



Features of 2419 Sylvia Dr, Oakville

Upgrades & Others

2018 - New Roof
2018 - Professionally Finished Walk-Out Basement
2018 - Tankless Water Heater (Rental)
2018 - Large Custom Shed
2018 - Custom 4k Home Theatre Projector With Hideaway Screen
2018 - New 8ft Kitchen French Door Leading To Deck
2017 - Backyard French Drain Professionally Installed Running Along The Back Fence Line To Drive Water Away From The Foundation
2015 - 5 Security Cameras Installed On The Exterior Of The House
2011 - Professionally Finished Composite Waterproof Deck With Glass Railings & Stairs & Natural Gas BBQ Hookup
Large Custom Upgraded Kitchen Cabinets With Undercount Fluorescent Lighting
Upgraded Granite Kitchen Countertops With Matching Backsplash
Upgraded Light Fixtures & Trim Casings Throughout
Custom Window Treatments & Decorative Rods Throughout
2 Custom Gas Fireplaces
Main Floor Foyer Decorative Wall

Exterior

Lot Size 41.99' X 111.55'
Stone & Stucco Plaster Exterior
Double Door Garage With Wall Sconces
Private Asphalt Driveway Fits 2 Cars
Garage Access To Laundry Room
Covered Front Porch Sitting Area With Fence & Columns
Second Floor Decorative Balcony

Foyer

Open To Above Cathedral Ceiling With Chandelier
Ceramic Tile Flooring
Double Door Entrance With Large Window Above
Decorative Wall Feature
Hardwood Staircase & Iron Railings
2-Storey Tall Windows Bring Sunshine

Office

Hardwood Flooring
Tray Ceiling With Chandelier
2 Tall Windows Bring Natural Light In

Dining Room

Hardwood Flooring
Tray Ceiling With Chandelier
Large Window With Roller Shades

Family Room

Hardwood Flooring
Tray Ceiling
Large Window With Roller Shades
Overlooking Backyard
Custom Gas Fireplace In Marble Look Accent Wall

Oversized Chef's Kitchen

Ceramic Tile Flooring
Large Window Overlooking Backyard
Large Custom Upgraded Kitchen Cabinets
Undermount Fluorescent Lighting
Upgraded Granite Kitchen Countertops
Matching Granite Backsplash
Large Central Island With Built-In Wine Rack
Smooth Ceiling With Contemporary Pendant Light Over Island
Stainless Steel Undermount Double Sinks
Stainless Steel Appliances
Built-In 6-Burner Gas Cooktop
Built-In Microwave Wall Oven
Built-In French Door Fridge

Breakfast Area

Ceramic Tile Flooring
Smooth Ceiling With Contemporary Pendant Light
8 Ft French Door Walk-Out To Deck



Features of 2419 Sylvia Dr, Oakville

Powder Room

Ceramic Tile Flooring
Window
Pedestal Sink With Mirror
Chandelier

Laundry Room

Ceramic Tile Flooring
Window With Custom Shades
Custom Upper Cabinets & Laundry Vanity
Washer And Dryer
Access To Garage

Master Bedroom

Broadloom
2 Large Windows Overlooking Backyard
Background Feature Wall With Wainscoting
Smooth Ceiling With Chandelier
Large Walk-in Closet With Organizers Systems
5pc Ensuite Bathroom

Master Ensuite

Ceramic Tile Flooring
3 Windows Surrounded
Chandelier
Furniture Style Double Vanities
Mirrors With Wall Sconces
Built-in Soaker Tub
Separate Walk-In Glass Shower Room

2nd & 3rd Bedroom

Broadloom
Chair Rail Mouldings
Multiple Large Windows With Custom Shades
Football Style Pendant Light
Double Door Closet
Sharing 5pc Jack & Jill Bathroom

Jack And Jill Bathroom

Ceramic Tile Flooring
Furniture Style Double Vanities
Large Frameless Mirror With Wall Sconces
Separate Room With Window, Toilet, Soaker Tub & Shower

4th Bedroom

Broadloom
Large Window
Chandelier
Double Door Closet
Direct Access To Main Bathroom

Second Floor Main Bathroom

Ceramic Tile Flooring
Window With Custom Shades
Furniture Style Vanity
Mirror With Wall Sconces
Soaker Tub & Shower

Professionally Finished W/O Basement

Laminate Flooring Throughout
Multiple Large Windows Surrounded
9Ft Smooth Ceiling With Pot Lights
Spray Foam Insulation
Built-In Speakers
Large Patio Doors Walk-Out To Backyard

Custom Wet Bar

Kitchen Peninsula/ Bar With Quartz Waterfall Countertop
Custom Kitchen Cabinets With Wall-mount Shelves
Built-In Miele Coffee Machine & Fisher Paykel Oven
Two Drawer Dishwasher & Beverage Fridge

Home Theater

Custom Gas Fireplace In Contemporary Feature Wall
Custom Home Theatre Projector With 4K Hideaway Screen

Bathroom

Ceramic Tile Flooring
Furniture Style Vanity With Framed Round Mirror
European Walk-In Shower

Fenced Backyard

Professionally Finished Composite Waterproof Deck
With Glass Railings, Spiral Stairs lead To Lower Level
Natural Gas Bbq Hookup
Covered Back Patio Sitting Area
Large Custom Shed