



## Features of 2366 Deer Run Ave, Oakville

### Exterior

Impressive Lot Size 60.56 Ft x 119.75 Ft  
Backing Onto Deer Run Park  
Red Brick Exterior  
Double Car Garage With Wall Sconces  
Private Interlocking Driveway Fits 2 Cars  
Interlocking Walkway Lead To Porch  
Covered Porch With Wall Sconces  
Professionally Landscaped  
In-Ground Sprinkler System  
Garage Access to Front Porch & Yard

### Foyer

Single Door Entrance With Sidelites  
Ceramic Tile Flooring & Baseboards  
Crown Mouldings  
Chandelier in Foyer  
Mirrored Door Closet  
Carpeted Staircase With Wood Railings  
Staircase Decorative Ledge  
Large Chandelier Above Stairs

### Powder Room

Ceramic Tile Flooring & Baseboards  
Smooth Ceiling  
Pedestal Sink  
Framed Mirror With Wall Sconces

### Laundry Room/Mud Room

Access To Yard  
Smooth Ceiling  
Lighting Fixture  
Custom Cabinetry  
Washer & Dryer  
Closet

### Living Room

Hardwood Flooring & Baseboards  
Crown Mouldings  
Large Bay Window Overlooking Front Yard  
Window Curtains

### Dining Room

Hardwood Flooring & Baseboards  
Crown Mouldings  
Chair Rail  
French Doors  
Large Bay Window  
Window Curtains  
Chandelier Over Dining Area

### Family Room

Sunken Family Room  
Hardwood Flooring & Baseboards  
Crown Mouldings  
Chair Rail  
Large Window Overlooking Backyard  
Window Curtains  
Gas Fireplace In Mirror Wall  
Track Lights

### Eat-in Kitchen

Ceramic Tile Flooring & Baseboards  
Integrated Ceiling Panel Lights  
Custom Kitchen Cabinetry  
Built-in Kitchen Desk Nook  
Under Cabinet Lighting  
Granite Countertops  
Ceramic Tile Backsplash  
Large Central Island With Stove  
Jenn-Air 6 Burner Gas Stove  
Undermount Double Sinks  
Extra Deep Window  
Double Electric Oven

### Breakfast Area

Ceramic Tile Flooring & Baseboards  
Crown Mouldings  
Double Tall Windows  
Sliding Door W/O To Deck  
Ceiling Fan & Light Over Eating Area

### Master Bedroom

Broadloom & Baseboards  
Large Bay Windows  
Overlooking Front Yard  
Window Curtains  
Sitting Area  
Double Walk-in Closet  
Open 6pc Ensuite

### Master Ensuite

Broadloom & Baseboards  
Smooth Ceiling  
Furniture Style Double Vanities  
Granite Countertop  
Large Mirror With Wall Sconces  
Soaker Tub  
Large Windows With Blinds  
Chandelier Over Tub  
Separate Walk-In Shower Room  
Separate Toilet Room With Bidet  
Chandelier In Toilet Room

### Second Bedroom

Broadloom & Baseboards  
Large Window  
Closet

### Third Bedroom

Broadloom & Baseboards  
Decorative Wall Paper  
Large Window Overlooking Parks  
Closet

### Fourth Bedroom

Broadloom & Baseboards  
Large Window Overlooking Parks  
Double Door Closet



## Features of 2366 Deer Run Ave, Oakville

### Second Floor Main Bathroom

Ceramic Tile Flooring & Baseboards  
Window  
Smooth Ceiling  
Furniture Style Vanity  
Granite Countertop  
Mirror With Wall Sconces  
Tub & Shower With Glass Doors

### Finished Basement

Recreation Room  
Den  
Utility Room  
Cold Cellar

### Rec Room (Basement)

Broadloom & Baseboards  
Wood Panel Walls  
Windows  
Pot Lights

### Den (Basement)

Broadloom & Baseboards  
Window  
Ceiling Light Fixture

### Exclusions:

- All patio furniture on the outside deck, including the small refrigerator.
- The Grandfather clock.
- The small and large chess boards in the basement.
- The stereo /turntable + speakers and the antique stereo that the above is sitting on in the basement outside of the furnace room.
- The antique stereo along the wall sitting in the basement next to the breaker panel.
- The audio equipment on the floor next to the red sofa in the basement.
- The mini stereo and speakers in the front living room
- All of the artwork hanging on the walls on the main level
- All furniture/bins/paintings located in the garage
- Piano (Seller would be willing to sell with the house)

### Backyard

Fenced Backyard  
Professionally Landscaped  
In-Ground Sprinkler System  
Fully Covered Deck With Light Fixtures  
Beam Wood Patio Cover  
Gardens And Towering Trees  
Access To Park

