



376 LAKESHORE ROAD WEST | OAKVILLE

THE ULTIMATE  
REAL ESTATE  
EXPERIENCE



THE  
HOME  
COLLECTION

# *376 Lakeshore Road West*



*Absolutely gorgeous designer inspired custom home in southwest Oakville, close to Appleby College. Fabulous treed and private lot with extensive landscaping. Inviting covered front porch, cherry hardwood floors, coffered ceilings, designer decor and quality throughout. Spectacular all season muskoka room with walkout to deck and garden. Fully finished lower level with nanny suite. Great value!*





ENTRANCE



POWDER ROOM



*Inviting*



LIVING ROOM



KITCHEN & DINING ROOM





*Cuisine*





FAMILY ROOM



MASTER BEDROOM WITH ENSUITE





*Charming*



UPPER LANDING



BATHROOM



BEDROOM TWO





BEDROOM THREE



LOWER LEVEL





*Spacious*

BACKYARD





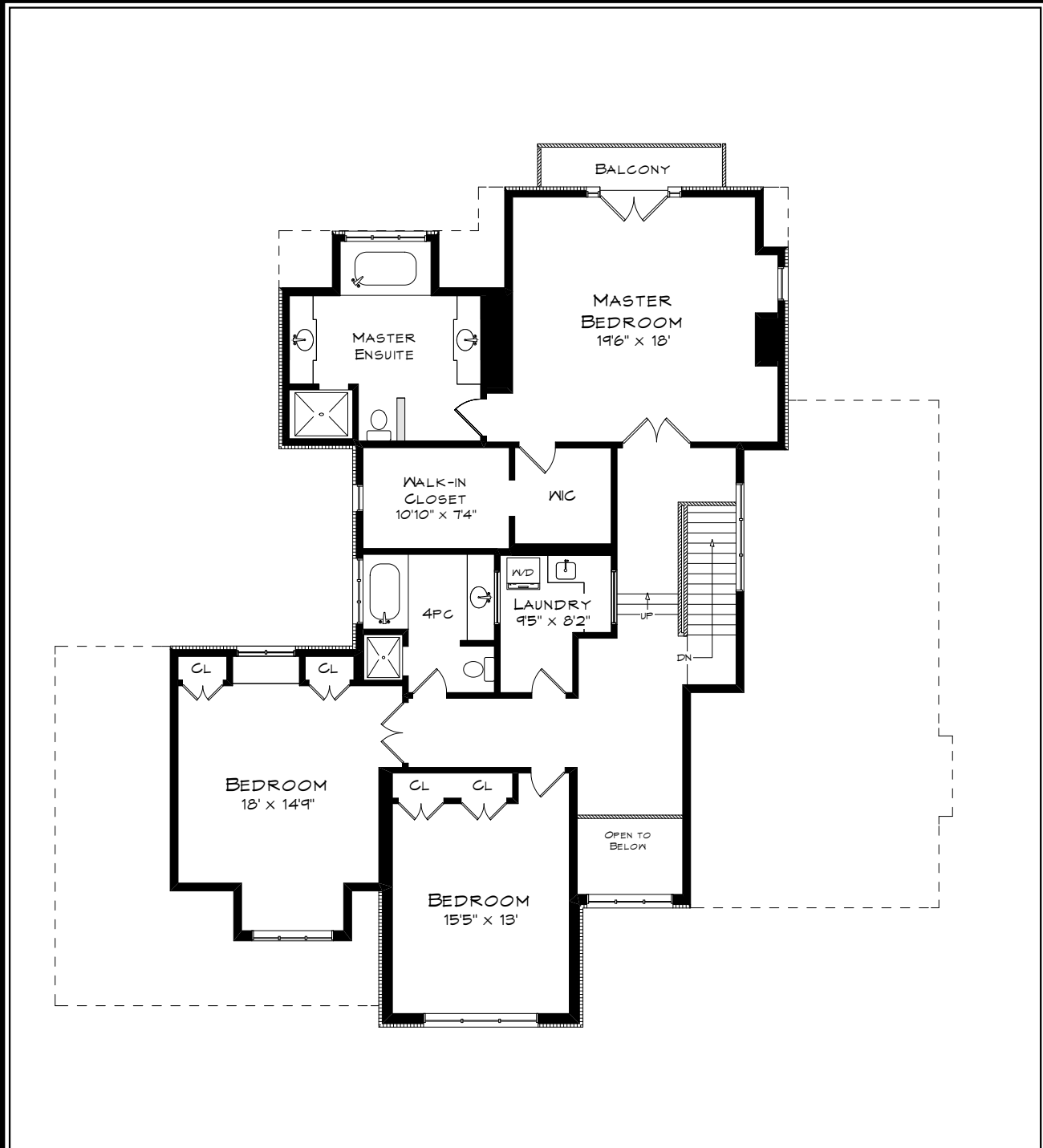
*Escape*

2,308 SQ.FT.



