



THE HARTSINK
TEAM



1432 Livingston Road

Oakville



Guiding you home with confidence









HOME IMPROVEMENTS & HIGHLIGHTS

2026

- New recreation room broadloom
- New cold storage room renovation with Trusscore PVC wall panels and Dry-core subfloor
- New fireplace/chimney liner being installed for family room gas fireplace

2025

- New LG stainless steel refrigerator

2024

- New high-efficiency Coleman gas furnace

2023

- Three new sliding doors
- New primary bedroom window
- New Trex composite balcony decking
- New glass balcony railings
- Ontario Hydro underground cable replacement on street
- City roadway resurfaced

2022

- New aggregate concrete front porch, steps, and curbs
- New paved driveway
- Exterior landscaping improvements
- New exterior electrical outlet
- New landscape lighting

2021

- New fencing
- New aluminum side gate

2019

- Attic insulation upgraded to R-50
- New backyard deck framing, decking, stairs, and helical pier footings

2017

- Complete family room renovation
- Complete office/4th bedroom renovation
- Hallway renovation with glass pocket doors

2016

- Full main floor renovation with open-concept redesign
- Custom kitchen renovation enhancements

- Smooth ceilings throughout main floor
- Crown moulding installation
- Pot lighting installation
- Oak wire-brushed hardwood flooring throughout main floor
- New oak staircase capping, railings, and spindles
- New oak wire-brushed hardwood flooring throughout upper level bedrooms and hallway
- New primary bedroom glass closet doors
- New bedroom and bathroom doors with oil-bronzed hardware

2015

- Complete custom kitchen renovation
- New stainless steel kitchen appliances
- Professionally installed exterior lighting system

2014

- Kassel steel roof with transferable 40-year warranty
- New Maytag central air conditioning system
- New direct vent hot water tank
- Refurbished primary bedroom balcony with glass railing enclosure
- Utility/storage room upgrades

2013

- Full laundry room renovation

2012

- Renovated 3-piece bathroom
- Renovated 2-piece ensuite bathroom
- Underground multi-zone sprinkler system installation
- Drip irrigation system for hanging baskets and planters
- Four exterior water outlets added around home

2010

- Complete basement/games room renovation
- Added Walltite Foam Insulation behind walls
- Dry-core subfloor installation
- Cork flooring installation

Note: The information contained herein has been provided by the home owner and is to be verified by the Buyer.

- New basement windows
- Wet bar installation
- Electric fireplace installation

2009

- Many windows replaced

2008

- Main bathroom renovation with custom cabinetry and cultured marble finishes
- Custom retractable awning installed over backyard deck

2007

- Full recreation room renovation
- Professional backyard landscaping completed

ADDITIONAL PROPERTY FEATURES:

- Premium pie-shaped ravine lot
- Direct gate access to Sheridan Valley Trail System
- Extensive professional landscaping
- Underground irrigation system with drip-feed lines
- Duro shed with hydro, interior and exterior lighting
- Built-in surround sound speakers in family room
- Multiple gas and electric fireplaces
- Hunter Douglas window coverings throughout much of the home
- Copper wiring
- Exceptional privacy backing onto Sheridan Valley greenspace and creek

SPECIAL NOTE - FOREST REJUVENATION PROGRAM:

In October 2025, the City completed a forest rejuvenation initiative throughout the Forests including behind the property to remove invasive Buckthorn vegetation and promote healthier long-term forest growth. While portions of the greenery were temporarily cleared, extensive replanting has been completed and the area is expected to mature beautifully over time.

