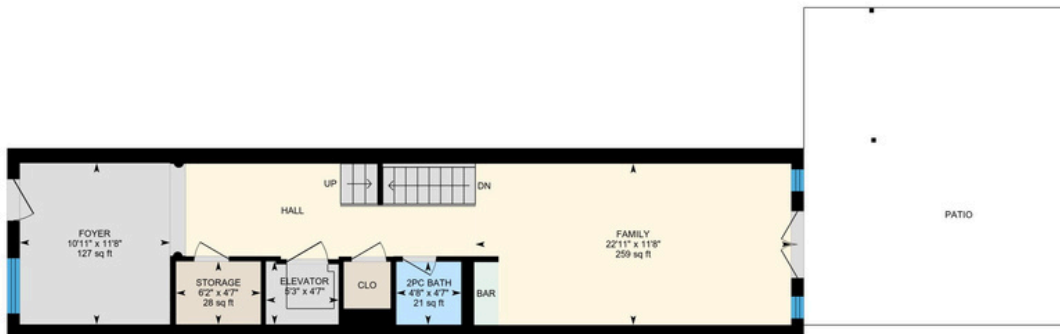






Features

MAIN FLOOR



2nd FLOOR



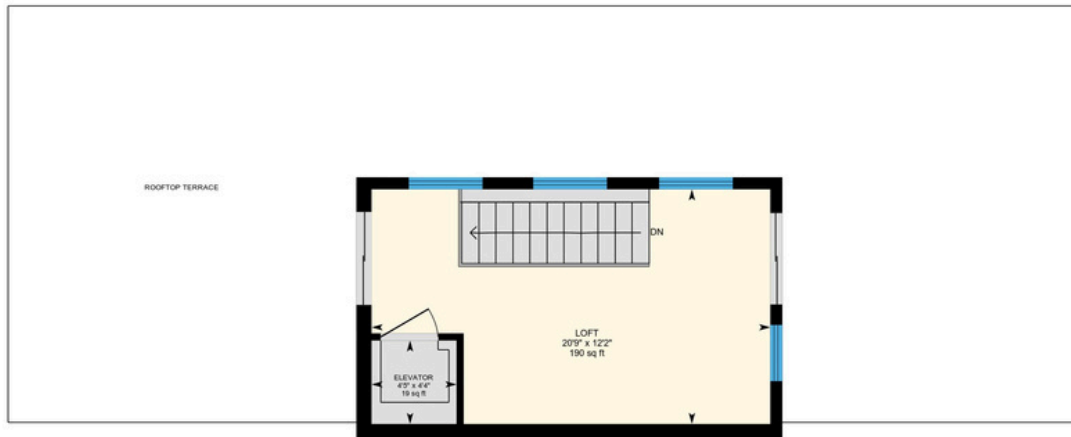
* Floor plans may not be exactly as shown

Features

3rd FLOOR



4th FLOOR



* Floor plans may not be exactly as shown

Features

BASEMENT



* Floor plans may not be exactly as shown

1087 Birchview Avenue

MAIN LEVEL

Foyer 11'8 x 10'11

Single door entry from street level, tile floor, coffered ceiling, crown moulding, decorative columns, coach-style lantern, pot lights, window with drapes & rod and front yard view

Family Room 22'11 x 11'8

Hardwood floor, wet bar with cabinets, granite counter, undermounted sink, brushed stainless steel faucet, bar fridge & microwave shelf, crown moulding, pot lights, 2 windows and double garden doors to rear terrace

2pc Bath

Tile floor, pedestal sink, brushed stainless steel faucet and fixtures, medicine cabinet, crown moulding

Hallway

Tile floor, crown moulding, elevator access, hardwood stairs & handrail with white balusters and broadloom runner, walk-in storage closet (6'2 x 4'7), coat closet

SECOND LEVEL

Living Room 22'0 x 18'1

Hardwood floor, gas fireplace with custom floor to ceiling limestone surround, crown moulding, pot lights, 2 sets of double garden doors to rear balcony

Dining Room 17'6 x 11'2

Hardwood floor, crown moulding, pot lights, ceiling medallion, double garden doors to Juliet balcony with drapes & rod overlooking front yard

Kitchen 17'2 x 10'7

Tile floor, shaker-style cabinets with black iron hardware, quartz counters, breakfast bar, subway tile backsplash, under-cabinet lighting, Kohler white porcelain sink with chrome & black pull-down faucet, JennAir stainless steel fridge, JennAir stainless steel built-in dishwasher, JennAir smooth top induction stove with convection oven, stainless steel VentAHood range hood, walk-in pantry with shelving and pocket door entry, pot lights, single garden door and double garden doors to Juliet balconies with drapes & rod overlooking front yard

