



GoodaleMillerTeam
CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



272 Maple Grove Drive | Oakville



SPRAWLING BUNGALOW ON RARE 100’ x 250’ ESTATE LOT

An exceptional opportunity to own a sprawling estate in the heart of South East Oakville’s prestigious Morrison neighbourhood. Situated on a rare 100’ x 250’ lot, this stately bungalow with circular driveway offers over 6,300 square feet of finished living space in a setting that feels both secluded and serene. Surrounded by towering trees, lush landscaping, and thoughtfully designed outdoor living areas.

Inside, the home features an elegant, highly functional layout. At its center is the great room, where soaring 12-foot ceilings and oversized windows flood the main level with natural light and offers vistas of the surrounding gardens. This space flows seamlessly into the kitchen and dining areas, with hardwood floors and custom millwork.

The kitchen includes a generous island area and opens to a light-filled sunroom. Multiple garden walkouts creating a strong indoor-outdoor connection. A cozy main floor den provides excellent flexibility for today’s live/work lifestyle.

The primary suite is a peaceful retreat, complete with a large walk-in closet and a spa-like 5-piece ensuite. Three additional bedrooms on the main level offer privacy and space for family or guests.

The expansive lower level adds over 3,000 square feet of additional living space, ideal for multigenerational living or large-scale entertaining. It features a spacious recreation room, games area, home theatre, wine cellar, two additional bedrooms, sauna and plenty of storage. A separate oversized walk-up to the backyard enhances the potential for a private guest, in-law or nanny suite.

The backyard is a true sanctuary. A rare combination of scale, privacy and mature greenery. Professionally landscaped and immaculately maintained, the outdoor space offers stone terraces, multiple seating areas and lush perennial gardens visible from nearly every room in the house. A saltwater pool, hot tub, heated covered porch and canopy of mature trees create a resort-like ambiance.

Located in one of Oakville’s most coveted neighbourhoods, 272 Maple Grove Drive is surrounded by multi-million-dollar estates and top-rated schools. Minutes from the lake, downtown Oakville, GO Transit and major highways.

Whether you choose to enjoy the home as-is, renovate, or build your dream estate, this exceptional property presents a rare and versatile opportunity in one of Oakville’s most desirable locations.