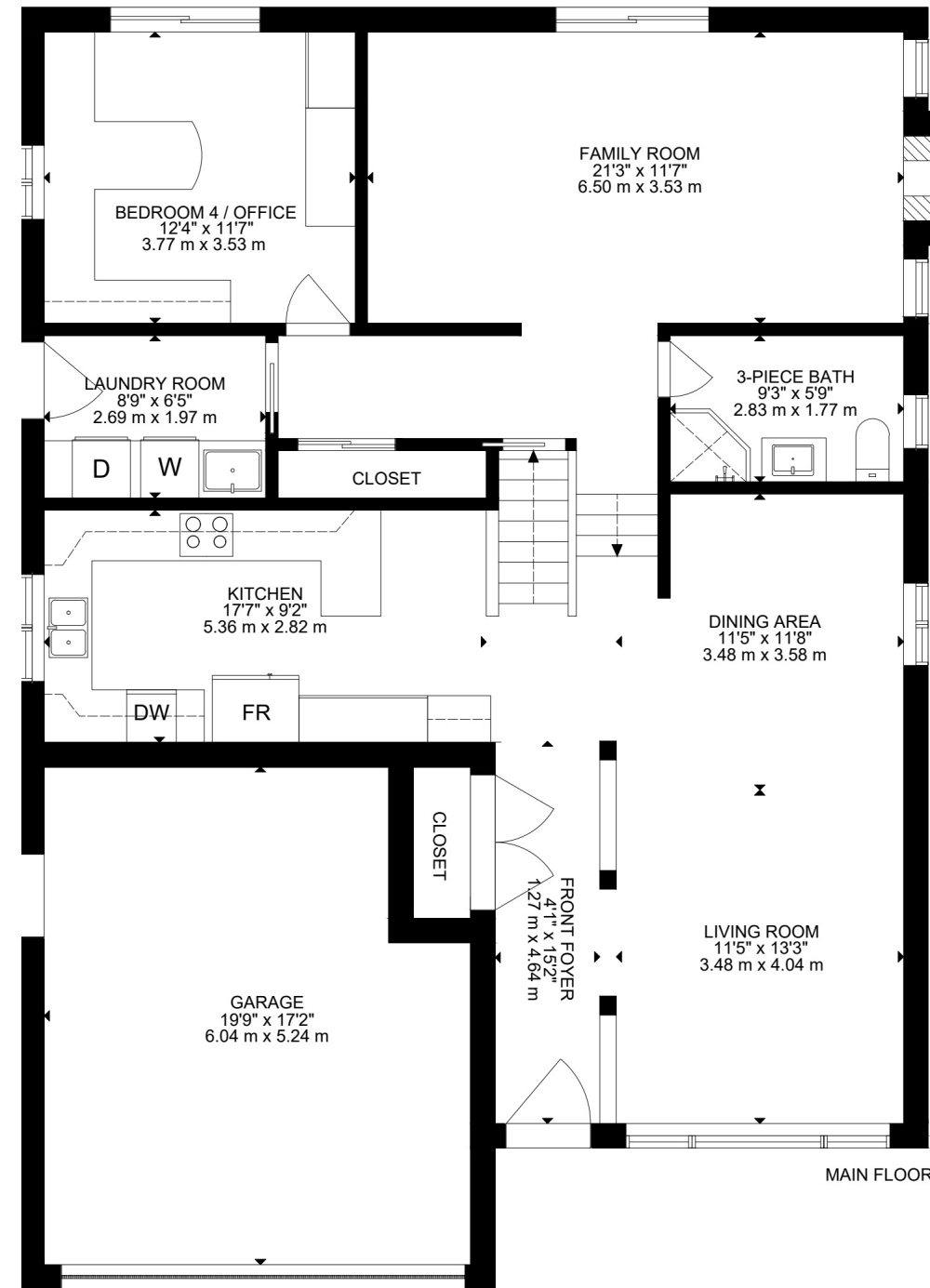
