



MLS Form of 55 Arbour Dr, Oakville

Prepared by: GUANGHUA WANG, Administrator
REAL ONE REALTY INC., BROKERAGE

1660 North Service Rd E #103, Oakville, ON L6H7G3 905-281-2888

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55 Arbour Dr List: \$4,119,000 For: Sale

Oakville Ontario L6J 4Y6

Oakville Eastlake Halton 477-31-U

SPIS: N

Taxes: \$21,775.26 / 2020

DOM: 0

Detached

Front On: E

Rms: 9 + 2

Link: N

Acre: .50-1.99

Bedrooms: 4 + 2

2-Storey

Washrooms: 6

1x2xGround, 1x6x2nd, 3x4x2nd,
1x4xBsmt

Lot: 143.99 x 189.42 Feet Irreg: See Survey

Dir/Cross St: Lakeshore & Charnwood Dr

MLS#: W4840060

Contract Date: 7/22/2020

PIN#:

Possession Remarks: Tba

Kitchens: 1	Exterior: Stone / Wood	Zoning: R1
Fam Rm: Y	Drive: Private	Cable TV:
Basement: Finished / Full	Gar/Gar Spcs: Attached / 3.0	Hydro:
Fireplace/Stv: Y	Drive Park Spcs: 8	Gas:
Heat: Forced Air / Gas	Tot Prk Spcs: 11.0	Phone:
A/C: Central Air	UFFI:	Water: Municipal
Central Vac: Y	Pool: Inground	Water Supply:
Apx Age: 16-30	Energy Cert:	Sewer: Sewers
Apx Sqft: 5000+	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat: Cul De Sac, Fenced Yard,	Waterfront:
POTL Mo Fee:	School, Wooded/Treed	Retirement: N
Elevator/Lift: N		Oth Struct:
Laundry Lev: Upper		
Phys Hdcap-Eqp:		

#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Main	4.80	x 4.01	Hardwood Floor	Formal Rm	Bay Window
2	Dining	Main	5.79	x 4.22	Hardwood Floor	Formal Rm	Large Window
3	Family	Main	7.11	x 5.64	Hardwood Floor	Gas Fireplace	W/O To Porch
4	Kitchen	Main	5.51	x 3.96	Centre Island	Granite Counter	Stainless Steel Appl
5	Breakfast	Main	3.33	x 3.33	Tile Floor	W/O To Porch	Pot Lights
6	Office	Main	4.42	x 3.99	Hardwood Floor	Pot Lights	Bay Window
7	Master	2nd	5.28	x 3.91	6 Pc Ensuite	Gas Fireplace	W/O To Balcony
8	2nd Br	2nd	3.94	x 3.71	Hardwood Floor	B/I Bookcase	W/I Closet
9	3rd Br	2nd	4.09	x 3.86	Hardwood Floor	4 Pc Ensuite	Closet
10	4th Br	2nd	4.47	x 3.81	Hardwood Floor	4 Pc Ensuite	W/I Closet
11	Rec	Bsmt	6.86	x 6.27	Hardwood Floor	4 Pc Bath	Pot Lights
12	Exercise	Bsmt	10.41	x 3.66	Hardwood Floor	Window	Gas Fireplace

Client Remks: Custom-Designed Luxury Home By Bill Hicks On A 0.665-Acre Lot At The South Of Lakeshore Rd W/2 Houses Up From The Lake. 7733Sqft Of Living Space W/6 Bedrooms & 6 Bathrooms. Resort-Inspired Rear Garden W/20'X40' Inground Heated Saltwater Pool W/Towering Trees Surrounded. Chef's Kitchen W/2 Dishwashers, Subzero Fridge, Wolf 6 Burner Gas Stove, Built-In Oven & Microwave. 2 Storey Ceiling In Fam Rm W/Wet Bar & Wine Fridge. Masb Rm W/Balcony. 2nd Fl Laundry

Extras: Solid Construction, High End Finishes. 2 Ac's & 2 Furnaces. Inclusions: All Appliances, Window Coverings, All Light Fixtures, Gdo (3), Irrigation, All Pool Equipment, Cvac. The Buyers Assume Rogers Home Security System Plan (\$49.99/Month).