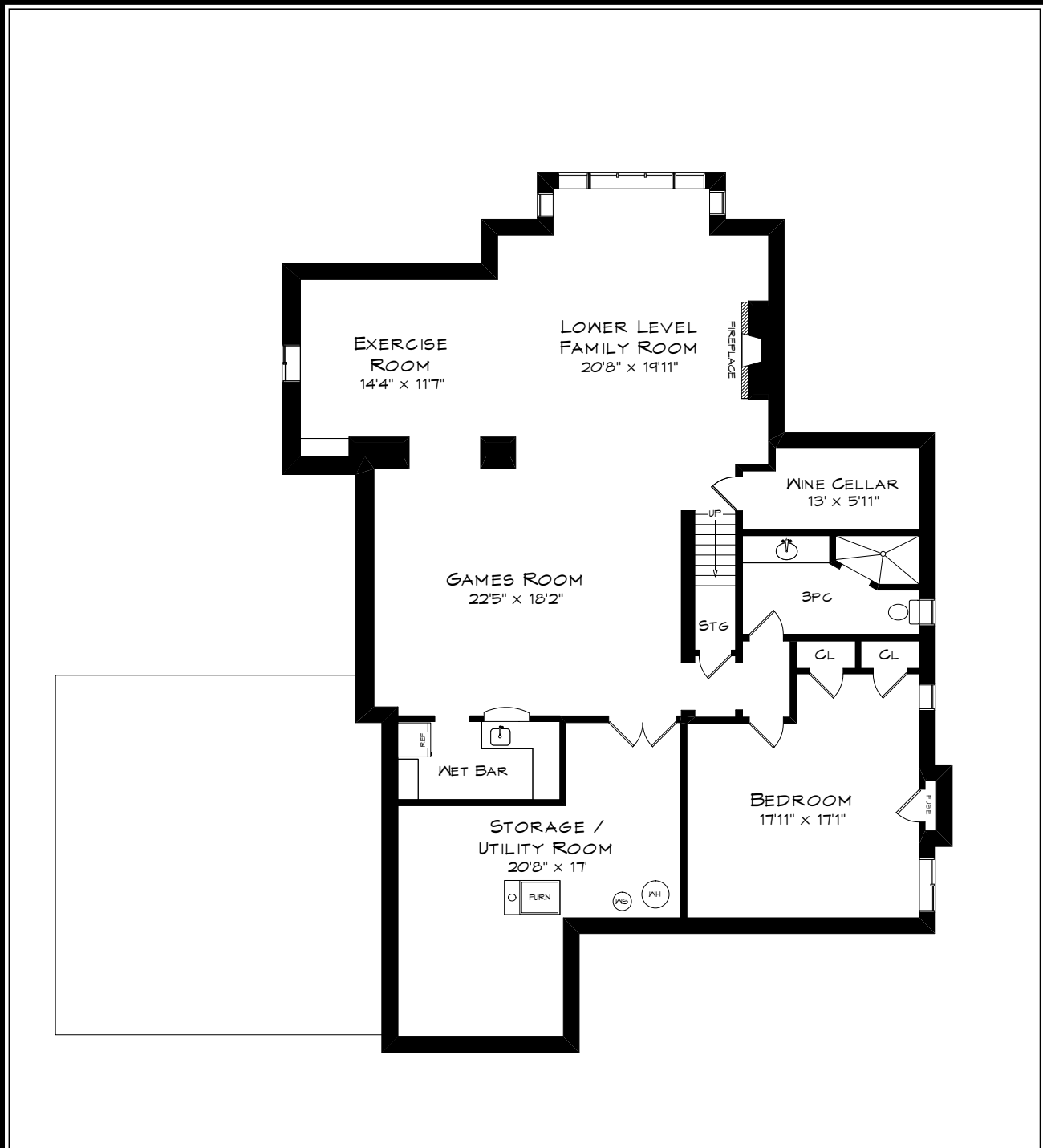
# UPPER LEVEL FLOOR PLAN

1,879 SQ.FT.