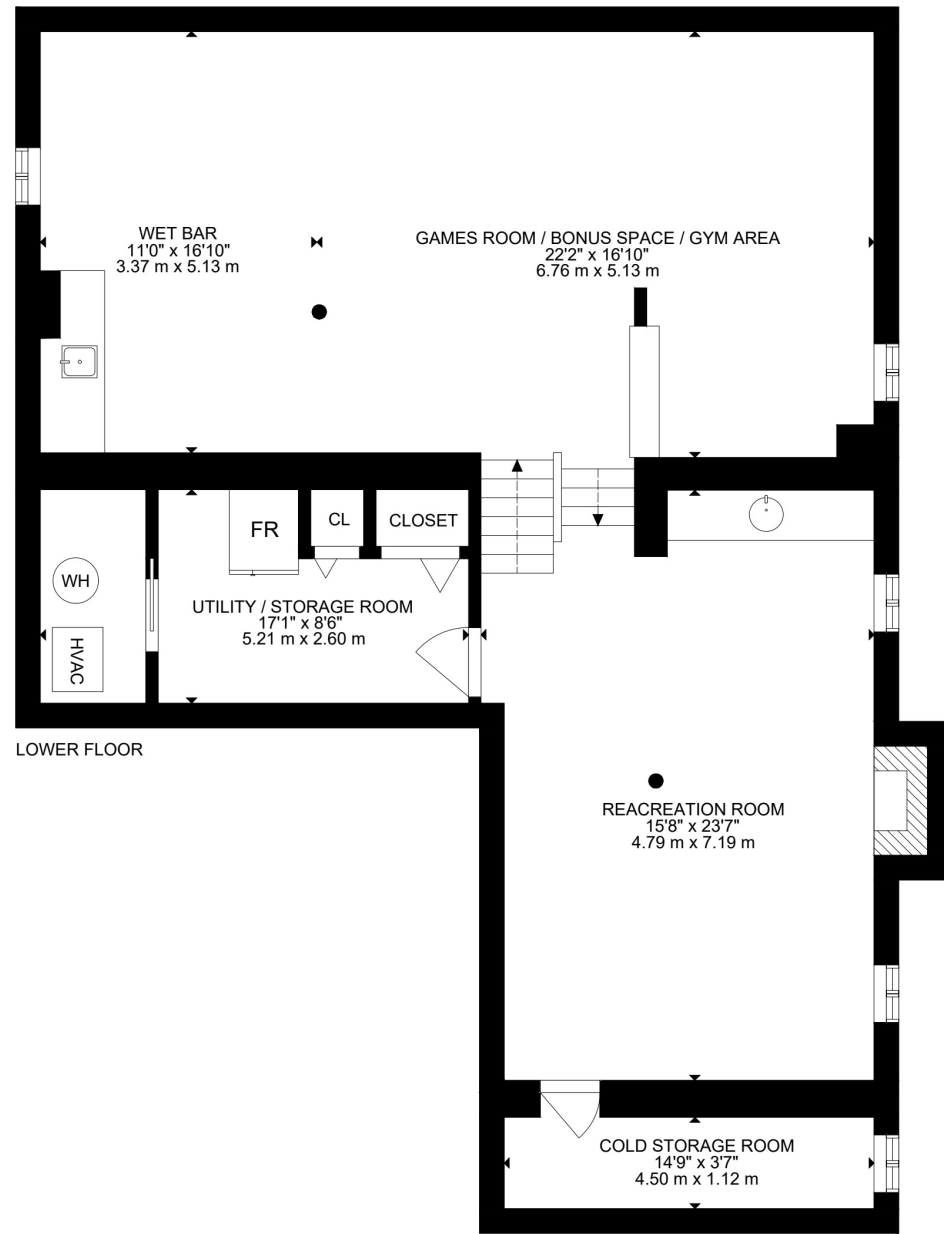