Listing Contracted With: REAL ONE REALTY INC., BROKERAGE Ph: 905-281-2888

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Features of 55 Arbour Dr, Oakville

Location

Two Houses Up From The Lake
Top-Ranking School District
5 Mins Drive To Maple Grove Public School
6 Mins Drive To Oakville Trafalgar High School
7 Mins Drive To Shopping Plaza
Walking Distance To Edgemere And Chancery Promenade

Exterior

Irregular Lot 143.99ft. X 189.42ft.(0.665acre)
Stone & Wood Exterior
Asphalt Driveway Can Fit 8 Cars
3 Car Garage With Wall Sconces
Tumbled Stone Walkway To Covered Arched Front Porch
Outdoor Soffit LED Pot Lights

Foyer & Hallway

Oversized Solid Wood Front Door With Sidelights
Travertine Stone Flooring Mosaic Lace Patterns
Smooth Ceiling With Crown Moulding
Elegant Chandelier
Pot Lights
Wall Sconces
Oversized Two Double Door Closets

Living Room

Hardwood Flooring
Large Bay Windows Overlooking Front Yard
Smooth Ceiling With Crown Moulding
Pot Lights & Wall Sconces

Dining Room

Hardwood Flooring
Oversized Picture Windows Overlooking Garden
Grand Chandelier Over Eating Area
Smooth Ceiling With Crown Moulding
Pot Lights
Built-In Wall Speakers

Office

Hardwood Flooring
Large Bay Window With Blinds
Partial Vaulted Ceiling
Smooth Ceiling With Crown Moulding
Pot Lights

Family Room

Hardwood Flooring
21ft Open-To-Above Ceiling
Custom Built-In Entertainment Center Cabinetry
Oversized Windows Overlooking Rear Garden
Oversized Second Storey Feature Windows
Double French Door Walkouts To Rear Covered Porch
Oversized Designer Central Chandelier
Gas Fireplace With Marble Surround
Double Height Crown Moulding
Pot Lights
Built-In Wall Speakers
Wet Bar With Marble Countertops
Built-In Marvel Wine Fridge Bar Sink And Faucet

Chef's Kitchen

Heated Marble Flooring
Oversized Central Island With Breakfast Bar
Marble Countertops & Tile Backsplash
Custom Kitchen Cabinetry
Double Undermount Sinks
Custom Vent Hood
Wolf Professional 6 Burner Gas Stove
Built-In Sub-Zero Fridge
Built-In Wolf Microwave And Oven
Built-In Miele Dishwasher
Additional Built-In Dishwasher
Smooth Ceiling With Crown Moulding
Decorative Lighting Over Central Island & Pot Lights
Built-In Ceiling Speaker

Breakfast Area

Heated Marble Flooring
Multiple Oversized Windows Overlooking Rear Garden
Walkouts To Rear Covered Porch
Smooth Ceiling With Crown Moulding
Chandelier Over Eating Area & Pot Lights

Side Entry & Mudroom

Ceramic Tile Flooring
Closet With Custom Built-In Storage
Custom Built-In Bench Seating With Coat Rack & Cabinets
Pot Lights
Built-In Fridge
Decorative Round Window

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Features of 55 Arbour Dr, Oakville

Powder Room

Ceramic Tile Flooring
Furniture Style Vanity With Limestone Countertop
Frameless Mirror With Wall Sconces
Pot Lights
Toto Toilet

Second Floor Landing

Hardwood Flooring
Decorative Wrought-Iron Railing
Decorative Round Window
Double Door Linen Closet
Smooth Ceiling With Crown Moulding
Ceiling Light & Pot Lights
Overlooking Family Room

Master Bedroom

Hardwood Flooring
Sitting Area With Door Walk-Out To Balcony
Oversized Window Overlooking Heavily Treed Rear Garden
Decorative Round Window
Natural Gas Fireplace
Smooth Ceiling With Crown Moulding
Chandelier & Pot Lights
His & Her's Double Walk-In Closet With Built-In Organizers

Master Ensuite

Custom-Designed Ceramic Tile Flooring
His & Her's Custom Built-In Double Vanities
Frameless Mirror With Wall Sconces
Built-In Cabinets With Mirrored Door
Limestone Countertop
Large Picture Window Overlooking Front Garden
Jacuzzi Deep Soaker Tub With Chandelier Above
Separate Walk-In Shower
Separate Water Closet With Toto Toilet And Bidet
Smooth Ceiling With Crown Moulding
Pot Lights

