

SCHIAVONE  
DIAMOND



# School Information

**Public**

**New Central Elementary**  
(JK – Gr 6)  
133 Balsam Drive 905-844-3081

**E.J. James Elementary**  
(Fr. Immersion Gr 2 – 8)  
338 Cairncroft Road 905-845-2015

**Maple Grove Elementary**  
(Gr 7 – 8)  
288 Maple Grove Dr 905-844-9322

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

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

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

For more information & pictures visit:  
**SchiavoneDiamond.com**



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Welcome to...  
**437 Inglehart Street N.**







## Main Level

### Foyer 11'11 x 9'4

Single door entry with sidelight windows, custom built-in storage cabinetry, coat closet, tile floor, crown moulding, pot lights, re-finished hardwood stairs with white balusters & risers

### Living Room 19'7 x 12'10

Wide plank hardwood floor, crown moulding, pot lights, 2 wall sconces

### Dining Room 12'10 x 10'7

Wide plank hardwood floor, crown moulding, pot lights, double garden doors with drapes & rod to rear deck

### Kitchen 14'9 x 13'1

Coffered ceiling, wide plank hardwood floor, cream cabinets with some glass fronts and under-cabinet lighting, granite counters, centre island with breakfast bar, single stainless steel sink with brass pull-down faucet, subway tile backsplash, walk-in pantry with built-in shelving, Whirlpool stainless steel fridge and slide-in gas range, KitchenAid stainless steel built-in dishwasher, Panasonic stainless steel microwave, pendant light above island, pot lights, large window with rear yard view

### 2pc Bath

Tile floor, cream vanity with granite counter and undermounted sink, chrome faucet, arched mirror

### Mudroom/Laundry Room 9'10 x 7'9

Tile floor, inside entry from garage, Kenmore Elite front loading washer and dryer, upper cabinetry, granite counter with undermounted sink, chrome pull-down faucet, broom closet

## Basement

### Recreation Room 12'3 x 11'9

Laminate floor, shiplit accent walls, wall-mounted tv, pot lights

### 4<sup>th</sup> Bedroom 12'3 x 11'4

Laminate floor, double door closet, drum light fixture, 2 windows with shutters

### 3pc Bath

Tile floor, vanity with integrated sink & counter, chrome faucet and fixtures, arched mirror, shower with tile surround, shampoo shelf and glass door

### Utility Room 10'5 x 9'3

Deep freezer included

**Lot Size: 40' x 106.43'**

**2025 Taxes: \$8,563**

## Second Level

### Primary Bedroom 18'5 x 14'5

Wide plank hardwood floor, walk-in closet with custom built-in cabinetry, wall-mounted tv, built in desk, modern light fixture, pot lights, large window with shutters overlooking rear yard

### 5pc Ensuite Bath

Heated tile floor, double vanities with granite counters, undermounted sinks and chrome faucets, framed mirrors, jetted soaker tub, with chrome faucet and hand held spray, separate large glass shower with tile surround, rainfall shower head and linear floor drain, separate water closet with window and shutters, large window with shutters overlooking rear yard

### 2<sup>nd</sup> Bedroom 14'1 x 11'8

Wide plank hardwood floor, panelled accent wall, double door closet, drum light fixture, 2 windows with shutters overlooking front yard

### 3<sup>rd</sup> Bedroom 17'9 x 12'0

Wide plank hardwood floor, panelled accent wall, double door closet, drum light fixture, large window with shutters overlooking front yard

### 5pc Main Bath

Tile floor, double vanity with granite counter, undermounted sinks, chrome faucets and fixtures, round mirrors, tub/shower combination with mosaic tile surround, rainfall shower head and glass door, window with shutters overlooking side yard

## Exterior & Additional Features

Wood and stone exterior with cedar shingle accent, covered front porch, asphalt driveway with interlock stone edge and front walkway, single car garage with custom epoxy floor and slat wall storage system, overhead storage, remote garage door opener, electric roll-down sports screen protects garage door, professionally landscaped with mature trees, perennials, flagstone steps to side gate, irrigation system

Fully fenced, private rear yard, wood deck, professionally landscaped with bracketing gardens including mature trees & perennials, river rock and flagstone steps from side yard, irrigation system

- 9' ceilings on main & second floor
- Recently re-finished hardwood floor on main level & stairs
- Freshly painted
- Light fixtures updated
- Wall-mounted TVs included
- Professional landscaping done in 2024
- Highly sought-after neighbourhood in top-rated school district
- Walking distance to Oakville GO, Whole Foods, Downtown shops & restaurants
- Easy highway access
- Full, finished basement with bedroom and bathroom - great for overnight guests