SCHOOLS

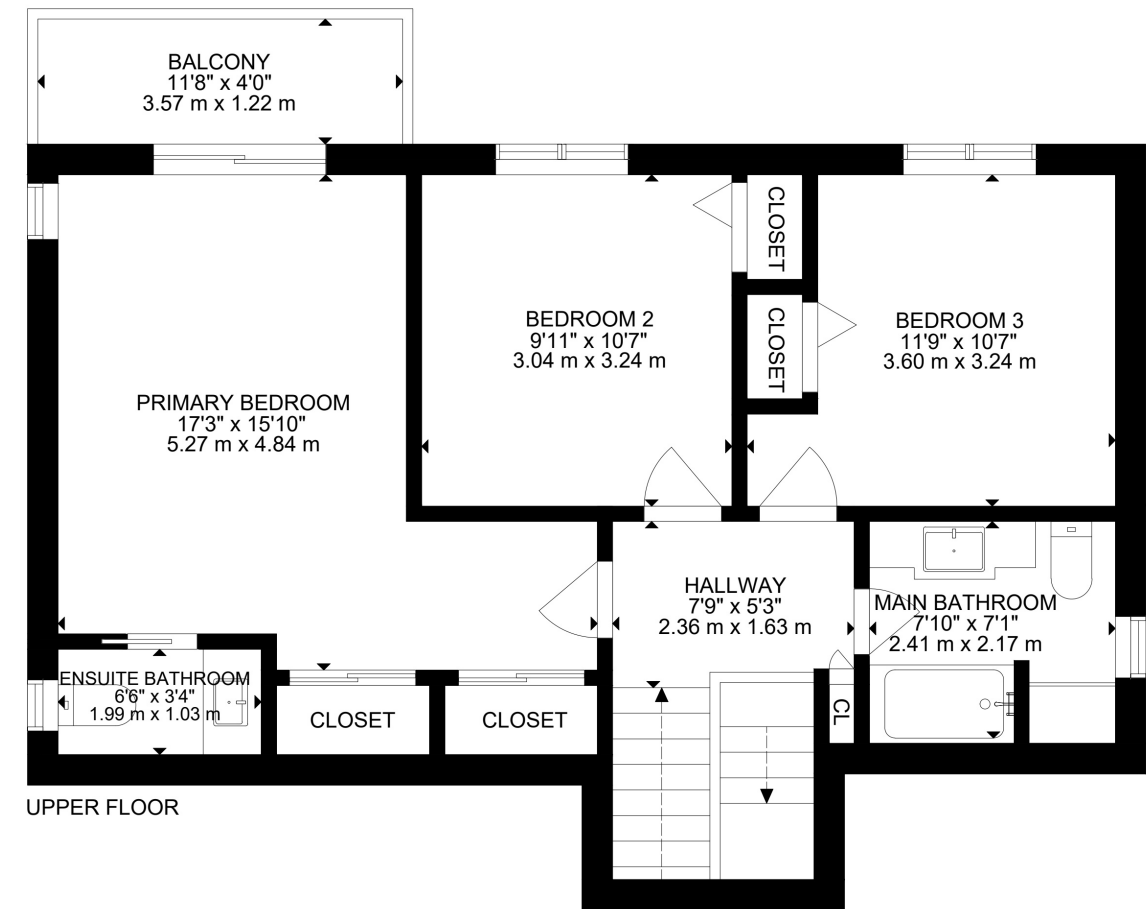
Halton District School Board		Halton Catholic District School Board	
ENGLISH			
JK- GR05	Sheridan Public School	JK - GR08	Holy Family School
JK - GR08	Falgarwood Public School	GR09 - GR12	Holy Trinity CSS
GR09-GR12	Iroquois Ridge High School		
FRENCH IMMERSION			
JK - GR06	ÉÉ du Chêne	JK - GR06	ÉÉC Sainte-Marie-Oakville
GR07 - GR12	ÉS Gaétan Gervais	GR07 - GR12	ÉSC Sainte-Trinité

School boundary information can be confirmed at:
<https://www.hdsb.ca/schools/find-local-school/>

FLOOR PLANS



FLOOR PLANS



HOUSE FEATURES

EXTERIOR

FRONT EXTERIOR

- Brick exterior
- Aluminum siding
- Concrete aggregate front porch, steps, and curbs
- Professionally landscaped perennial gardens with canyon rock accents
- Paved driveway

BACKYARD

- Large wooden deck with Helical Pier Metal Footings
- Professionally landscaped yard with black mulch throughout
- Fully fenced yard with two gates including aluminum side gate
- Backs directly onto Sheridan Valley greenspace and trail system with Direct Gate Access
- Exceptional privacy with no direct rear pedestrian traffic due to adjacent creek drop-off
- Duro shed with hydro, interior/ exterior lighting, and electrical outlet
- Professionally installed outdoor lighting system
- Underground Multi Zone sprinkler system with Drip-Feed System for Hanging Pots, 4 Hose Attachment outlets on every side of the house & a Rain Bird System for controller or app-controlled irrigation

INTERIOR

MAIN LEVEL

FRONT FOYER

- Hardwood flooring
- Flush mount lantern-style light fixture
- Open concept to living and dining areas
- Decorative glass front door insert with Oiled Bronze Hardware
- Double mirrored front closets

LIVING ROOM

- Hardwood flooring
- Crown moulding
- Pot lights with dimmers

- Large window overlooking front yard
- Decorative pillars and Hunter Douglas Duolite window accents