FOYER & DINING ROOM

DEN & SUNROOM





KITCHEN

KITCHEN



GREAT ROOM

MUDROOM/PANTRY & LAUNDRY ROOM



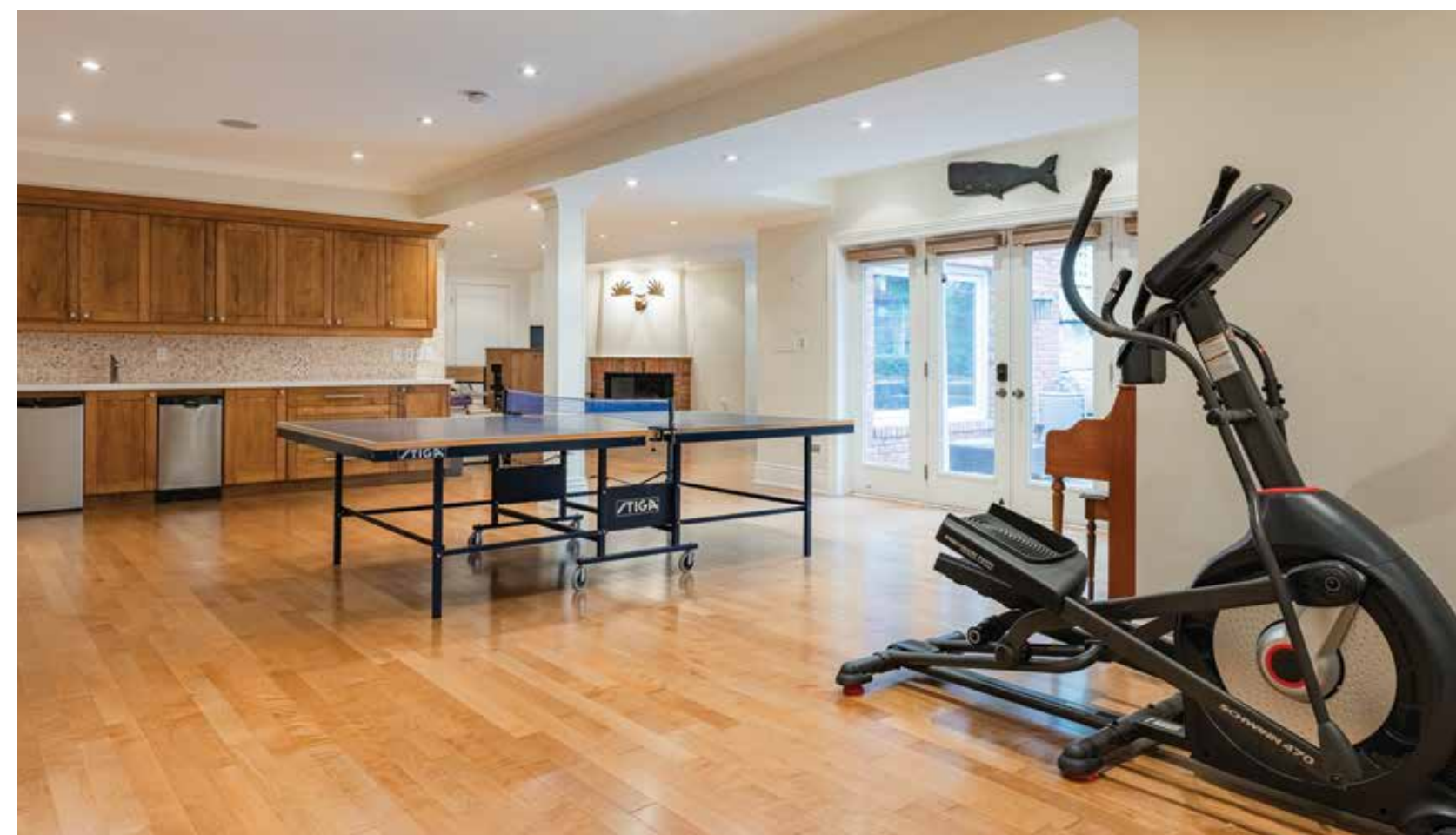
PRIMARY BEDROOM

PRIMARY ENSUITE



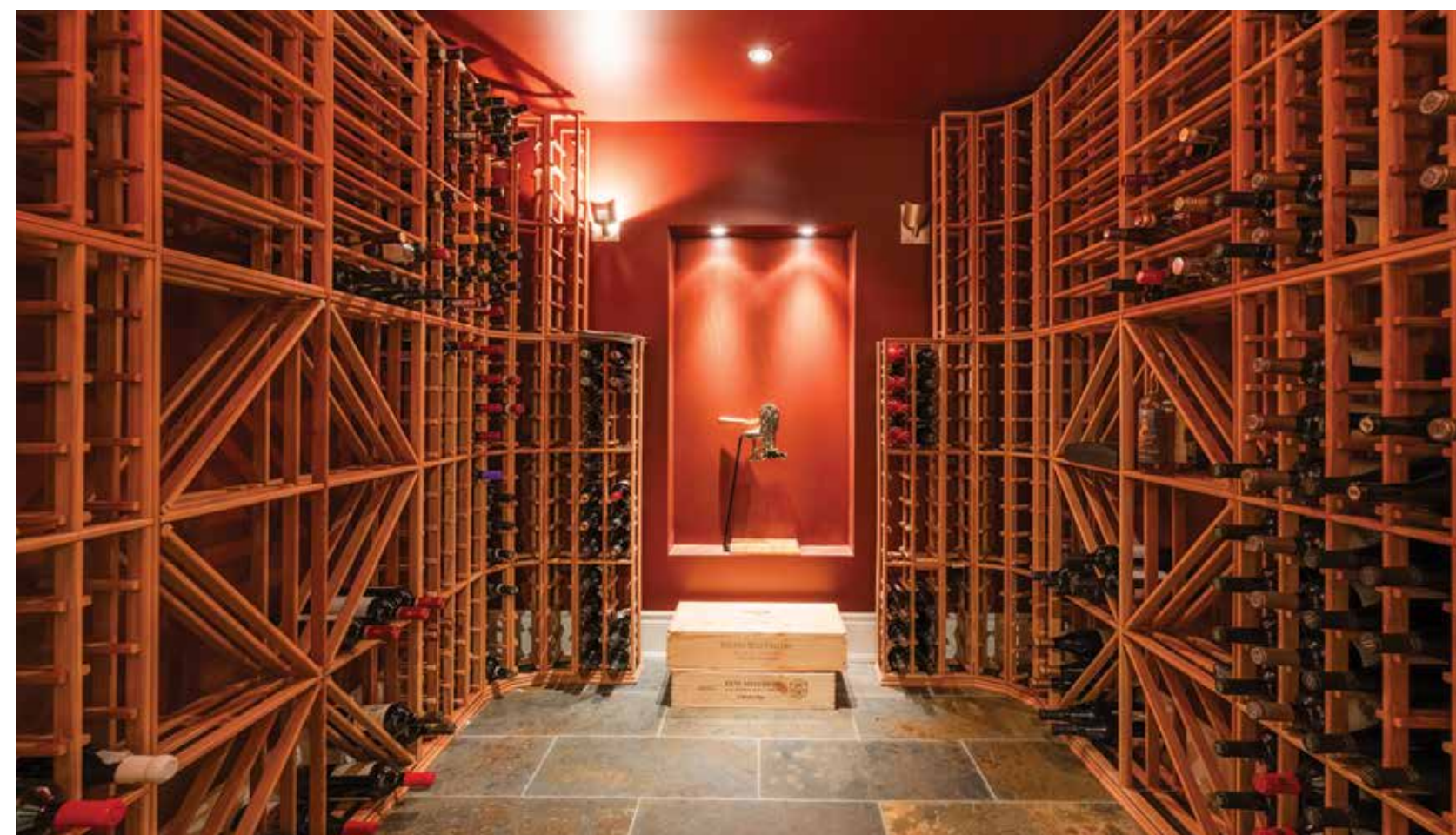
SECOND & THIRD BEDROOMS

OFFICE & MAIN BATHROOM



LOWER LEVEL RECREATION ROOM