### Others

- Original Owner
- Marley Tile Roof
- Home Well Taken Care Of
- No Leaks From Roof Or Foundation
- Direct Access To Park From Gate In Yard
- Tennis Courts Directly Behind House
- In-Ground Sprinkler System Automated
- Central Vacuum
- Rental Item: Hot Water Tank

### Upgrades List

- Furnace(1 Year)
- A/C (2 Years)
- Window (12 Years)



## 2366 Deer Run Ave, Oakville 房屋亮点

### 外观

超大占地 60.56 x 119.75 尺  
背靠公园绿地  
红色砖石外墙  
双车库搭配壁灯照明  
独立花砖车道可停2辆车  
花砖步道通往檐下门廊  
门廊配有壁灯照明  
专业设计园林景观  
草坪喷淋系统  
车库可通往门廊和后院

### 玄关

双开大门带侧窗透光  
瓷砖地板和地脚线  
天花线  
精美吊灯照明  
镜门衣柜  
楼梯铺有地毯  
楼梯间装饰性壁龛  
枝形吊灯照亮楼梯间

### 两件式洗手间

瓷砖地板和地脚线  
天花线  
一体式盥洗池  
镶边框梳妆镜配壁灯照明

### 洗衣房/侧门厅

可走出到后院  
光滑天花板  
吊灯照明  
定制收纳柜  
洗衣机和烘干机  
衣柜

### 客厅

实木地板和地脚线  
天花线  
超大凸窗尽收前院美景  
窗帘

### 餐厅

实木地板和地脚线  
天花线  
腰线  
法式门  
超大凸窗  
窗帘  
吊灯照亮用餐区

### 家庭厅

下沉式家庭厅  
实木地板和地脚线  
天花线  
腰线  
大窗俯瞰后院  
窗帘  
镜面装饰墙内嵌燃气壁炉  
射灯照亮壁炉炉幔

### 厨房

瓷砖地板和地脚线  
天花板内嵌灯饰照明  
定制橱柜  
定制厨房书桌  
橱柜下照明  
花岗岩台面  
瓷砖防溅墙  
中央岛内嵌炉头  
Jenn-Air 品牌6孔燃气炉头  
下沉式双盆料理池  
加深凸窗  
两个电烤箱

### 早餐区

瓷砖地板和地脚线  
天花线  
两扇高窗洒入阳光  
滑门可步入后院露台  
风扇&灯饰

### 主卧

实木地板和地脚线  
超大凸窗  
尽收前院美景  
窗帘  
舒适休憩区  
步入式双衣柜  
开放式六件式套内卫浴

### 主卧套内卫生间

通铺地毯和地脚线  
光滑天花板  
家具式双人梳妆台  
花岗岩台面  
整墙宽梳妆镜配有壁灯照明  
大浴缸  
超大窗户配窗帘  
精美吊灯照亮浴缸  
独立走入式淋浴室  
独立马坐便间  
精美吊灯照亮小卫生间

### 次卧

通铺地毯和地脚线  
大窗采光通透  
衣柜

### 三卧

通铺地毯和地脚线  
装饰墙贴有花纹壁纸  
大窗正对公园  
衣柜

### 四卧

通铺地毯和地脚线  
大窗正对公园  
双门衣柜



## 2366 Deer Run Ave, Oakville 房屋亮点

### 二楼卫生间

瓷砖地板和地脚线  
窗户  
光滑天花板  
家具式梳妆台  
花岗岩台面  
梳妆镜配有壁灯照明  
浴缸&干湿分离玻璃淋浴门

### 已装修地下室

娱乐休闲厅  
休息室  
锅炉房  
冷藏室

### 娱乐休闲厅 (地下室)

通铺地毯和地脚线  
木板条墙面  
窗户  
射灯照明

### 休息室 (地下室)

通铺地毯和地脚线  
窗户  
灯饰照明

### 不包含

- 后院露台上所有室外家具和小冰箱
- 立式老时钟
- 地下室陈列用象棋 (大小各一套)
- 地下室锅炉房外的立体音响系统/唱机转盘和古董音响
- 地下室电路板旁边的古董音响系统
- 地下室红沙发旁边的声频设备
- 客厅小型立体音响系统
- 一楼墙面所有装饰画
- 车库里所有的家具, 箱子和画
- 钢琴 (卖家愿意出售)

### 后院

栅栏环绕后院  
专业园艺设计  
地下草坪喷淋系统  
有盖观景露台配有灯饰照明  
条木露台屋顶  
花园景观, 绿树环绕  
可走出到公园

### 其他

- 一手原屋主, 房屋从未转手
- 屋主多年来精心维护每个角落
- Marley 瓦片屋顶
- 屋顶和地基无渗漏
- 院子小门可直通公园
- 屋后紧邻网球场
- 地下草坪自动喷淋系统
- 中央吸尘器
- 租赁热水器

### 升级清单

- 锅炉(1年)
- 空调(2年)
- 窗户(12年)