Second Bedroom

Hardwood Flooring
Vaulted Ceiling With Pot Lights
Custom Built-In Cabinetry And Desk
Walk-In Closet With Custom Built-In Organizers
Oversized Window Overlooking Front Yard

Third & Fourth Bedroom

Hardwood Flooring
Closet With Built-In Organizers
Ensuite Bathroom In Each Bedroom
Large Windows
Ceiling Light Fixtures
Smooth Ceiling With Pot Lights

Third & Fourth Bedroom Ensuite

Ceramic Tile Flooring
Marble Countertops
Frameless Mirror With Lightings
Soaker Tub & Shower
Toto Toilet
Smooth Ceiling With Pot Lights

Main Bathroom

Ceramic Tile Flooring
Ceramic Tile Feature Wall
Limestone Countertop
Frameless Mirror With Lightings
Soaker Tub & Shower
Toto Toilet
Smooth Ceiling With Pot Lights

Second Floor Laundry

Ceramic Tile Flooring
Miele Front Load Washer
Miele Front Load Dryer
Custom Built-In Cabinetry
Folding Area
Smooth Ceiling With Pot Lights

Recreation Room

Engineered Prefinished Hardwood Flooring
Custom Built-In Cabinetry & Shelves
7.1 Surround Sound
Smooth Ceiling With Pot Lights

Exercise Room

Engineered Prefinished Hardwood Flooring
Natural Gas Fireplace
Built-In Wall Speakers
Smooth Ceiling With Pot Lights

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Features of 55 Arbour Dr, Oakville

Fifth Bedroom

Engineered Prefinished Hardwood Flooring
Large Window
Access To Bathroom
Walk-In Closet With Custom Built-In Organizers
Smooth Ceiling With Lighting Fixture

Sixth Bedroom

Engineered Prefinished Hardwood Flooring
Closet
Smooth Ceiling With Lighting Fixture

Lower Level Bathroom

Ceramic Tile Flooring
Limestone Countertop
Frameless Mirror With Lighting
Soaker Tub & Shower
Toto Toilet
Smooth Ceiling With Pot Lights

Storage Room

Ceramic Tile Flooring
Built-In Shelves
Cellar

Backyard

Tumbled Stone Flooring
Covered Porch With Ceiling Fan & Pot Lights
Natural Gas BBQ Hook-Up
Built-In Ceiling Speakers
6m X 12m Pool With Four Stone Sculptures
Tool Shed
Towering Tree Surrounded

Others & Mechanicals

Decorative Tall Baseboard Trim Throughout
Designed By Bill Hicks Custom Home
200 Amp Electrical Panel
Dual Furnaces And Air Conditioners
Automatic Humidifier
Four Sump-Pumps
Lots Of Storage Space
Separate Water Meter For Irrigation And Pool
Central Vacuum System
Irrigation System

Security Features

Rogers Home Security System
Remote Control & Connections
24 X 7 Central Monitoring Service
Wireless 2-Way Voice
Carbon Monoxide Monitoring
Live Video Streaming
Smoke/Fire Monitoring
Water Leak Monitoring
Automation Features
Lighting & Appliance Control
Thermostat Control Monitoring
Equipment Included:
4 Day/Night Exterior Security Cameras (HD With Motion Detection)
1 Touchpad
1 Weiser 916 Touchscreen Door Lock
1 Sercomm Sz-Dws08 Door/Window Sensor
2 Zen Thermostat
1 Glass Break Sensor
1 Water Leak Sensor
1 Carbon Monoxide Sensor
1 Smoke/Fire Sensor
1 LED Light Bulb Sengled

Upgrades

Carrier Air Conditioner
Freshly Painted In Kitchen, Master Bedroom, 2 Bedrooms & Powder Room
Swimming Pool Cover (2018)

Rental Items

Hot Water Tank - Reliance
The Buyers Assume Rogers Home Security System Plan.
- 24 Months Term Expiry Date: May 31, 2021, \$49.99/Month

Inclusions

All Built-In Appliances
All Electric Light Fixtures
All Window Coverings And Rods
Central Vacuum And Attachments
All Bathroom Mirrors
Garage Door Openers (3)
All Pool Equipment