DINING ROOM

- Hardwood flooring
- Crown moulding
- Pot lights with Dimmers
- Oil-bronzed chandelier with Dimmer
- Side window with Hunter Douglas Duolite Window Coverings

KITCHEN

- Quartz countertops
- Tile/glass backsplash
- Crown moulding
- Pot lights with dimmers
- Two pendant lights above breakfast bar with Dimmers
- Soft-close cabinetry and drawers
- Under-cabinet lighting
- Glass cabinet inserts with interior lighting with Dimmers
- Wine storage cubbies/rack
- Pantry with pull-out shelving
- Spice drawers and Lazy Susan cabinetry
- Large window above sink overlooking side yard with Hunter Douglas Custom Window Coverings
- Blanco Silgranit double sink
- Open concept design overlooking living and dining areas
- Oak wire-brushed hardwood flooring
- Appliances:
 - Bosch stainless steel dishwasher
 - LG stainless steel refrigerator with water/ice dispenser
 - Panasonic built-in stainless steel 4 in 1 Microwave including Convection Oven
 - Samsung stainless steel Flex Duo Oven & Dual Convection electric stove/oven
 - Falmec stainless steel range hood

GROUND LEVEL

3 PIECE BATHROOM

- Glass stand-up shower with cultured marble/stone surround
- Tile flooring
- Crown moulding
- Pot lights
- Vanity lighting
- Window overlooking side/backyard

FAMILY ROOM

- Hardwood flooring
- Crown moulding
- Pot lights with dimmers
- Built-in surround sound speakers
- Gas fireplace with Marble Accent & Custom Mantle
- Built-in Custom Cabinetry with breathable Wire Door inserts for Equipment & Storage
- Large sliding door walkout to backyard deck with zebra blinds
- Two side windows with custom zebra blinds

BEDROOM 4/OFFICE

- Currently configured as a custom two-person office
- Hardwood flooring
- Ceiling fan with light fixture
- Pot lights with dimmers
- Sliding glass walkout to backyard deck with Blinds
- Custom built-in desk/workstation for two
- Quartz countertops
- Built-in cabinetry, file drawers and storage
- Under-cabinet lighting
- Built-In Bulletin Board
- Side yard window with blinds

LAUNDRY ROOM

- Tile flooring
- Crown moulding
- Built-in cabinetry with under-cabinet lighting
- Tile backsplash
- Laminate countertops
- Large stainless steel sink
- Clothing hanging rod area

HOUSE FEATURES

- Side door access to yard and garage
- Full bevelled glass pocket door
- Samsung stainless steel front-load washer
- Samsung stainless steel front-load dryer

UPPER LEVEL

HALLWAY

- Hardwood flooring
- Crown moulding
- Flush mount lantern-style light fixture

4 PIECE MAIN BATHROOM

- Jacuzzi tub
- Stone/cultured marble surround shower
- Custom built-in vanity with cabinetry and drawers
- Built-In Linen Closet
- Pot lights
- Tile flooring
- Crown moulding
- Window overlooking side yard

PRIMARY BEDROOM

- Hardwood flooring
- Crown moulding
- Ceiling fan with light fixture
- Walkout to private balcony overlooking backyard greenery
- His-and-hers mirrored double closets
- Hunter Douglas Window Coverings

2 PIECE ENSUITE BATHROOM

- Pocket door entry
- Tile flooring
- Crown moulding
- Vanity lighting F
- Flush mount light fixture
- Side yard window

BEDROOM 2

- Hardwood flooring
- Crown moulding
- Ceiling fan with light fixture
- Large window overlooking backyard
- Single closet

BEDROOM 3

- Hardwood flooring

- Crown moulding
- Ceiling fan with light fixture
- Window overlooking backyard
- Single closet

