



GMT

2201

2201 Rochester Circle  
Oakville

## Welcome to 2201 Rochester Circle

Completely renovated bungalow in Bronte Creek. Everything done inside and out. Nothing to do but move in and enjoy. Immaculate condition. Tasteful stylish decor. Some of the highlights include the stunning custom kitchen, two laundry rooms, 500 bottle custom wine cellar, Anderson windows, European white oak hardwood floors, Hunter Douglas blinds, custom pavilion in the backyard and renovated garage with epoxy floors, slat wall and new doors.

### Updates:

Windows (2024), Insulation to R60 (2024), Fence (2023), Garage Doors and Floor (2023), Kitchen (2023), 3 Bathrooms (2023), Furnace and A/C (2021), All new Interior Doors and Hinges, New Pot Lights

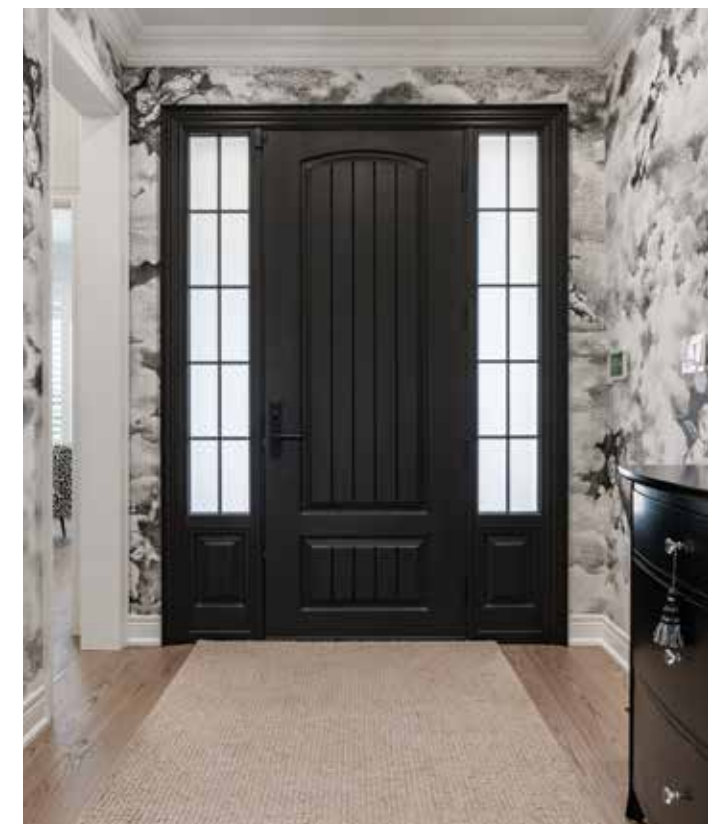
### THE GOODALE MILLER TEAM

Listing Agents: Brad Miller, Kieran McCourt & Andrew Kaye



## Property Highlights

BEDS	3+1
BATHS	4
LOT SIZE	56.05' x 100.29' x 43.20' x 100.28'
ABOVE GRADE	2,289.3 sq ft
TOTAL SQ FT	4,042.4 sq ft
TAXES	\$8,109 / 2026





## Main Level

Main floor living at it's finest. Quality materials beautifully co-ordinated and excellent workmanship. European white oak floors throughout. Stunning bright white custom kitchen with large island and quartz countertops. High-end appliance package. Great room with 2 storey vaulted ceiling and built-in cabinetry. Front office/bedroom.











## Primary Bedroom

Primary suite with luxurious ensuite with heated marble floor tiles, glass shower with bench and quartz tiles, custom vanity with two sinks.





## Second Level

The second level offers a third bedroom with full, beautifully finished new bathroom. Also, a loft/retreat that works well as a studio, office or family room. Attractive staircase with iron railing offers nice backdrop to the family room.



## Lower Level

Stellar finished basement with showpiece 500 bottle custom wine cellar, hidden craftsroom, home gym with rubber floor, rec room with built-ins, full bath with glass shower, 4th bedroom and second laundry.