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Features of 55 Arbour Dr, Oakville

地段

与安大略湖仅两栋房子相隔
安省顶级学区
开车5分钟至Maple Grove小学
开车6分钟至Oakville Trafalgar高中
开车7分钟至社区购物中心
可步行至湖边Edgemere和Chancery步道

外观

不规则占地143.99尺 X 189.42尺 (0.665英亩)
石头与木板外墙
沥青停车道可停8辆车
三车库带壁灯照明
石板小径通往有盖拱形门廊
室外檐下射灯照明

玄关/正门厅

超大单开实木门带侧窗透光
石灰华瓷砖地板镶嵌马赛克花砖图案
光滑天花板配有装饰石膏线
优雅水晶吊灯照亮门厅
射灯照明
装饰壁灯
两个超大双开门衣橱

客厅

实木地板
超大风景飘窗饱览前院美景
光滑天花板配有装饰石膏线
射灯 & 壁灯照明

餐厅

实木地板
超大风景窗饱览花园景色
水晶灯点亮用餐区
光滑天花板配有装饰石膏线
射灯照明
内置壁嵌扬声器

书房

实木地板
超大风景飘窗配有遮光帘
部分挑高屋顶
光滑天花板配有装饰石膏线
射灯照明

家庭厅

实木地板
21尺双层挑空屋顶
定制内嵌娱乐系统和橱柜
超大窗户俯瞰后花园
超大双层挑空窗户
双开法式门通往有盖后门廊
超大定制水晶吊灯
燃气壁炉镶边大理石
双层天花装饰石膏线
射灯照明
内置墙嵌扬声器
大理石吧台
内置水池和出水口

主厨式厨房

可加热大理石地砖
超大中央餐岛配早餐吧台
大理石台面 & 瓷砖防溅墙
定制白色橱柜
下沉式双盆料理池
定制油烟机罩
Wolf专业6炉头燃气灶
内嵌Sub-Zero双门冰箱
内嵌Wolf微波炉和烤箱
内嵌Miele洗碗机
第二个内嵌洗碗机
光滑天花板配有装饰石膏线
装饰吊灯组合照亮中央餐岛 & 射灯照明
内置墙嵌扬声器

早餐区

可加热大理石地砖
多扇大窗俯瞰后花园
可走出到后院门廊
光滑天花板配有装饰石膏线
水晶吊灯照亮餐桌 & 射灯照明

侧门厅 & 更衣室

瓷砖地板
衣橱内内置定制储物柜
定制长座椅和挂衣钩、储物柜
射灯照明
内置冰箱
装饰圆窗

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Features of 55 Arbour Dr, Oakville

两件式洗手间

瓷砖地板
石灰石洗手台
无边框镜子带壁灯照明
射灯照明
Toto品牌坐便器

二楼连廊

实木地板
装饰铁艺栏杆
装饰圆窗
双门收纳柜
光滑天花板配有装饰石膏线
中央灯饰&射灯照明
俯瞰家庭厅

主卧

实木地板
舒适休憩区可走出到阳台
超大窗户俯瞰郁郁葱葱泳池后花园
装饰圆窗
天然气壁炉
光滑天花板配有装饰石膏线
水晶吊灯&射灯照明
双人走入式衣帽间内置收纳系统

主卧套内卫生间

瓷砖地板极具设计感
双人定制洗漱台
无边框镜子带壁灯照明
内置镜门化妆品柜
石灰石台面
超大风景窗饱览前院美景
冲浪浴缸配有水晶灯饰照明
独立走入式淋浴房
独立坐便器和洗浴盆
光滑天花板配有装饰石膏线
射灯照明

