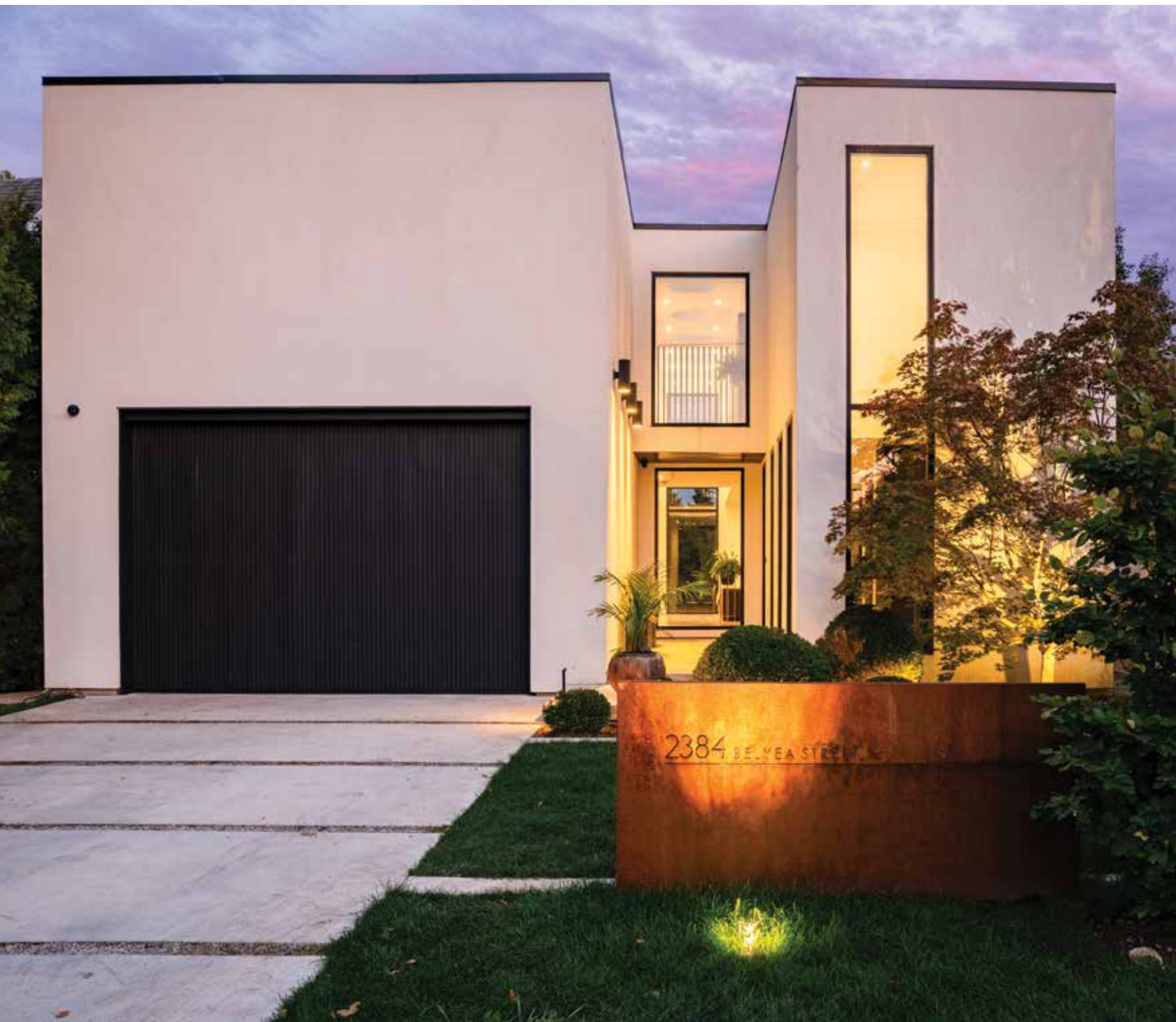




GoodaleMillerTeam
CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



2384 Belyea Street | Oakville



MODERN LUXURY IN THE HEART OF BRONTE VILLAGE

Welcome to 2384 Belyea Street, with 3,045 square feet above grade this home was built by ScottRyan Design Build who is known for their exceptional attention to detail and craftsmanship. This home blends striking contemporary architecture with the warmth and functionality today's families' desire. Inside, every space reflects thoughtful design, from soaring ceilings and expansive windows to the seamless flow between principal rooms.

At the heart of the home, the kitchen showcases the artistry of Misani Custom Design cabinetry. Built with precision and elegance, the custom millwork throughout the entire home is both beautiful and highly functional, offering abundant storage and timeless style.