Features

Media Room/Den 14'11 x 9'9

Pocket doors, hardwood floor, crown moulding, ceiling fan, pot lights, 4 wall sconces

2pc Bath

Tile floor, pedestal sink, brushed stainless steel faucet and fixtures, crown moulding

Laundry Room 8'0 x 4'2

Pocket door entry, tile floor, maple cabinetry, granite counter, stainless steel laundry sink & faucet, tumbled marble tile backsplash, stacked GE washer & dryer

Hallway

Hardwood floor, display niche with cabinet, crown moulding, elevator access, hardwood stairs & handrail with white balusters and broadloom runner

THIRD LEVEL

Primary Bedroom 21'11 x 21'9

Double door entry, hardwood floor, gas fireplace with white mantle and marble surround, custom built-in media cabinetry, walk-in closet with custom built-ins, 2nd closet with double mirrored sliding doors, crown moulding, ceiling medallion with white petal chandelier, 2 windows with drapes & rods overlooking rear yard

6pc Ensuite Bath

Pocket door entry, heated tile floor, double vanity with quartz counter and undermounted Kohler sinks, oiled bronze faucets and fixtures, soaker tub with tile surround, extra-large separate glass shower with tile surround, water closet with toilet and bidet, crown moulding, pot lights

2nd Bedroom 15'4 x 10'6

Hardwood floor, 2 closets, crown moulding, ceiling fan, window with drapes & rod overlooking front yard

3rd Bedroom 13'6 x 10'11

Hardwood floor, walk-in closet, crown moulding, ceiling fan, 2 windows with drapes & rod overlooking front yard

Features

3pc Bath

Tile floor, maple wood vanity with marble counter and undermounted sink, nickel faucet and fixtures, corner glass shower with tile surround

Hallway

Hardwood floor, crown moulding, 2 linen closets, elevator access

FOURTH LEVEL

Loft/Sunroom 20'9 x 12'2

Tile floor, 4 windows, 2 sets of sliding patio doors to outdoor rooftop terrace, crown moulding, pot lights, accessed by stairs or by elevator

Basement

Mudroom 16'4 x 6'8

Tile floor, inside entry from garage, elevator access, large double storage closet

2pc Bath

Tile floor, pedestal sink

Storage Room 11'0 x 5'7

Utility Room 6'7 x 4'11

EXTERIOR & ADDITIONAL FEATURES

3 storey townhome with extra width on second and third levels, brick exterior and covered front porch entry, interlock stone walkway, wrought iron fence and gate, landscaped with perennials and armour stone accents, irrigation system, security gate entrance to parking area and garage access, single car garage with room for 2 motorcycles and extended area for workshop/storage

Walk-out from family room to rear patio with patterned concrete floor, wrought iron railings, overlooks rear yard and gardens

2 walk-outs from living room to rear balcony with wood decking, wrought iron railings, natural gas hook-up for BBQ, overlooks rear yard and gardens

Features

Roof-top terrace with 2 walk-outs from sunroom – a ‘blank canvas’ for entertaining or lounging, interlock stone floor, raised garden beds, natural gas hook-up for BBQ, wood pergola has beautiful flowering wisteria, views of downtown

- Ideally located in the heart of Downtown Oakville – fine dining, shops, theatre, Lake Ontario are all at your doorstep
- Elevator access to all levels
- 9’ ceilings throughout (standard height on basement level)
- 8’ hard core interior doors throughout (standard height on basement level)
- Sound system with built-in ceiling speakers throughout principal rooms and primary suite
- Association fee includes exterior hydro and limited exterior maintenance, gate maintenance, exterior painting & repair, asphalt & driveway repair, snow removal, grass cutting, exterior window cleaning (2x per year), landscaping, sprinkler system, liability insurance and exterior common area insurance

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. Immersion Gr 2 – 8)
338 Cairncroft Road 905-845-2015

Oakville Trafalgar Secondary (Gr 9 – 12)
(Fr. Immersion)
1460 Devon Road 905-845-2875

CATHOLIC

St. Vincent Elementary (JK – Gr 8)
1280 Braeside Drive 905-849-0777

St. Nicholas Elementary (Extended Fr. Gr 5 – 8)
477 Warminster Drive 905-827-4231

St. Thomas Aquinas Secondary (Gr 9 – 12)
124 Dorval Drive 905-842-9494

St. Ignatius of Loyola Secondary
(Fr. Immersion Gr 9 – 12)
1550 Nottingham Gate 905-847-0595

Backyard Retreat





For more information & pictures visit:
SchiavoneDiamond.com



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