次卧

实木地板
教堂式斜屋顶镶嵌射灯照明
定制内嵌式学习桌和书架
走入式衣帽间内置收纳系统
超大风景窗饱览前院美景

三卧 & 四卧

实木地板
衣橱内置收纳系统
各自有独立套内卫生间
超大窗户
中央灯饰照明
光滑天花板内嵌射灯照明

三卧 & 四卧套内独立卫生间

瓷砖地板
大理石台面
无边框镜子带壁灯照明
浴缸 & 淋浴
Toto品牌坐便器
光滑天花板配有装饰石膏线

二楼公共卫生间

瓷砖地板
瓷砖墙面
石灰石台面
无边框镜子带壁灯照明
浴缸 & 淋浴
Toto品牌坐便器
光滑天花板内嵌射灯照明

二楼洗衣房

瓷砖地板
Miele前置式洗衣机
Miele前置式烘干机
定制橱柜
衣物折叠台
光滑天花板内嵌射灯照明

地下室影音娱乐厅

工程木地板
定制橱柜
环绕立体音响系统布线
光滑天花板内嵌射灯照明

休闲健身房

工程木地板
天然气壁炉
内置墙嵌扬声器
光滑天花板内嵌射灯照明

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Features of 55 Arbour Dr, Oakville

五卧

工程木地板
超大窗户
独立门可通往卫生间
走入式衣帽间内置收纳系统
光滑天花板安装灯饰照明

六卧

工程木地板
衣橱
光滑天花板安装灯饰照明

地下室卫生间

瓷砖地板
石灰石台面
无边框镜子带壁灯照明
浴缸 & 淋浴
Toto品牌坐便器
光滑天花板内嵌射灯照明

储藏室

瓷砖地板
内置置物架
冷库

后院

石板地砖
有盖玄关配有风扇和射灯
天然气BBQ炉子
内置天花扬声器
6米x12米可加热盐水游泳池带有4个装饰雕塑
工具屋
参天巨树环绕

其他 & 设备

装饰高地脚线通铺全屋
房屋设计公司Bill Hicks Custom Home
200安培配电箱
两台暖炉和两台空调
自动加湿器
四个抽水井
超大储存空间
独立计量花园喷淋和泳池的水表
中央吸尘系统
花园喷淋系统

安全设备

Rogers家庭安保系统
远程控制连接系统
7天24小时中央警报系统
无线双声安保系统
一氧化碳警报器
实时监控录像
烟雾警报器
漏水警报器
智能设备
智能灯具和家电控制
智能温控器
设备包括
4个全天室外安保摄像头(高清动作探测)
1个触控面板
1个触控门锁
1个门窗感应器
2个智能温控设备
1个破窗感应器
1个漏水感应器
1个一氧化碳警报器
1个烟雾警报器
1个LED射灯灯泡系统

升级

新换Carrier品牌空调
部分墙面新刷涂料(厨房, 主卧, 两个次卧, 一楼卫生间)
泳池盖子(2018)

租赁物品

热水炉
Rogers家庭安保计划
- 24个月租期到2021年5月31日, 每月\$49.99

包含在交易中的物品

所有家电
所有电子灯饰
所有窗帘
中央吸尘系统及配件
所有卫生间镜子
3个车库门远程遥控器
所有泳池设备



55 Arbour Dr

Oakville, ON

HOODQ ADDRESS REPORT™

Elite3 Team
905.270.3333
theelite3team.com



SCHOOLS

With excellent assigned and local public schools near this home, your kids will get a great education in the neighbourhood.



Maple Grove PS

Designated Catchment School
Grades PK to 8
288 Maple Grove Dr

École EJ James PS

Designated Catchment School
Grades 2 to 8
338 Cairncroft Rd

ÉÉ du Chêne

Designated Catchment School
Grades PK to 6
150 Ridge Dr

Oakville Trafalgar HS

Designated Catchment School
Grades 9 to 12
1460 Devon Rd

ÉS Gaétan Gervais

Designated Catchment School
Grades 7 to 12
1055 McCraney St E

PARKS & REC.

This home is located in park heaven, with 4 parks and 5 recreation facilities within a 20 minute walk from this address.



Chancery Promenade

Chancery Lane W



1 min

Charnwood Park

183 Charnwood Drive



6 min

Carrington Promenade

Carrington Pl



7 min

FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds
2 Trails

1 Sports Field

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 5 minute walk away and the nearest rail transit stop is a 56 minute walk away.



Nearest Rail Transit Stop

Oakville GO



Nearest Street Level Transit Stop

Lakeshore Rd East +
Kingsford Pl



5 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 10.64km.



Halton Healthcare - Oakville Trafalgar Memorial Hospital

3001 Hospital Gate



Fire Station

2264 Cornwall Road



Police Station

95 Oak Walk Drive

CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.