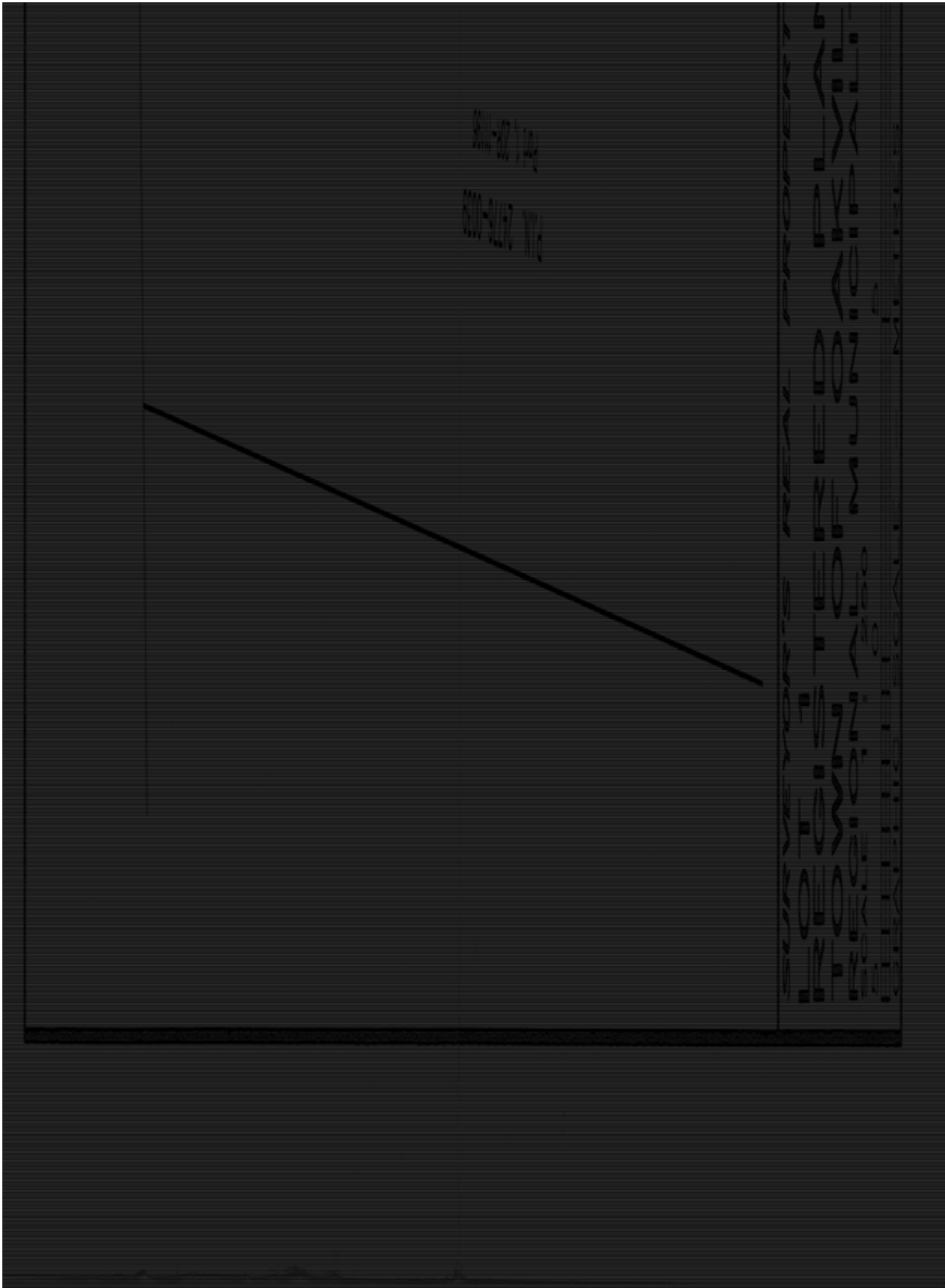


# LOWER LEVEL FLOOR PLAN

2,274 SQ.FT.



SURVEY



# Details of 376 Lakeshore Road West

## FRONT EXTERIOR

Extensive landscaping  
Irrigation system  
Interlock walkway leading to a spacious covered porch

## FRONT ENTRY

Solid wood door with side lights  
2 storey entrance  
Travertine tiled floor with limestone inlay

## OFFICE

Cherry hardwood floors  
Tray ceiling  
Crown moulding  
Custom built-in cabinetry  
Pot lights  
Large window overlooking front garden

## MUD ROOM

Entrance from garage  
Tiled floor  
2 double coat closets  
Large stainless steel sink  
Upper and lower cabinetry for storage

## LIVING ROOM

Cherry hardwood floors  
Crown moulding  
Built-in speakers  
Pot lights  
Gas fireplace with marble hearth and surround  
Window overlooking front garden

## POWDER ROOM

Cherry hardwood floors  
Designer wallpaper  
Chandelier  
Custom cabinetry with marble countertop

Kohler sink  
Kohler toilet  
Crown moulding

## KITCHEN

Cherry hardwood floors  
Custom creamy cabinetry  
Granite countertops  
Oversized island with dark cabinetry and breakfast bar  
Limestone backsplash  
Pot lights  
Stainless steel Dacor built-in oven and warming drawer  
Stainless steel Panasonic microwave  