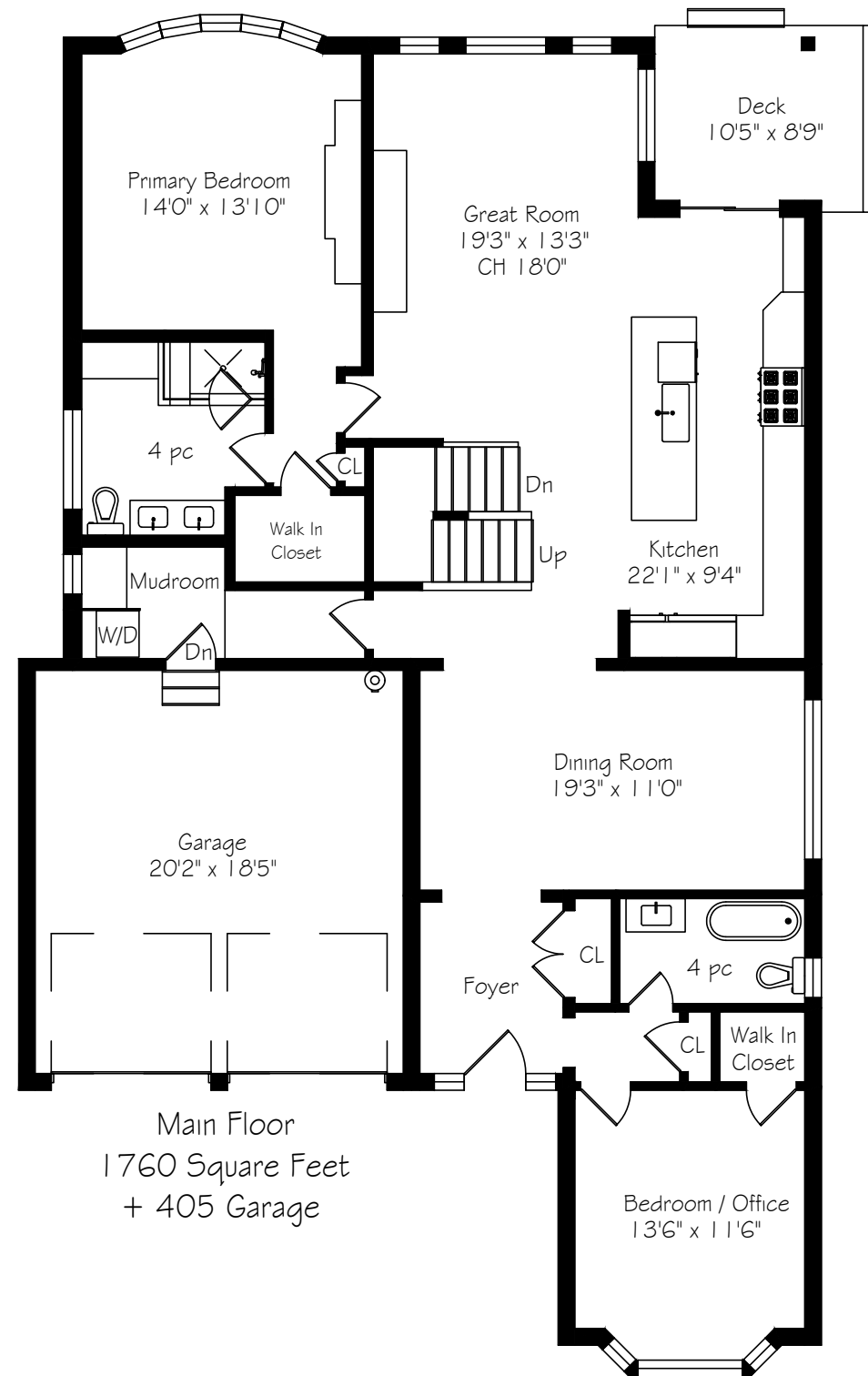




## Backyard

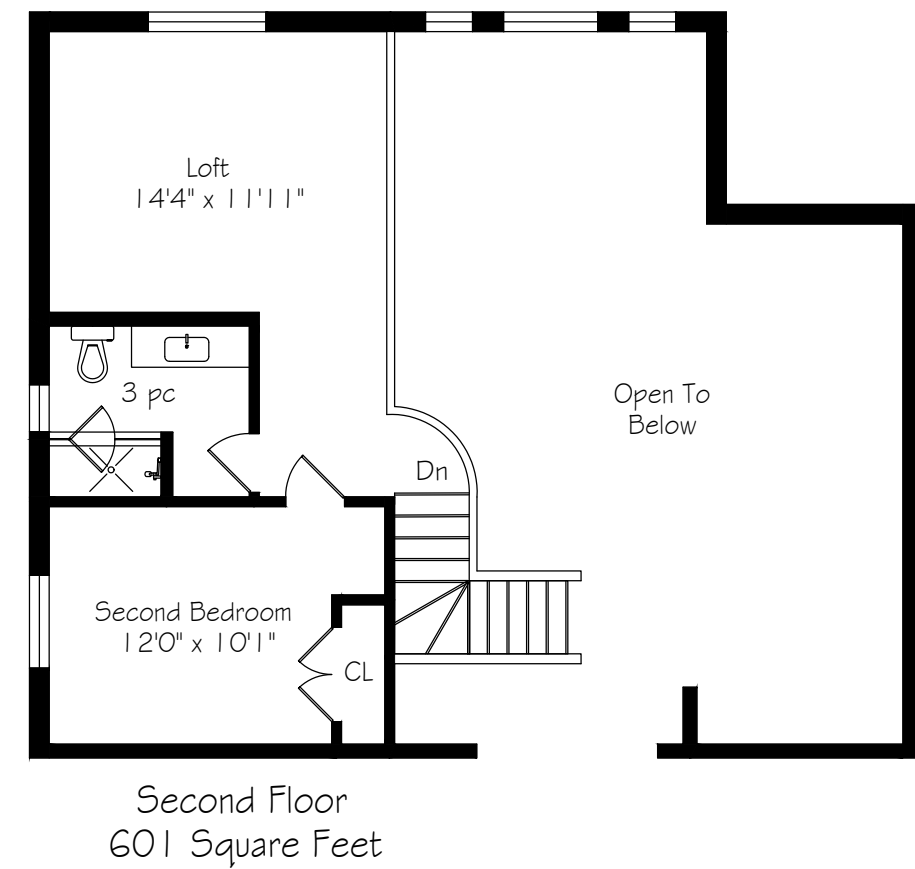
Fully landscaped low maintenance backyard. Gorgeous custom pavilion with Napoleon fireplace, just like a covered porch. Landscape lighting.