Coffee



Grocery



Gas Station

HoodQ

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HOODQ SCHOOL REPORT™

55 Arbour Dr
Oakville, ON

PUBLIC SCHOOLS

Your neighbourhood is part of a community of Public Schools offering Elementary, Middle, and High School programming.

Maple Grove PS

Designated Catchment School
Grades PK to 8
288 Maple Grove Dr

ÉÉ du Chêne

Designated Catchment School
Grades PK to 6
150 Ridge Dr

ÉS Gaétan Gervais

Designated Catchment School
Grades 7 to 12
1055 McCraney St E

École EJ James PS

Designated Catchment School
Grades 2 to 8
338 Cairncroft Rd

Oakville Trafalgar HS

Designated Catchment School
Grades 9 to 12
1460 Devon Rd

ALTERNATIVE & SPECIAL SCHOOLS

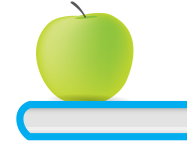
Nearby alternative and special education schools include:

Thomas Merton Centre for Continuing Education

Grades 9 to 12, Adult
171 Speers Rd

Brian J Fleming Adult Learning Centre

Grades 9 to 12
870 Queen St W



CATHOLIC SCHOOLS

Your neighbourhood is part of a community of Catholic Schools offering Elementary, Middle, and High School programming.

St Vincent Catholic ES

Grades PK to 8 (Assigned)
1280 Braeside Dr

ÉÉC Sainte-Marie-Oakville

Grades PK to 8 (Assigned)
336 Maurice Dr

St Thomas Aquinas CSS

Grades 9 to 12 (Assigned)
124 Dorval Dr

ÉSC Sainte-Trinité

Grades 7 to 12 (Assigned)
2600 Grand Oak Trail

PRIVATE SCHOOLS

The private schools nearest to you are:



Clanmore Montessori School

Grades PK to 8
2463 Lakeshore Rd E

Chisholm Academy

Grades 7 to 12
1484 Cornwall Rd

Dearcroft Montessori School

Grades PK to 8
1167 Lakeshore Rd E

John Knox Christian School

Grades PK to 8
2232 Sheridan Garden Dr



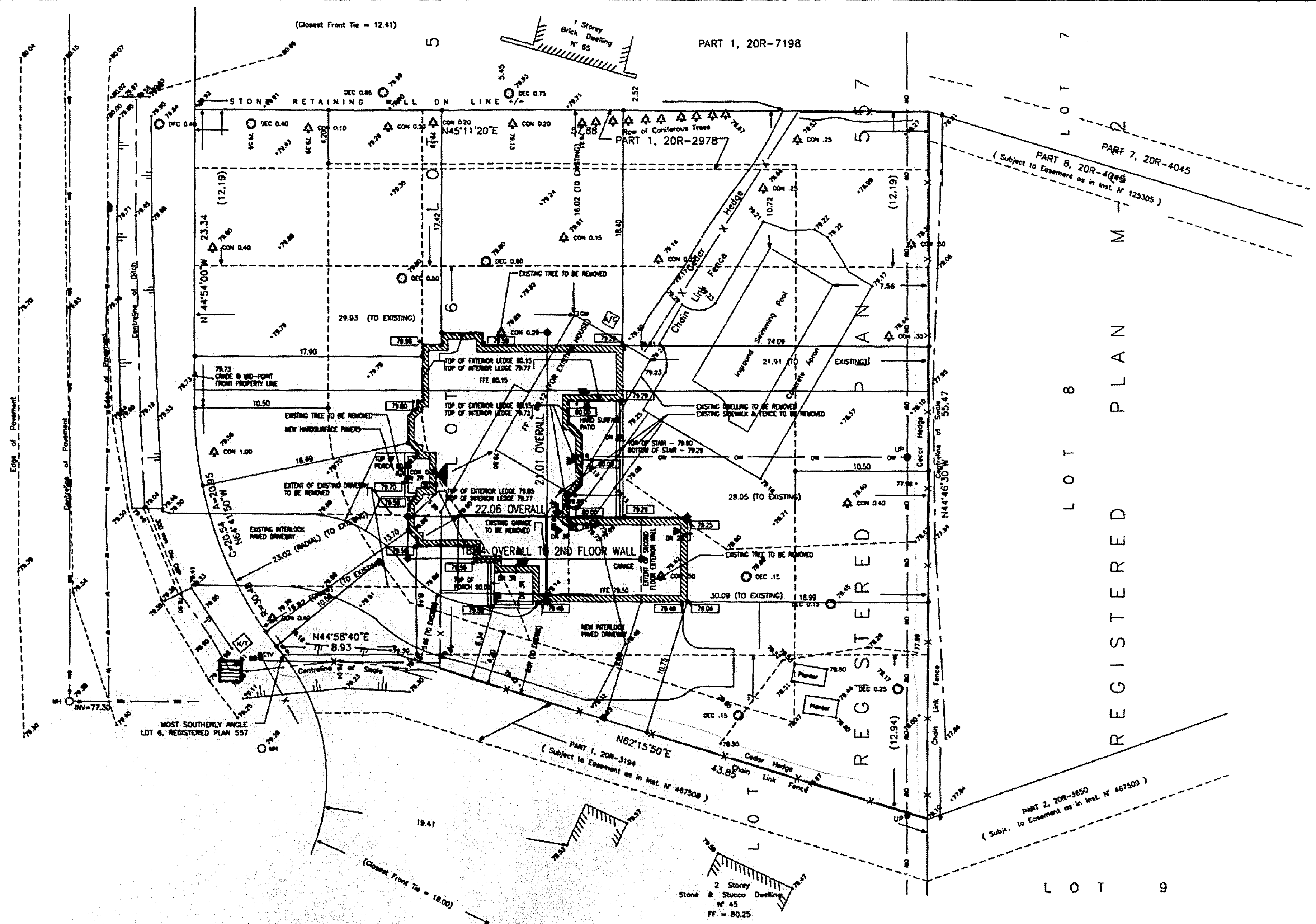
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LOT 6, PART OF LOTS 5 AND 7, REGISTERED PLAN 557
55 ARBOUR DRIVE

