

Additional Features

- Dual co-axial cables and ethernet ports in most rooms
 - In-floor radiant heating in basement and ground floor
 - Time-controlled low level stair lighting
 - Air conditioning (separate duct shaft direct to attic and dropped from bedroom ceiling maximizes first floor cooling) – reduced AC to basement by controlling duct shaft – split unit for primary bedroom (Savaire by Fujitsu)
 - Combi boiler for hot water and in-floor heating
 - Heat Exchange Recovery Ventilation for fresh air into the ducted system
 - Grey water plumbing for toilets (in place but not connected – rainwater supply not in place)
 - Whole House humidifier
 - CVAC with kick plates in mudroom, kitchen and bathrooms
 - Plumbing in place for garden watering system (not installed)
- Lot Size: 50' x 142.16' 2025 Taxes: \$10,374

School Information

Public		Catholic	
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	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
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	St. Thomas Aquinas Secondary (Gr 9 – 12) 124 Dorval Drive 905-842-9494	St. Ignatius of Loyola Secondary (Fr. Immersion Gr 9 – 12) 1550 Nottinghill Gate 905-847-0595

For more information & pictures visit:
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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

Welcome to... 367 Spruce Street





Main Level

Entry 8'11 x 6'8

Single door entry with sidelight window, wood stairs with low level stair lighting and glass panelled railing, heated tile floor, pot lights

Dining Room 15'2 x 12'3

Heated tile floor, floor-to-ceiling window with drapes and front yard view, upper window with side yard view, pot lights, Hubbardton Forge hand-forged chandelier

Kitchen 21'0 x 17'9

Heated tile floor, euro-style cabinetry with stainless steel pulls, open shelving, coffee & tea station, appliance cupboard with wiring in place for electric oven above warming drawer, upright pull-out pantry cabinet, centre island with seating, quartz countertops, Blanco Silgranite undermounted sink with matching black & chrome pull-out Silgranite faucet, Laminam continuous porcelain tile backsplash with hidden electrical outlets, stainless steel Blue Star commercial gas stove, stainless steel Vent-a-Hood hood vent, Miele warming drawer, stainless steel Electrolux full-sized fridge and full-sized freezer, stainless steel built-in Miele dishwasher, walk-in pantry, pot lights, corner windows with side and rear yard views

Living Room 16'2 x 14'10

Heated tile floor, Jotul Norwegian wood-burning free-standing stove, full wall picture windows with rear yard view, roughed in speaker wires for surround sound, low level stair lighting, pot lights

2pc Bath

Heated tile floor, wall-mounted sink with chrome faucet & fixtures, penny-tile backsplash, framed mirror

Mudroom 25'10 x 6'11

12' ceilings, heated tile floor, custom built-in storage cabinetry includes shoe drawers, storage, cubbies, coat cupboard, airing cupboard, inside entry from garage, glass door to rear yard patio, separate frosted glass entry from carport, pot lights

Second Level

Primary Bedroom 15'10 x 13'11

Broadloom, walk through closet with custom built-ins, side window with custom shade & ripplefold drape, wall-to-wall windows with bench seating, custom blinds, ripplefold drapes overlooking rear yard, gas line in place under window for gas fireplace (not installed), 2 bedside pendant lights, ceiling fan with light

5pc Ensuite Bath

Heated tile floor with marble herringbone inlay, white floating vanity with quartz counter, and double undermounted sinks with brushed stainless steel faucets, framed mirror, 2 medicine cabinets, free-standing rectangular tub, quartz shelf, separate glass shower with Unik stone shower base and rolling glass door, 3' x 6' porcelain tile surround and rainfall shower head, Tuzio Rosendal vertical towel warmer, 2 windows (one frosted) overlooking rear yard

2nd Bedroom 11'7 x 9'7

Broadloom, closet with custom built-ins, ceiling fan with light, corner windows with custom shades, drapes & rods overlooking front & side yards

3rd Bedroom/Office 11'6 x 11'2

Broadloom, built-in cabinets and European wall bed, ceiling fan with light, corner windows with custom shades overlooking side & rear yards

4th Bedroom 12'3 x 10'10

Broadloom, ceiling fan with light, 2 bedside pendant lights, 2 windows with custom shades, drapes & rods overlooking front & side yards

5pc Main Bath

Multi-roomed bath with heated tile floor, floating espresso double vanity with integrated sinks & counter, chrome faucets and fixtures, mirrored recessed medicine cabinet, separate shower room with floating espresso vanity with integrated sink & counter, chrome faucet and fixtures, mirrored recessed medicine cabinet and glass shower with porcelain tile surround and shampoo shelves, separate toilet closet with frosted glass window

Laundry Room

Tile floor, cabinet with quartz counter and undermounted stainless steel laundry sink with chrome pull-down faucet, storage cabinet with laminate folding counter & built-in laundry bins, storage cubby, Maytag Maxima front loading washer and dryer, 2 custom laundry airers on pulleys for ceiling height airing, window with custom shade overlooking front yard

Basement Level

Recreation Room 15'11 x 15'8

Hall 19'3 x 17'6

Sliding barn door entry with bookshelves and library ladder, heated polished concrete floor, exposed metal beams, wood media wall using original house trusses, hard wired for surround sound, conduit in ceiling for overhead projection, wall-mounted beechwood Artimex stall bars, pot lights, upper windows with custom shades and pushed back window well for max light and garden views

5th Bedroom 15'5 x 11'7

Heated polished concrete floor, queen Italian built-in wall bed, bookshelves, pot lights, upper window with custom shade

3pc Bath

Heated polished concrete floor, pedestal sink with brushed stainless steel faucet, framed mirror, penny tile backsplash, display niche, glass shower with porcelain tile surround, pot lights

Utility Room 14'8 x 10'0

Large utility sink with faucet, cold room/storage, sump pump

Storage Room 10'10 x 8'11

Storage Room 25'2 x 10'3

Exterior

Renovated 1920s four square home with original frame, redesigned by John Wilmot, renovation built by Armin Gottschling, stucco exterior with extra insulation on walls & attic, INLine fibreglass windows, concrete stairs and porch to entrance hall, gravel driveway with Ecoraster recycled plastic, raised circular troughs for vegetables and xeriscape plantings requiring little maintenance, parking pad underpinned with Ecoraster fits small/mid-sized car, electric vehicle charger, second electric vehicle charging point wired as 220vV(potential to do 440V), extended length single car garage with mezzanine storage, garage door opener and separate entry to rear patio

Fully fenced back yard with stone tile patio, gas line for BBQ, firepit area with natural stone benches, bracketing gardens with native and drought tolerant plantings, river stone accents, stone block retaining walls and window wells