



CUSTOMIZED MORDERN FARMHOUSE

1477 DUNCAN ROAD

OAKVILLE, ON

WELCOME TO

1477 DUNCAN ROAD

SPECTACULAR CUSTOM-BUILT MODERN FARMHOUSE IN PRESTIGIOUS SOUTH-EAST OAKVILLE!
Situated on an exceptional 79' x 151' mature lot, this newly built luxury residence offers approximately 7,000 sq.ft. of beautifully designed living space across all levels, including an impressive walkout lower level. Thoughtfully designed for both elegant everyday living and grand-scale entertaining, the home features elevator access to all three levels, soaring ceiling heights, extensive natural stone finishes, and floor-to-ceiling windows throughout.

The stunning family room showcases a dramatic 23-ft feature wall, a 72-inch fireplace, and a breathtaking 20-ft floor-to-ceiling glass curtain wall. The designer kitchen is anchored by two oversized 12-ft islands, premium Sub-Zero and Wolf appliances, and a fully equipped chef's kitchen. All bedrooms feature private ensuites, while the walkout lower level offers a private wellness retreat complete with a sauna, steam room, jacuzzi, and future home theatre potential. Outdoors, bi-fold doors open to a covered porch overlooking the expansive backyard with the potential for a pool. Located moments from top-rated schools, parks, and the lake, this exceptional residence offers luxury, scale, and timeless design in the heart of South-East Oakville.

LISTING AGENT: SHAWN SUN

REAL ESTATE BROKER | OAKVILLE & GTA

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Property Highlights

4+2 TOTAL BEDS	8 BATHS	8 PARKINGS
2023 YEAR BUILT	7,000+ sq ft LIVING SPACE	79 x 151 LOT SIZE

\$5,690,000

LISTING PRICE





Main Floor

A breathtaking main level designed for both grand entertaining and everyday luxury. The 23-foot Family Room showcases floor-to-ceiling glass, heated floors, and a custom crystal chandelier inspired by the iconic Waldorf Astoria.

At the centre of the home, a chef-inspired kitchen features dual 12-foot islands, premium Sub-Zero & Wolf appliances, and a fully equipped spice kitchen. Expansive bi-folding doors create a seamless connection to the outdoor living space, while a commercial-grade double-opening elevator provides effortless access to every level.











