

# Home Features & Upgrades

1177 Summerlea Street, Oakville

## Main Features

- Breathtaking 4,487 SF home on a mature 75 x 149 FT Lot (pies to 85ft in the backyard)
- Front Walkway leads up to a 20ft long Covered Front Porch and 8ft Fiberglass Front Door
- Wide plank hardwood floors throughout
- All tiled floors are heated throughout the house
- LED pot lights throughout the entire home
- Additional LED strip lighting in kitchen, office, primary closet, bathroom vanities/shower niches and all 3 skylights
- Complete home alarm system covering all main floor and basement entry points
- CCTV system surrounding the perimeter of home
- 6 zone in ceiling audio system
- Video matrix system for up to 4 television s
- RTI home automation platform
- Cassetta dimmer switches
- Central Vac throughout
- Exterior Eaves LED pot lights on ground and upper storey
- Double Car Garage with 10ft high doors and space for a car lift.
- Exceptional Location in the heart of West Oakville – Walking distance to Lake Ontario, Coronation Park, Walking Trails, Exceptional Schools like Appleby College, lots of Shops, Restaurants and Grocery stores. Just minutes to the Bronte GO Station, QEW and the 403.
- The Most Amazing Place to Call Home

## Main Floor

- Grand 20ft high Front Foyer with 8Ft Door, Skylight, Heated Tile floors and adjacent Double Closet walk-in
- Large Eat-In Kitchen with 10ft Ceilings, Quartz Counters, Center Island that seats 8, and Window Wall with double access to Covered Porch and BBQ
- Built-in Kitchen appliances include: Dacor - 48" Gas Range/Double Oven, 36" column Fridge, 36" column Freezer, 24" column Wine Fridge with multi temp zones, 24" built-in Microwave Drawer; Fischer/Paykal - 24" built-in Coffee/Beverage maker; Bosch Dishwasher
- Adjacent 19FT long Servery with Pantry, Sink, Quartz counters and Bosch Dishwasher. Accessible through both the Kitchen and Dining Room.

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- Cozy Open-Concept Family Room with 10ft Ceilings, 72" Napoleon linear gas fireplace, Built-in Shelving and large windows overlooking the Backyard
- Corner Office with 17ft high ceilings, built-in cabinetry, and oversized windows
- Mud Room with built-in closet and direct access to the garage
- Floating Hardwood Staircase leading up and downstairs

### Second Floor

- Features 4 Spacious Bedrooms with 9ft Ceilings, 4 Full Ensuite Bathrooms and 3 Skylights
- Primary Bedroom has large Windows overlooking the Backyard, Ceiling Speakers, 50" Napoleon linear Gas Fireplace, Built-in Shelving. The adjacent 150 SF Dressing Room has wall-to-wall built-in closets, vanity and skylight.
- The Primary Ensuite features a Double Sink, Soaker Tub, Heated Towel Rack, Edgeless Shower with 3 Rain Heads, 2 Shower Heads, Body Jets and Niche Shelf with LED lighting.
- Other three bedrooms all feature a 3-piece ensuite with rain shower heads, flexible wall shower head and niche shelf with LED lighting
- Spacious laundry room with LG Front Loading Washer/Dryer, Sink, Quartz Counters and Window

### Basement

- Large, Bright 2,908 SF Basement with finished landing
- Plenty of space for an expansive entertainment space, a gym, games room, home theatre, a bar and kitchen, additional bedrooms, or a combination of them all

### Backyard

- Features an 30FT wide Covered Porch with a built-in Napoleon 40" Gas BBQ, beverage fridge and 48" stainless steel Napoleon gas fireplace.



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