	METRIC	IMPERIAL
TOTAL LOT AREA	2692.756	28,985
LOT FRONTAGE	44.72	146.7'
PROPOSED GROUND FLOOR AREA	236.802	2,549
PROPOSED SECOND FLOOR AREA	190.259 172.53 427.061 427.371	2,048 2,022 4,597 4,622
PROPOSED GROSS FLOOR AREA	427.061	4,597
GARAGE FLOOR AREA	55.833	601
MAXIMUM BUILDING ROOF MID POINT HEIGHT	7.500	24.61'
PROPOSED BUILDING ROOF MID POINT HEIGHT	6.74	22' 1 1/2"
MAXIMUM BUILDING ROOF RIDGE HEIGHT	9.000	29.53'
PROPOSED BUILDING ROOF RIDGE HEIGHT	9.000	29'-6 1/4"
MAXIMUM COVERAGE / LOT RATIO 30%	807.827	8,696
PROPOSED COVERAGE / LOT RATIO 11.4%	306.663	3,301
MAXIMUM G.F.A. / LOT RATIO 26%	700.117	7,536
PROPOSED G.F.A. / LOT RATIO 15.8%	427.061 427.371	4,597 4,622

TOWN OF OAKVILLE
ZONING DEPARTMENT
PERMIT APPLICATION
Approved by: Kevin Wood
Date: 04/19/2000

TOPOGRAPHIC SKETCH OF
LOT 6 AND
PART OF LOTS 5 AND 7
REGISTERED PLAN 557
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