LOWER LEVEL RECREATION ROOM WITH WET BAR



LOWER LEVEL GAMES ROOM & THEATRE ROOM

LOWER LEVEL HALLWAY & WINE CELLAR



LOWER LEVEL FOURTH & FIFTH BEDROOMS

LOWER LEVEL BATHROOM & SAUNA





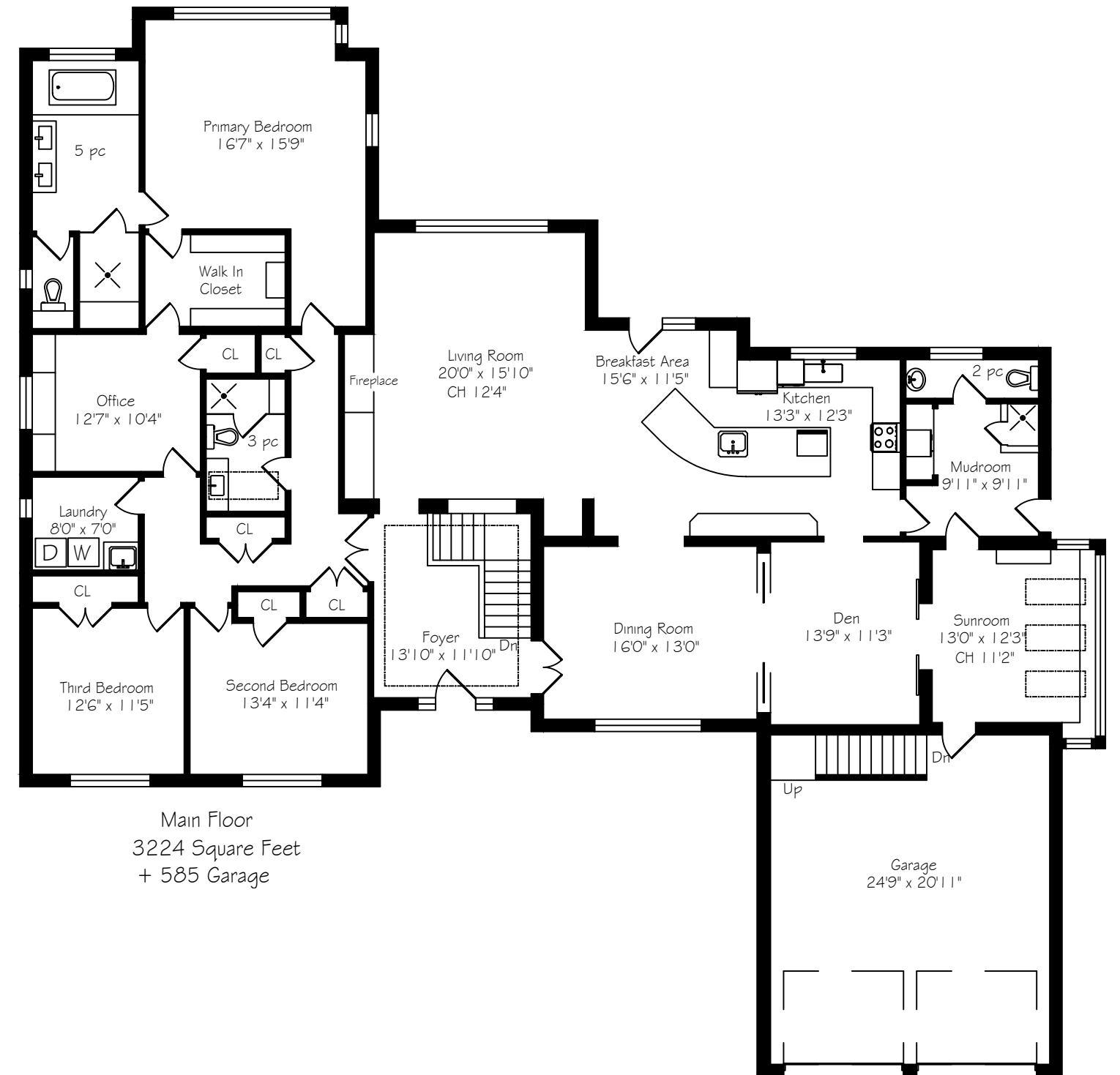
REAR YARD WITH INGROUND POOL

REAR YARD & WALK-UP WITH HOT TUB



