



1220 Lambeth Road, Oakville

General

- Built 1965
- 3+1 Bed, 3 bath home
- Fully renovated 2021/2022
- Lot Size: 60' x 125'

Foyer

- Stylish slate tiling
- Vaulted ceiling
- Upgraded pendant lighting
- Custom built in closet with drawers
- Extra height ceilings

Living Room

- Open concept
- Neutral toned luxury vinyl
- Extra large bay window allowing for loads of natural light
- Custom zebra privacy blinds
- Pot lighting throughout

Kitchen

- Neutral toned luxury vinyl
- Extra large island with custom built in cabinetry and seating for 3
- Modern black quartz surfaces throughout
- Loads of custom storage
- Professionally refaced white cabinetry
- Stylish penny tile backsplash
- Sliding glass door to rear yard perfect for entertaining
- Upgraded pendant lighting
- Task lighting under cabinet
- LG stainless steel fridge 2022
- Bosch stainless steel dishwasher 2025
- Bosch stainless steel gas stove 2017
- Built in microwave cabinet
- Pot lighting
- Second window overlooking private rear yard

Dining Room

- Neutral toned luxury vinyl
- Large eat in dining area
- Updated pendant lighting
- Open concept to allow for easy entertaining

Primary Bedroom

- Neutral toned luxury vinyl
- Pot lighting
- Custom extra large built in closet and drawers on both sides of bedroom entrance
- Extra large windows overlooking private yard
- Fits king bed easily
- Electric fireplace (can be converted back to gas - already set up for that)
- Vaulted ceilings
- Upgraded designer pendant lighting
- Access to luxury ensuite

Ensuite - 3 Pc

- Large stylish tile flooring
- Floating single sink vanity with quartz surface
- Illuminated mirror
- Luxurious oversized glass shower with sleek curbless, walk-in entry
- Wall mounted make up mirror

Bedroom 2

- Neutral toned luxury vinyl
- Large window with custom zebra privacy blinds
- Custom built in closet with drawers
- Ceiling fan light fixture

Bathroom - 4 Pc

- Decorative tile flooring
- Large single sink vanity with quartz surface
- Large modern mirror
- Custom built in closet storage
- Skylight

Bedroom 3

- Neutral toned luxury vinyl
- Extra large custom built in closet with drawers
- Extra large window with custom zebra privacy blinds
- Fits larger furniture



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Lower Level

Bedroom 4/Office/Gym

- Neutral toned luxury vinyl
- Large windows with custom zebra privacy blinds
- Full-height wall featuring a custom-built closet and drawers

Bathroom - 3 Pc

- Easy care, large tile flooring
- Single sink vanity with decorative mirror
- Glass shower enclosure

Recreation Room

- Neutral toned luxury vinyl
- Pot Lights
- Double door entry for additional privacy
- Inside access to garage
- Tv wall mount
- Built in cabinetry
- Extra large windows with custom zebra privacy blinds

Laundry / Furnace Room

- LG top load washer 2012
- LG front load dryer 2012
- Laundry sink
- Wall mounted cabinets above washer/dryer

Utilities

- Furnace 2020 owned
- Hot water heater 2020 owned
- Air conditioning 2017

Exterior

- Professionally landscaped yard 2022
- Rear yard decking (composite) with privacy wall
- Natural gas BBQ connection
- Fencing 2024
- Newer shed
- Roof 2022
- Fascia, windows, stucco, eavestrough 2022

Extras

- Neutral toned, professionally painted throughout 2022
- Upgraded floor matching vents
- Basement painted 2024
- Pot lighting in hallway to bedrooms
- Front windows 2020
- Wainscotting throughout main common areas
- Tandem garage
- All custom closets 2021
- Extended storage/crawlspace under front stairs 2022