Subzero fridge and pull out freezer drawer with cabinet overlay  
Franke double sink and Franke prep sink  
Built-in wine rack  
Vacuum kick plates

## GREAT ROOM

Open to kitchen  
Cherry hardwood floors  
Wood burning fireplace with marble hearth and surround  
Pot lights  
Crown moulding  
Wall of windows overlooking backyard  
Built-in speakers  
Open to kitchen and great room  
Cherry hardwood floors  
Tray ceiling with crown moulding  
Custom built-in cabinets, some with glass fronts  
French door walk-out to backyard patio  
Pot lights  
Chandelier with circular crown moulding  
Built-in speakers

#### FOUR SEASON SUN ROOM

Slate tiled floors  
French door walk-out to back yard  
Pot light  
Wall of windows  
Built-in speakers

#### 2ND LEVEL

Painted oak staircase and handrail with white spindles and carpet runner

#### MASTER BEDROOM

Wall to wall broadloom  
French door walk-out to balcony overlooking backyard  
Pot lights  
Large walk-in closet

#### MASTER ENSUITE – 5 PIECE

Travertine tiled floors  
His and her vanities with Kohler sinks  
Limestone countertops  
Kohler toilet  
Air jet deep soaker tub  
Glass enclosed shower with limestone tiled floor and surround  
Heated floors  
Pot lights  
Crown moulding