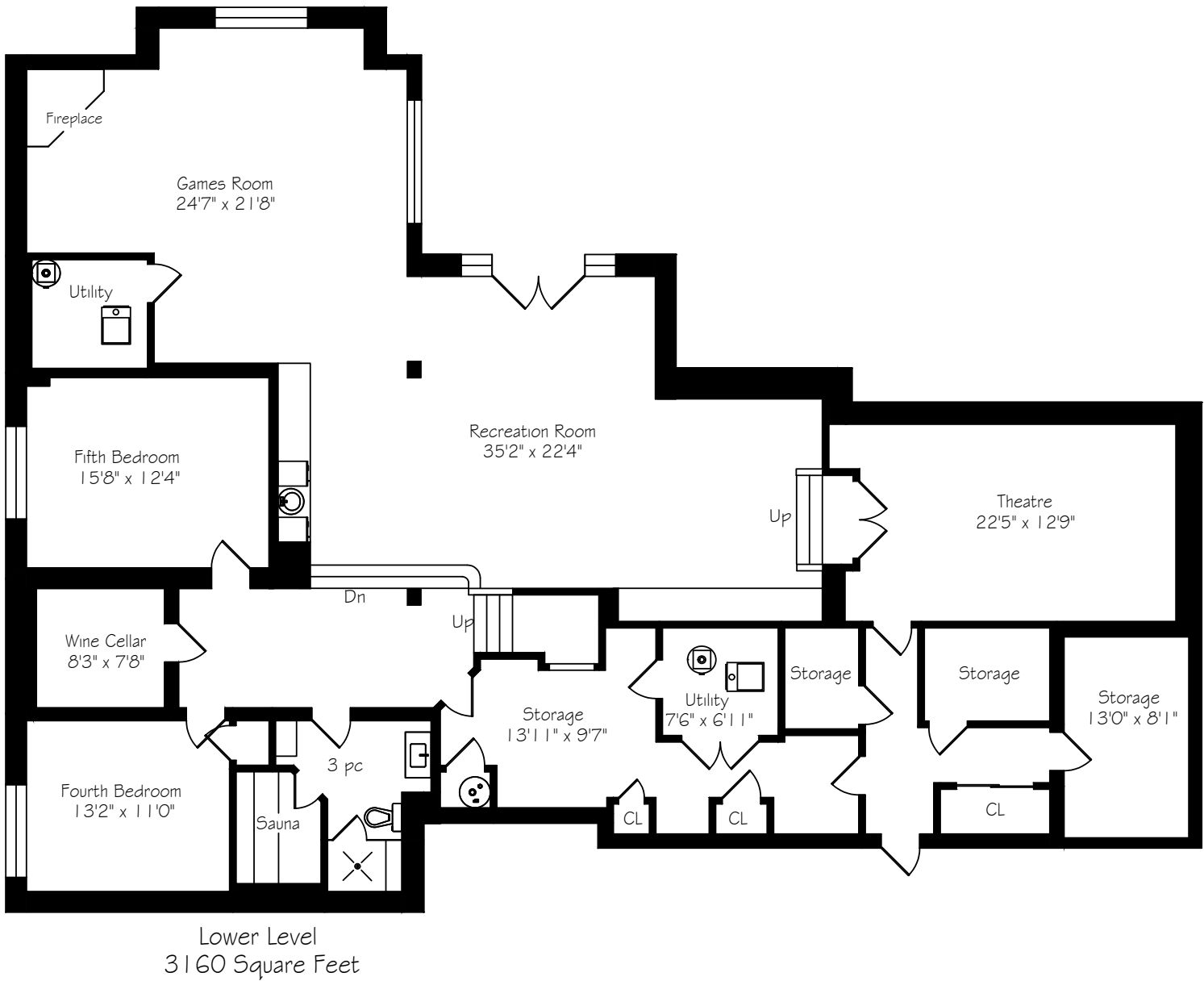
PATIO & COVERED PORCH

MAIN LEVEL FLOOR PLAN



Main Floor
3224 Square Feet
+ 585 Garage

SECOND LEVEL FLOOR PLAN



LUXURY FEATURES

EXTERIOR FEATURES

- Circular interlocking driveway (fits 15+ cars)
- Covered flagstone front porch
- Solid wood Kolbe front door with enhanced locking system (2017)
- Cedar covered front porch
- Custom B&M wood garage doors (2) (2015)
- Rolltec automated awning system
- Mature landscaping: Maples, Locust, Elm, Blue Spruce, Japanese Maples, Pear & Cherry trees
- Complete year-round privacy