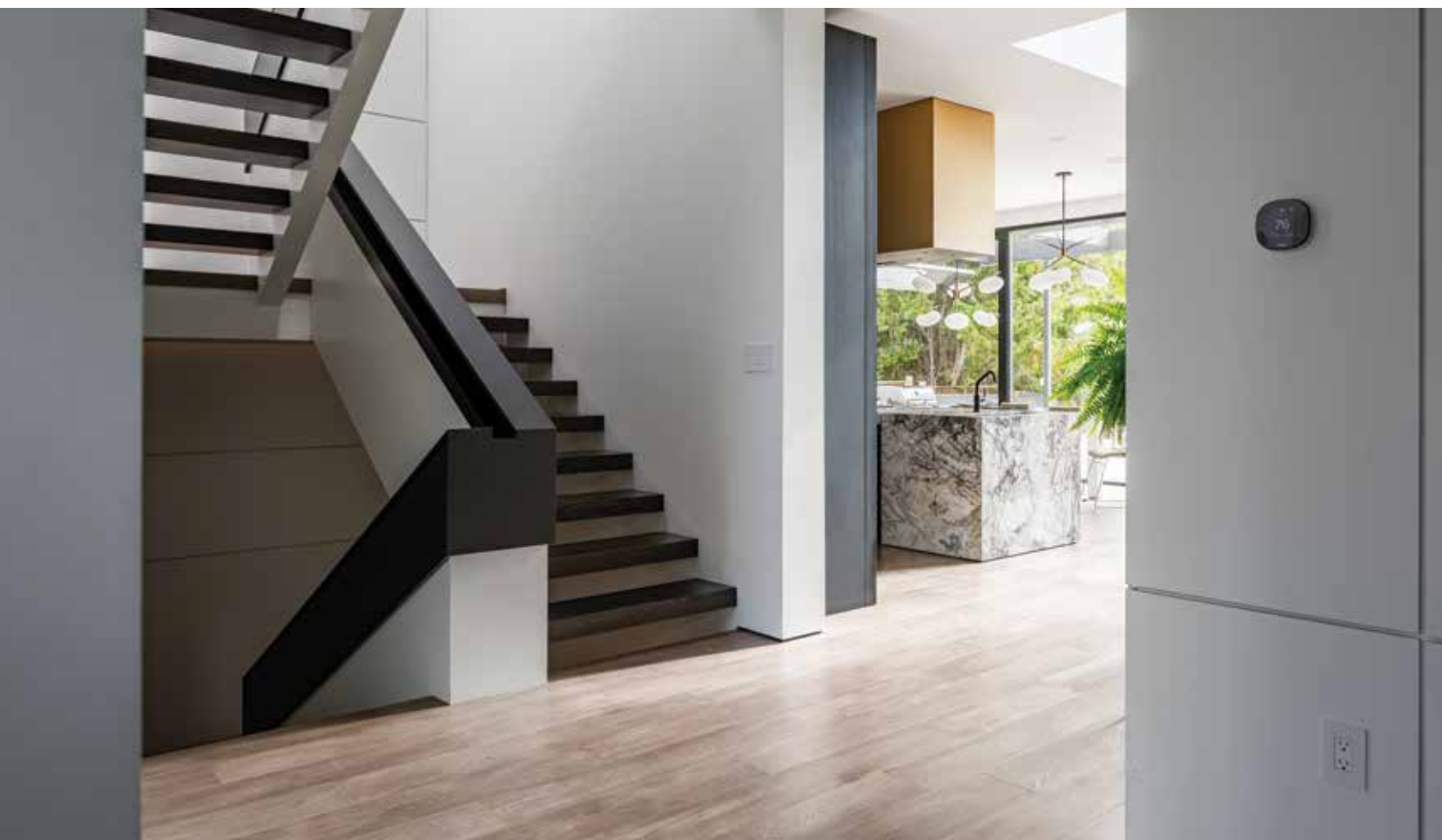
On the main floor, you find an oversized foyer which flows into the open concept office. The kitchen opens to a light-filled great room, where clean lines, carefully chosen finishes, and meticulous execution elevate the everyday into the extraordinary. A functional mudroom is also found off this space.

Bedrooms are generously scaled and designed with comfort in mind, each featuring private ensuites and custom details. The primary suite is a true retreat, complete with a walk-thru closet with bespoke cabinetry and a spa-like bath, creating a private serene space.

The lower level extends the living space with a large recreation room, private guest suite, and walk-up access to the outdoors. This entire space features a polished concrete floor with radiant in floor heating. The rear yard, with its patio and inground pool, offers a private oasis ideal for entertaining or unwinding at the end of the day.