#### BEDROOM TWO

Wall to wall broadloom  
2 double closets  
Pot lights  
Large window

#### BEDROOM THREE

Wall to wall broadloom  
2 double closets  
Built-in cabinetry  
Pot lights  
2 windows

#### MAIN BATHROOM – 4 PIECE

Travertine tiled floors  
Limestone countertops  
Kohler sink  
Kohler toilet  
Jacuzzi soaker tub/shower combination  
Pot lights

#### LAUNDRY ROOM

Travertine tiled floors  
Miele stacked washer and dryer  
Large laundry sink  
Pot lights  
Upper and lower cabinetry

#### LOWER LEVEL

Oak staircase and handrail with carpet runner  
Storage beneath staircase

#### RECREATION ROOM

Wall to wall broadloom  
Gas fireplace with slate hearth and surround  
Windows  
Pot lights

#### BEDROOM FOUR

Wall to wall broadloom  
2 closets  
2 windows  
Pot lights

### LOWER LEVEL BATHROOM – 3 PIECE

Travertine tiled floors  
Limestone countertops  
Kohler sink  
Kohler toilet  
Glass enclosed shower with limestone tiled floor and surround  
Pot lights

### BACK EXTERIOR

Extensive landscaping for total privacy  
Lush gardens  
Irrigation system  
Large pergola  
Interlock patio  
Gas line for BBQ

### BAR AREA

Slate tiled floors  
Marble countertops  
Upper and lower cabinetry  
KitchenAid fridge  
Bosch dishwasher  
Stainless steel sink  
Pot lights



## LISTING INFORMATION

Address: 376 Lakeshore Road West

Price: Available Upon Request

Possession: TBA

Lot Size: 94.35' X 171.42' X 95.40' X 166'

Annual Taxes: \$18,375 for 2011

Deposit: \$100,000

Legal Description: LT 1, PL 20M793; OAKVILLE

## THE TOWN OF OAKVILLE

### *A Wonderful Place To Live*



Oakville is a vibrant community within the Greater Toronto Area (GTA). Situated between the cities of Mississauga and Burlington The Town Of Oakville is a beautiful lake side town with a strong heritage, preserved and celebrated by its residents. This thriving town was founded in 1827 and is now home to approximately 166,000. Oakville provides all the advantages of a well-served urban center, while also maintaining its small town charm. Along historical downtown streets, Oakville offers a mix of converted 19<sup>th</sup> century buildings, which accommodate over 400 fine shops, services and restaurants.

Residents and visitors of Oakville enjoy many of the local attractions such as the Oakville Center

for the Performing Arts, which is host to theater, dance, music and comedy performances all year round, Galleries, Historical sites and local architecture. For the avid or amateur golfers Oakville has 7 different golf courses including PGA recognized Glen Abbey, which has been host to several Canadian opens.

Oakville is growing and growth is a good thing. It generates new business, new jobs, and the revenue we need to support all the programs we equate with a high quality of life. Oakville's strong and diversified economic base offers excellent location for both new and expanding business. Currently over 260 national and international corporate headquarters are located in Oakville. While growth is extremely important

to Oakville the environment and quality of life is also a top priority. The Town of Oakville has established many programs and approaches that have enhanced these issues.

Oakville is a great place for the entire family. Oakville residents enjoy over 2,400 acres of park space with many groomed hiking trails and several recreation centers which provide programs for all ages. For boaters Oakville features two picturesque harbours with docks and slips for sail and powerboats. For added entertainment Oakville has many annual community festivals including The Waterfront Festival, Festival of Classics, Jazz Festival and several parades for the children throughout the year.

*When you're thinking of Real Estate, THINK OF US.*



CHRISTOPHER  
INVIDIATA  
SALES REPRESENTATIVE  
& TEAM LEADER



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