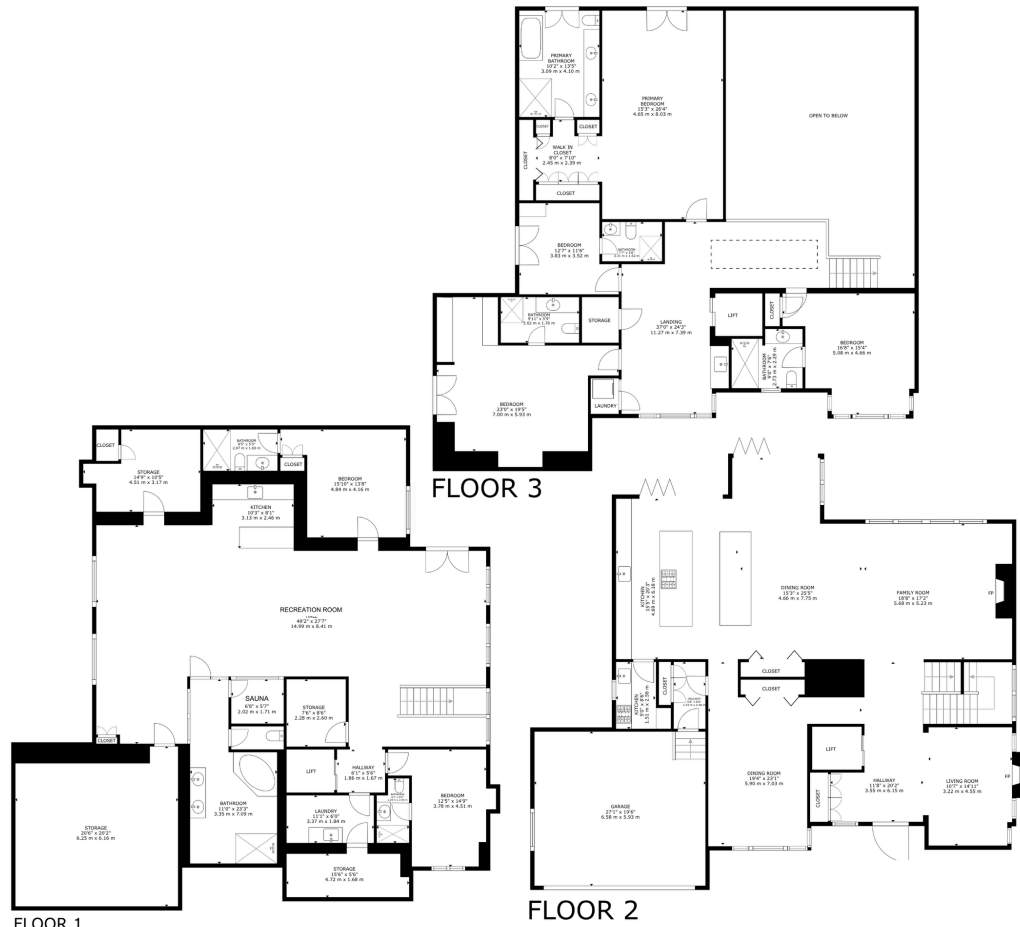
Second Floor

A spectacular skylit hallway, highlighted by a 26-foot by 7-foot architectural skylight, introduces a private second level designed for comfort and luxury.

The primary suite features a dedicated lounge area, an open-concept walk-in closet, and a spa-inspired ensuite finished with a dramatic Agate feature wall, heated floors, and full-height stone detailing. Floor-to-ceiling windows throughout the secondary bedrooms flood each space with natural light, while custom doors imported from Portugal, designer hardware, and heated bathroom floors elevate everyday living with exceptional craftsmanship and attention to detail.



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 2,872 sq. ft, 266 m², FLOOR 2: 1,960 sq. ft, 182 m²
 FLOOR 3: 2,142 sq. ft, 199 m², TOTAL: 6,974 sq. ft, 647 m²
 EXCLUDED AREA: GARAGE: 420 sq. ft, 39 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Neighbourhood



Morrison is one of South East Oakville's most prestigious luxury neighbourhoods, known for its mature tree-lined streets, oversized estate lots, and exceptional custom-built homes. Located just minutes from Downtown Oakville and Lake Ontario, the community offers a rare combination of privacy, exclusivity, and convenience.

Highly sought after by families, Morrison is home to some of Oakville's most respected schools, including Oakville Trafalgar High School, E.J. James Public School, Maple Grove Public School, and several top private institutions such as St. Mildred's-Lightbourn School and Linbrook School.

Residents enjoy easy access to Gairloch Gardens, Lawson Park, waterfront trails, golf courses, tennis clubs, Oakville Harbour, and Downtown Oakville's boutique shopping and dining. With its luxury homes, exceptional schools, and established neighbourhood character, Morrison remains one of the most desirable addresses in Oakville.

Property Features

Architectural Statement

- Newly built Modern Farmhouse in prestigious South-East Oakville
- Approx. 7,000 sq.ft. of finished living space across all levels
- Situated on a rare 79' x 151' mature lot
- Custom-designed with exceptional craftsmanship and luxury finishes throughout

Grand Main Floor Living

- 23-foot Family Room with floor-to-ceiling curtain wall
- Custom crystal chandelier inspired by New York's Waldorf Astoria
- Heated porcelain slab flooring throughout principal areas
- Commercial-grade double-opening elevator servicing all levels
- Floating staircase featuring Sahara Noir marble

Chef's Kitchen & Entertaining

- Dual 12-foot centre islands
- Premium Sub-Zero refrigeration columns
- Wolf appliance package
- Fully equipped commercial-style Chef's Kitchen
- Separate Spice Kitchen with professional-grade ventilation
- Custom BLUM cabinetry with Tip-On Blumotion hardware
- Full-width bi-folding doors opening directly to the outdoor terrace

Luxurious Private Retreats

- 26 ft x 7 ft skylight spanning the upper hallway
- Grand primary suite with dedicated lounge area
- Open-concept walk-in dressing room
- Spa-inspired ensuite featuring Agate stone feature wall
- Heated floors and full-height stone finishes
- Floor-to-ceiling windows in all secondary bedrooms

Wellness & Recreation Basement Level

- Walk-out lower level with approximately 2,388 sq.ft.
- 10-foot ceilings and floor-to-ceiling windows

Basement Level featuring:

- Spa
- Sauna
- Steam Room
- Jacuzzi

Secondary laundry room

- Future theatre room opportunity

Designer Finishes

- 10-foot custom solid wood pivot entry door
- Chevron-pattern porcelain slab flooring
- Natural Green Agate feature wall in powder room
- Custom interior doors and hardware imported from Portugal
- Italian bathroom hardware and custom vanities throughout

Exterior Features

- Modern Farmhouse exterior with imported Portuguese finishes
- Oversized 20-foot glass and aluminum garage door
- Exceptional backyard potential for a future resort-style outdoor oasis



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