BACKYARD OASIS

- Saltwater pool with custom stone decking (2021)
- Flagstone walk-out patio
- Cedar deck with hot tub
- Outdoor shower and change area
- Oversized patio with covered lounge area
- Infrared heater & built-in gas BBQ

INTERIOR – MAIN LEVEL

- Maple hardwood flooring throughout
- Limestone tile in foyer with Velux skylight
- 200+ pot lights, most on dimmers
- Custom glass doors to dining room
- Emtek hardware throughout
- Dining room with 9-ft coffered ceiling
- Family room:
 - 15-ft ceilings with plaster mouldings
 - Monte Carlo ceiling fan
 - Home sound system
 - Custom drapery & automated Hunter Douglas woven shades
- Patio doors with Cheney 3-point locking system (2024)

KITCHEN & MUDROOM

- Renovated kitchen (2017, Paint Core) with:
 - Solid maple cabinetry
 - Granite countertops
 - Jenn-Air French door fridge
 - GE Profile induction stove
 - Bosch dishwasher
 - Warming drawer, microwave
 - Oversized sink & prep sink
 - Little Butler instant hot water tap
 - Velux skylight
- Mudroom with:
 - Heated floor
 - Custom dog shower
 - Built-in cabinetry & pantry
 - Extra fridge
 - 3 Velux skylights
- Direct garage and basement access
- Garage Living built-in storage & epoxy floor (2016)

BEDROOMS & LAUNDRY

- Bedroom 1: 9-ft ceiling, Hunter Douglas cellular shades
- Bedroom 2 : 9-ft ceiling, Closet Envy custom closet
- Bedroom 3 (Nursery/Office): Built-in cabinetry, window seat, Closet Envy closet
- Primary Bedroom (Bedroom 4):
 - Sound-core doors
 - Ceiling fan & bedside sconces
 - Walk-in closet with Closet Envy system
- Laundry Room:
 - LG washer & dryer (2020 & 2021)
 - Custom cabinetry
 - Floor drainage & marble ledge

LOWER LEVEL

- Bedrooms 5 & 6 (office or guest): Berber carpet
- Cedar closet, sports closet & cantina
- Temperature-controlled wine cellar with slate floor & custom teak shelving
- Sauna & lower level bath with Duravit sink
- Home theatre with surround sound (soundproofed)
- Entertainment kitchen:
 - Maple cabinetry
 - Dishwasher & prep sink
- Walkout to flagstone patio and outdoor amenities

MECHANICAL & SYSTEMS

- Two furnaces and A/C units (2019-2021)
- Central vacuum system
- Blink camera security system

INCLUSIONS

- All electrical light fixtures
- All window treatments
- Fridge, stove, dishwasher(s), washer/dryer, microwave, wine fridge(s)
- Built-in speakers
- Garage door opener(s) and remote(s)
- Pool equipment and attachments

*Notwithstanding any items identified as features or inclusions or exclusions in this brochure, only those items identified as inclusions in the Agreement of Purchase and sale will be deemed an inclusion.

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

The information contained in this feature brochure is based on casual observation and the knowledge of the vendors. This information is believed to be factual; however, it is not warranted and should be independently verified. Items listed in this brochure may not be included in an Agreement of Purchase and Sale unless specifically listed as an inclusion in the chattels section of an Agreement of Purchase and Sale.

LISTING INFORMATION

272 MAPLE GROVE DRIVE, OAKVILLE

Possession: To be arranged

Lot Size: 101.01' x 250.34' x 100.44' x 250.45'

Square Footage: 3,224 sq ft above grade

Total Square Footage: 6,384 sq ft

Deposit: 5%

Taxes: \$17,686 / 2025

Legal Description: PT LT 6, CON 3 TRAFALGAR,
SOUTH OF DUNDAS STREET, AS IN 560500

Listing Agents: Brad Miller, Kieran McCourt
& Brian Lyall





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#1 Team in Canada for Century 21 for 21 consecutive years