

**1388 ACTON CRESCENT
OAKVILLE, ON, L6J 2S5**

Taxes: \$19,948 (2025)

Lot Size: 60 ft x 171.13 ft (irregular)

114.15 ft x 13.08 ft x 10.99 ft x 10.99 ft x 10.99 ft x 10.99 ft x 10.99 ft x 171.13 ft x 125.25 ft

Square Footage: 3,793 + 1,960

3,793 square feet + 469 square feet of garage, above ground

1,960 square feet in lower level

Floor plans available

Neighbourhood: Morrison

Top tier public, private, Catholic and French immersion schools: St. Mildred's, Linbrook, E.J. James, Oakville
Trafalgar, Maple Grove, St. Vincent, St Thomas Aquinas

Walkable to parks, shopping and schools, short drive to downtown Oakville

Easy access to major highways and Oakville GO station

Beautiful established, affluent neighbourhood with mature trees and gardens

Property Overview

Built in 2016

4 + 1 bedrooms

4 full bathrooms, 1 powder room

Backing onto serene creek

10' ceilings on main, except Foyer 21'3", lower and second level 9'

Custom floating staircases with glass railings

MAIN LEVEL

Foyer

- Two-storey (21'3")
- Built-in closet

Office

- Private, on main level
- Corner windows with view of front yard

Buyer & Buyer's Agent to confirm all details and measurements.

Dining Room

- Adjacent to Foyer
- Walk-through servery with wine fridge and sink

Great Room

- Custom built-ins, gas fireplace with stone surround
- Walnut wood accent wall
- Luxurious full height sliding doors with phantom screens
- Opens up to back deck

Kitchen

- Large island with sink and dishwasher
- Wolf 6-burner range
- Wolf double wall oven
- SubZero fridge
- Built-in Sharp drawer microwave
- Walnut detail on island and hood fan

Breakfast Area

- Luxurious full height sliding doors with phantom screens
- Opens up to back deck
- Spacious with room for family dining

Laundry

- Full size laundry room with sink and window to backyard
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Powder Room

- 2 piece bathroom

SECOND LEVEL

- Two skylights on upper landing and overlooking Foyer

Principal Suite

- Double walk-in closets
- Grand size with space for sitting area overlooking backyard
- Luxury 5pc ensuite bathroom with double sink, soaker tub, glass walk-in shower, heated floors

Bedroom #2

- Bright corner window
- 4-piece ensuite bathroom with heated floors

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Bedroom #3 & #4

- Walk-in closet
- Bright corner window
- Access to 6-piece shared ensuite bathroom with heated floors

LOWER LEVEL

- Oversized windows
- Ample storage

Recreation Room & Games Room

- Expansive room with built-in cabinetry
- Electric fireplace with stone surround

Gym / Bedroom

- Currently used as storage

Bathroom

- 3 piece bathroom with steam shower and heated floors

EXTERIOR

Extensively landscaped with patios and sitting areas
Automated irrigation system
Double car garage, custom outfitted with epoxy floor
Space for 10 cars on driveway

EXTRA

Built-in speaker system throughout the home
Smart home automated system with included tablets
Lutron lighting and motorized blinds
2 fireplaces (gas and electric)
Ecowater systems water softener, reverse osmosis and carbon filter
Two sump pumps (2)
Furnace and Air Conditioner (2016)
Metal and asphalt shingle roof (2016)

Inclusions

Wolf Gas Range and Oven, Range Hood, SubZero Fridge, Dishwasher, Microwave, Bar Fridge in Served, Washer & Dryer, All Existing Light Fixtures, All Existing Window Coverings, Existing Tablets for Home Automation, Garage Door Opener(s), Water Softener with Reverse Osmosis & Carbon Filter

Rental

Hot Water Heater

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