

1225 Rushbrooke Drive, Oakville

Room By Room Notes

Hardwood Rift and Quarter Sawn Oak Floors Throughout the Home
Crown Molding Throughout the Home
Oversized Baseboards Throughout the Home
Pot Lighting Throughout the Home

Main Floor

Foyer: Double Coat Closet

Powder Room: 2 Pc
Quartz Stone Countertop and Wooden Vanity with Mirror

Living Room: Chandelier (Exclusion)
2 Large South Facing Windows
East Facing Bay Window
Gas Fireplace with Quartz Surround
Pair of In-Ceiling Speakers

Dining Room: Large South Facing Bay Window
Plaster Coffered Ceiling
Pair of In-Ceiling Speakers
(Chandelier is an Exclusion)

Kitchen: 12 Ft x 6 Ft Antique Brown Granite Island
Antique Brown Granite Countertops
Abundance of Cabinetry Throughout Kitchen and Island
Heated Hardwood Flooring in the Eat-In Section of Kitchen
Built-In Appliances Include:
Double Wall Oven (Miele)
Speed Oven (Miele)
Steam Oven (Miele)
18" Freezer with Built-In Ice Maker and Water Dispenser (Miele)
36" Refrigerator (Miele)
Coffee Maker (Miele)
Induction Cooktop (Miele)
2 Freezer Drawers in Island (Sub Zero)
2 Dishwashers in Island (Miele)
Pot Filler
Calacatta Marble Nicksplash Throughout
Walk-In Pantry with Pocket Door
2 Pairs of Speakers. 1 For Kitchen Area, 1 for Eat-In Area. Separately Controlled
Large Eat-In Kitchen Area
7 Kolbe French Doors Leading to the Covered Porch and Backyard.

Family Room: 12 Ft Plaster Coffered Ceilings
West-Facing Floor to Ceiling Windows
2 South-Facing Floor to Ceiling Windows
North-Facing Window
East-Facing Floor to Ceiling Window
Marble Stone and Wood Facade Wood-Burning Fireplace with Exhaust
Fan on Top of Chimney
Pair of In-Ceiling Speakers
Heated Hardwood Flooring

Mudroom: Porcelain Flooring
4 Built-In Lockers
Sink With Cabinet Below and Shelf Above
Built-In Seat
Broom Utility Closet
Door Leading to Garage
Pocket Door to Kitchen

Second Floor

Primary Bedroom: 2 Walk-In Closets with Built-In Cabinets and Full-Length Mirrors
Sitting Area with Large Windows Overlooking the Pool, Gardens and
Ravine
Pair of In-Ceiling Speakers

Ensuite: Heated Calacatta Marble Floor
Calacatta Marble Countertops with Built-In Wooden Cabinets
Large Glass Enclosed Calacatta Marble Shower
Large Stand-Alone Free-Standing Tub
2 Sinks Plus Makeup Area

Bedroom 2: Built-In Wood-Veneer and Leather Bed and Cabinets
Walk-In Closet with Built-In Shelves
Pair of In-Ceiling Speakers
Ceiling Fan

Bedroom 3: Built-In Painted Cabinets
Walk-In Closet with Built-In Shelves
Pair of In-Ceiling Speakers
Ceiling Fan

Bedroom 4: Large Bedroom with 2 Built-In Wood-Veneer Cabinets
In-Floor Plugs Below the Desk
Pair of In-Ceiling Speakers

Bathroom: Heated Escarpment Dark Marble Floor
Stone Countertop with 2 Sinks
Marble and Tile Shower with Glass Enclosure
Full Wall Mirror with Wood Surround
Built-In Wood Cabinets

Many areas are wired for TV with link to the Elan Smart Home System, including all Bedrooms and Office

Office: Built-In Cabinets
Pair of In-Ceiling Speakers

Laundry Room: Heated Porcelain Floor
2 Closets (One is for the 2nd HVAC System)
2 Built-In Hampers
Storage Areas
Sink and Stone Countertop
Kolbe Door Leading to An Outdoor Landing and Stairway to the Gardens Below

Linen Closets: 3 Linen Closets on the Second Floor (Includes Laundry Room Closet)

Basement

Gym: Glass Wall with Glass Doors
Large Basement Window
Pair of In-Ceiling Speakers

Craft Room: Abundance of Built-In Storage
Extendable Island with Built-In Storage
Sink And Laminate Countertops with Stone Backsplash
Magnetic Walls
Pair Of In-Ceiling Speakers
Large Window

Games Room: Built-In Cabinets
Built-In Kitchenette With: Refrigerator, Microwave, Dishwasher, Sink,
Antique Brown Granite Countertop and Stone and Metal Backsplash
Built-In Sitting Area with Storage Drawers
Tall Window for Easy Egress If Necessary
2 Pair of In-Ceiling Speakers

Theatre: Heated Hardwood Flooring
Wood-Veneer Wall and Cabinets for Extensive Media Storage
Built-In Theatre Rack Is on Wheels for Easy Access to Equipment
Connections
Metal Cabinets for House Elan Smart Home System

Play Room:	Built-In Painted Cabinets Heated Hardwood Flooring
Bedroom:	Two Closets Pair of In-Ceiling Speakers Large Window
Bathroom:	Escarpment Light Marble Countertop and Marble Flooring Marble and Tile Shower Built-In Cabinets
Garage:	New Overhead Garage Doors (2023) Heater With Thermostat

Other Considerations

- 2 Zone HVAC Systems, Each Controlling 3 Zones. One for the Basement and Main Level and the 2nd for the Second Floor
- Elan Smart Home Technology
- All Outdoor Hard Walking Surfaces are Professionally Installed Flagstone
- Front Porch has Flagstone Floor and Cedar Ceiling
- Back Porch with Flagstone Floor, Cedar Ceiling and Ceiling Fan
- Central Vac with 2 Sets Of Hoses and Multiple In-Floor Vacuum Sweeping Stations On All Levels
- Saltwater Pool with Waterfall
- Cabana, Gazebo, Shed
- Beautiful Gardens
- Extensive Exterior Lighting
- Backs onto Mature Wooded Ravine with Walking Trails
- Full Home Security System
- Irrigation System
- Trampoline

Property Dimensions

Frontage: 36 Ft

South Side: 173.2 Ft

Back: 153.5 Ft

North Side: 135.1 Ft

The Area Is Over 0.3 Acre