



Together, for better!

一份信任，三份回报！



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
环绕立体声音响系统布线
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