## Main Level Floor Plan



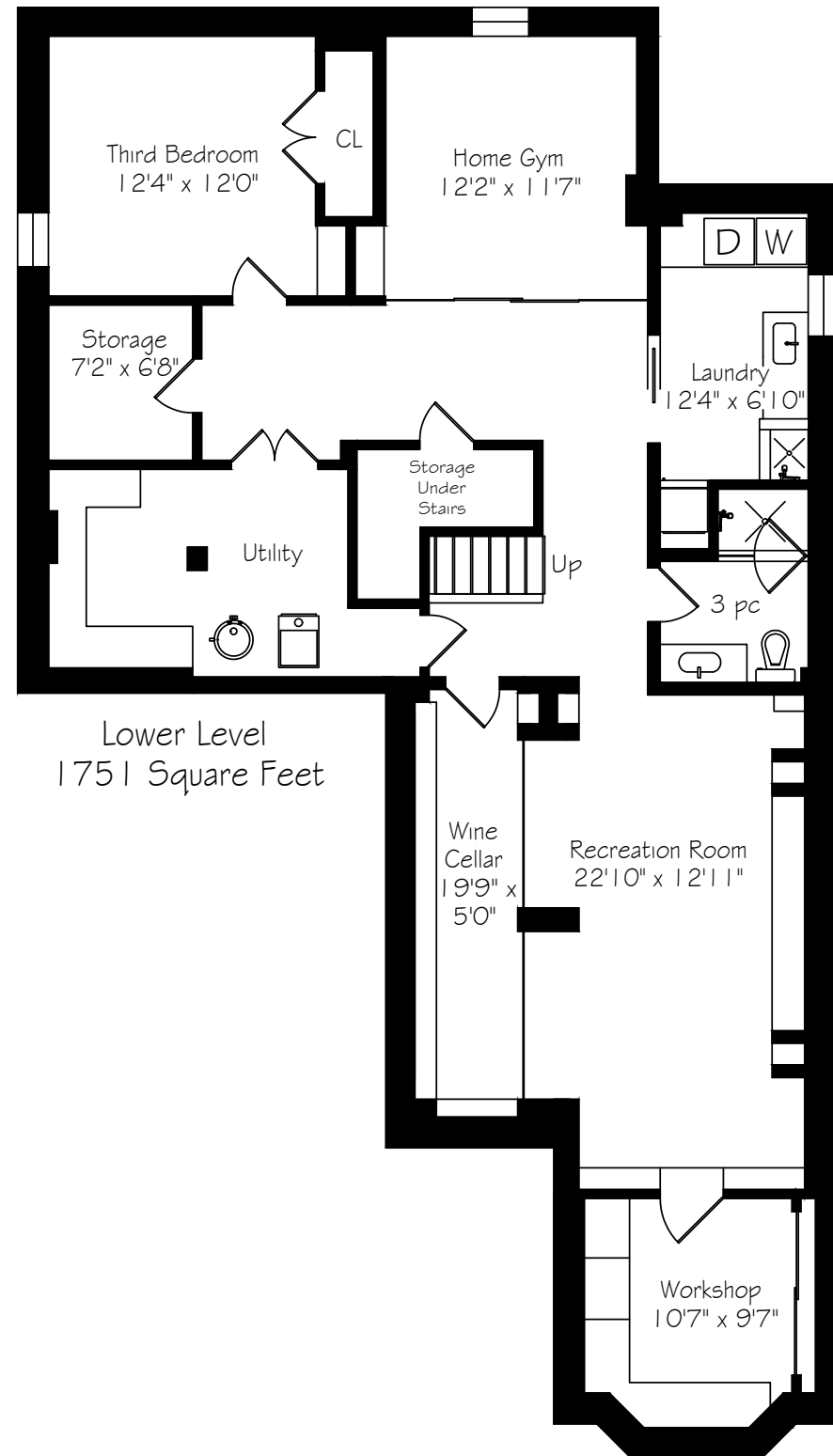
\*Room sizes should be considered approximate since measurements are subject to certification.

## Second Level Floor Plan



\*Room sizes should be considered approximate since measurements are subject to certification.

## Lower Level Floor Plan



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## About The Neighbourhood

Bronte Creek is a scenic community defined by its proximity to Bronte Creek Provincial Park. Newer homes, abundant green space and excellent access to highways make it a popular choice for those seeking both modern living and nature at their doorstep.

Life here offers the best of both worlds. Mornings might begin with a hike through Bronte Creek Provincial Park, while evenings bring neighbours together in quiet, tree-lined streets. The park itself is the community's gem, with year-round trails, wildlife and open fields that create a unique lifestyle experience.



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