LOWER LEVEL

RECREATION ROOM

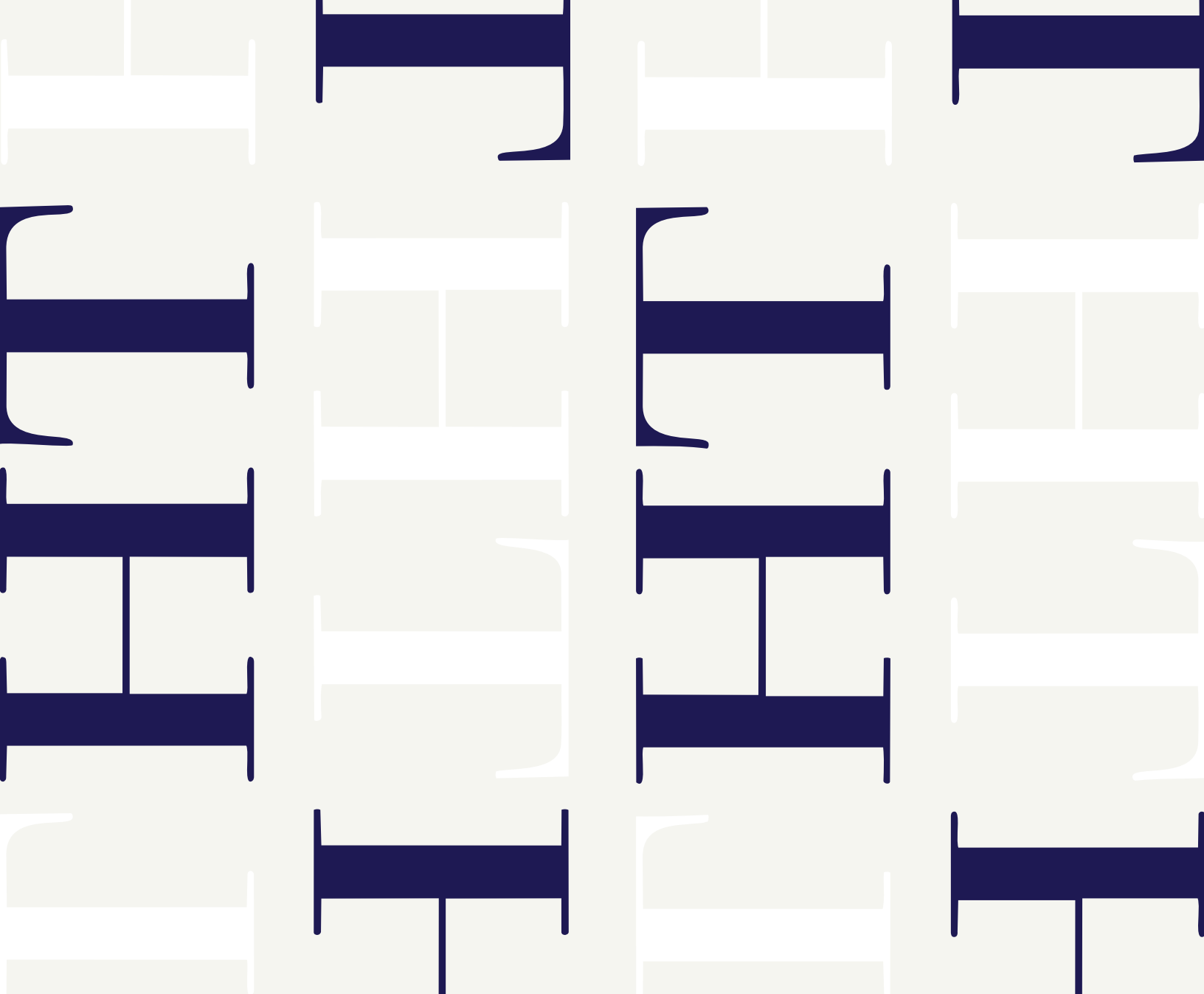
- Glass Pocket Door at Top of Stairs
- Broadloom flooring
- Chair Rail Moulding
- Pot lights with dimmers
- Wall sconce
- Gas fireplace with custom mantle
- Wet bar with mirrored wall, laminate countertop & Copper Sink
- Two windows overlooking side yard
- Access to cold cellar and utility/storage areas
- Custom floor-to-ceiling bookcases with Glass Doors

GAMES ROOM/BONUS ROOM / GYM

- Cork flooring
- Crown moulding
- Pot lights with dimmers
- Built-in electric Dimplex fireplace with remote
- Wet bar with sink, mirrored wall, and Quartz countertop
- Two windows overlooking side yard
- Additional entertaining and recreation space
- Includes a Multi-station home Gym & Pool Table
- Renovated Cold Room



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