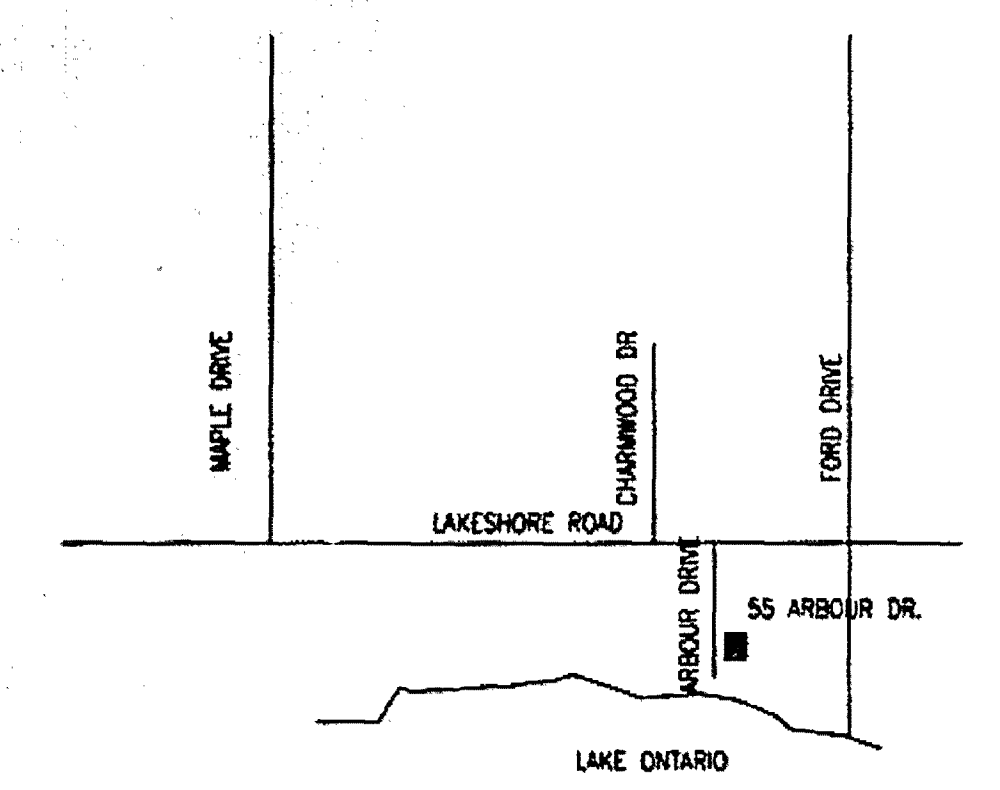


- VERIFIED IN THE FIELD.
- MH DENOTES MANHOLE
 - BP DENOTES BELL PEDISTAL
 - UP DENOTES UTILITY POLE
 - A/C DENOTES AIR CONDITIONING UNIT
 - H/T DENOTES HYDRO TRANSFORMER
 - CTV DENOTES CABLE TELEVISION PEDISTAL
 - W- DENOTES UNDERGROUND WATERMAIN
 - OW- DENOTES OVERHEAD WIRE(S)
 - CON 0.15 DENOTES CONIFEROUS TREE (0.15 m DIAMETER)
 - DEC 0.15 DENOTES DECIDUOUS TREE (0.15 m DIAMETER)
 - FF DENOTES FINISHED FLOOR ELEVATION

GROUND FINISHED FLOOR	80.15
BASEMENT FINISHED FLOOR	77.27
TOP OF FOUNDATION WALL	79.77
UNDERSIDE OF FOOTING	76.97
ROOF PEAK	88.73
ROOF MID-POINT	86.47

Town of Oakville
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DRAWINGS ON SITE AND REPORT ANY
DISCREPANCIES TO THE ARCHITECT PRIOR
TO PROCEEDING WITH ANY OF THE WORK.

REF.	DATE	ISSUED FOR:
1	07.14.99	COMMITTEE OF ADJUSTMENT
2	08.18.99	review by grading engineer
3	09.10.99	ISSUED FOR BUILDING PERMIT
4	11.23.99	BUILDING PERMIT RE-SUBMISSION

REF.	DATE	DESCRIPTION:
11.23.99		BASEMENT HEIGHT, REINFORCING SPECIFICATION, FLOOR DESIGN, GRASSES & GENERAL REVISIONS

HP Hicks-Pettes Architects Inc.
345 Lakeshore Road East, Suite 400
Oakville, Ontario, L6L 1J5
website: www.hicks-pettes.com
office: (905) 339-1212
architects inc. fax: (905) 339-1214

CLIENT
ROBERTS RESIDENCE

ADDRESS: 55 ARBOUR DRIVE
CITY: OAKVILLE, ONTARIO
DRAWING TITLE:
SITE PLAN

drawn: VRP	CHECKED:
DATE: AUG. 1999	DATE:
SCALE: 1:200	JOB NO.
ISSUED:	SHEET NO.
DATE:	SP1