What sets this property apart is not just its impeccable execution, but its location. Nestled on a premiere street in the heart of Bronte Village, the home offers unmatched walkability. From lakeside strolls, cafés, and some of Oakville's best dining, the lifestyle here is as dynamic as it is convenient.

Rarely do you find modern design executed with this level of precision, combined with an unbeatable location – this one is not to be missed!



FRONT ENTRY & FOYER

OFFICE





KITCHEN

BREAKFAST AREA



GREAT ROOM

UPPER HALLWAY & LAUNDRY ROOM



PRIMARY BEDROOM

PRIMARY ENSUITE



SECOND BEDROOM & ENSUITE

THIRD BEDROOM & ENSUITE



LOWER LEVEL RECREATION ROOM

LOWER LEVEL BEDROOM & BATHROOM





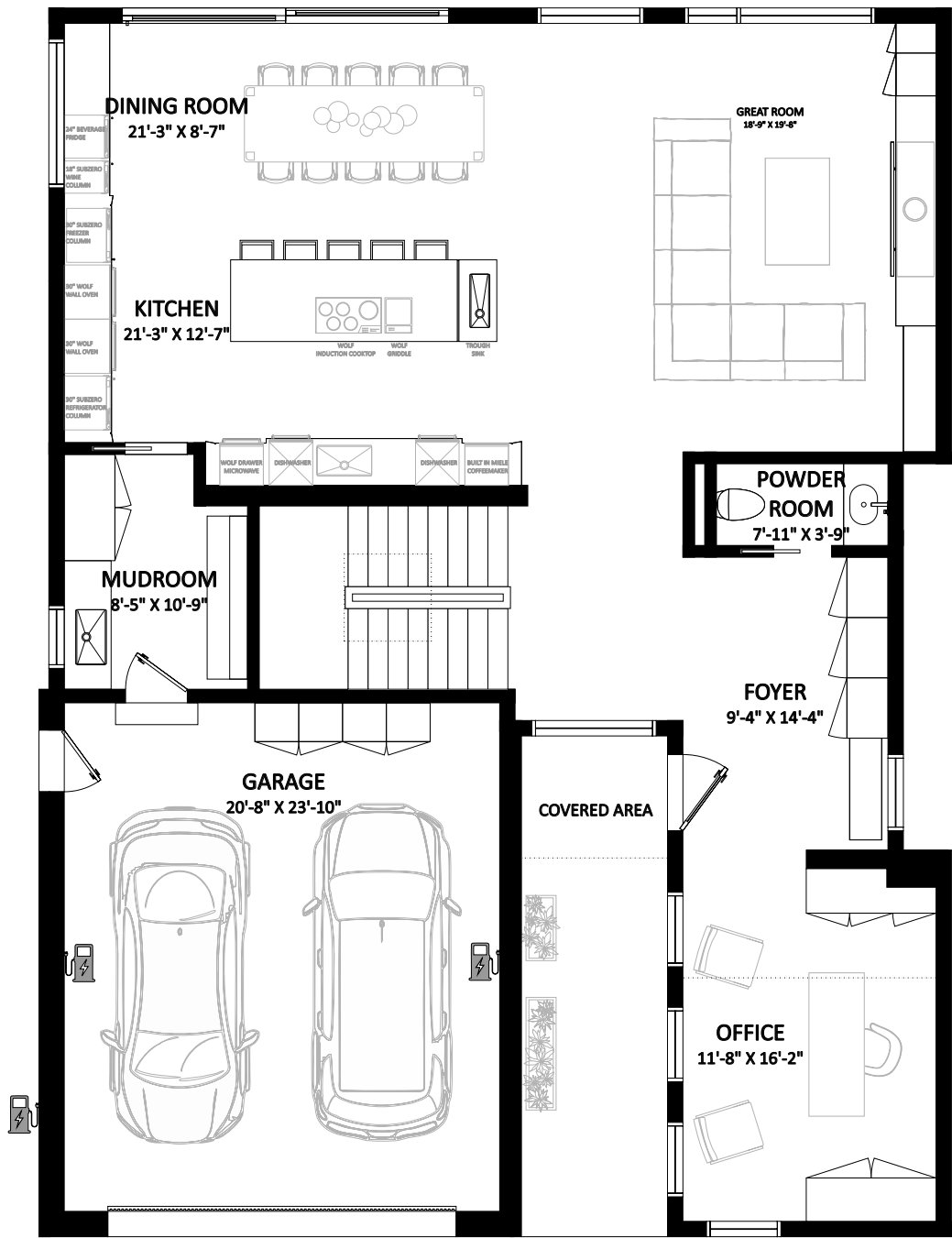
REAR YARD WITH INGROUND POOL



PATIO

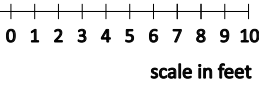


MAIN LEVEL FLOOR PLAN



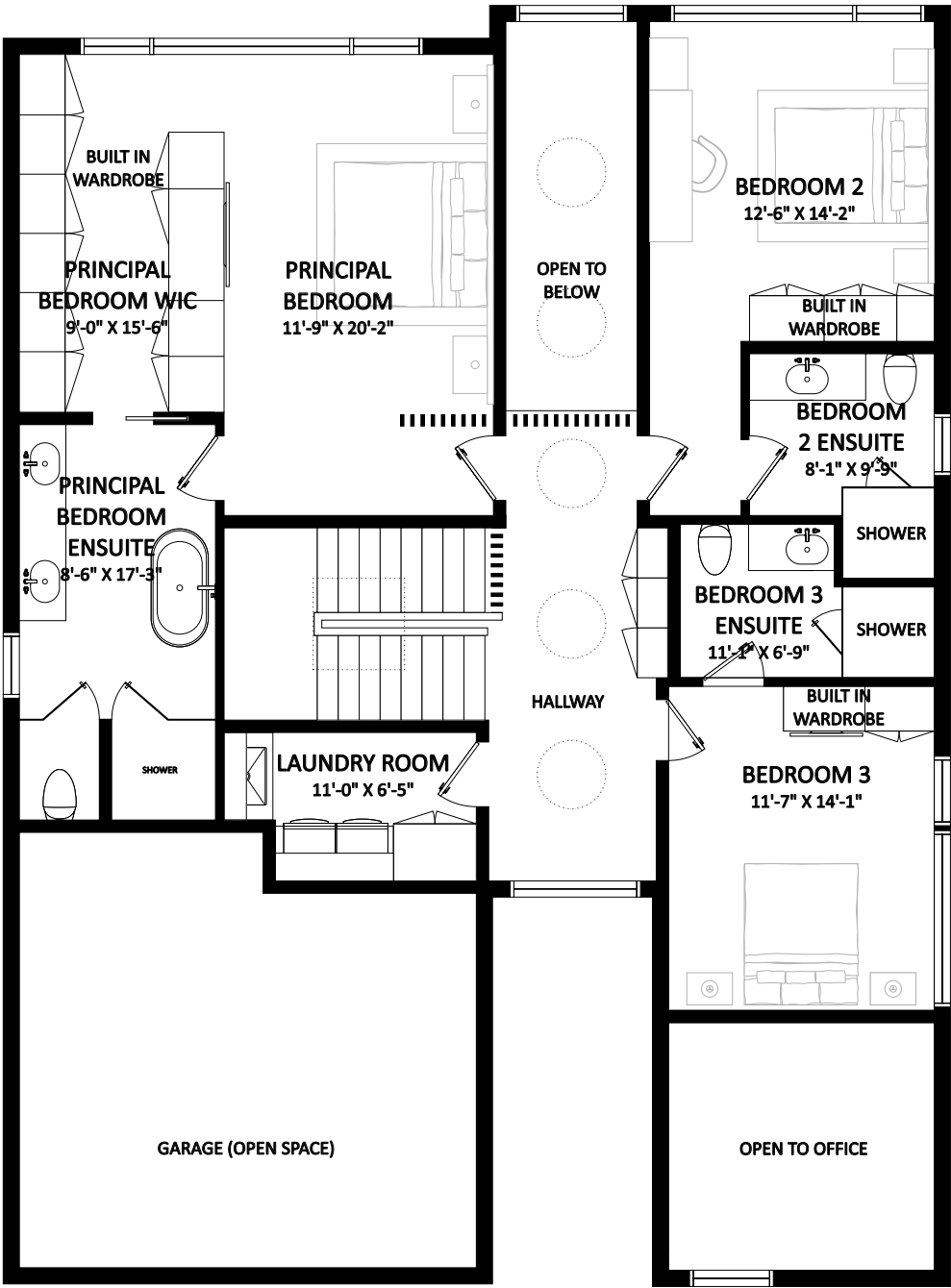
2384 Belyea Street, Oakville

Main Level - 1,613 sq. ft.



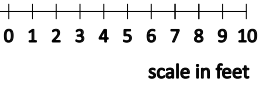
*Room sizes should be considered approximate since measurements are subject to certification.

SECOND LEVEL FLOOR PLAN



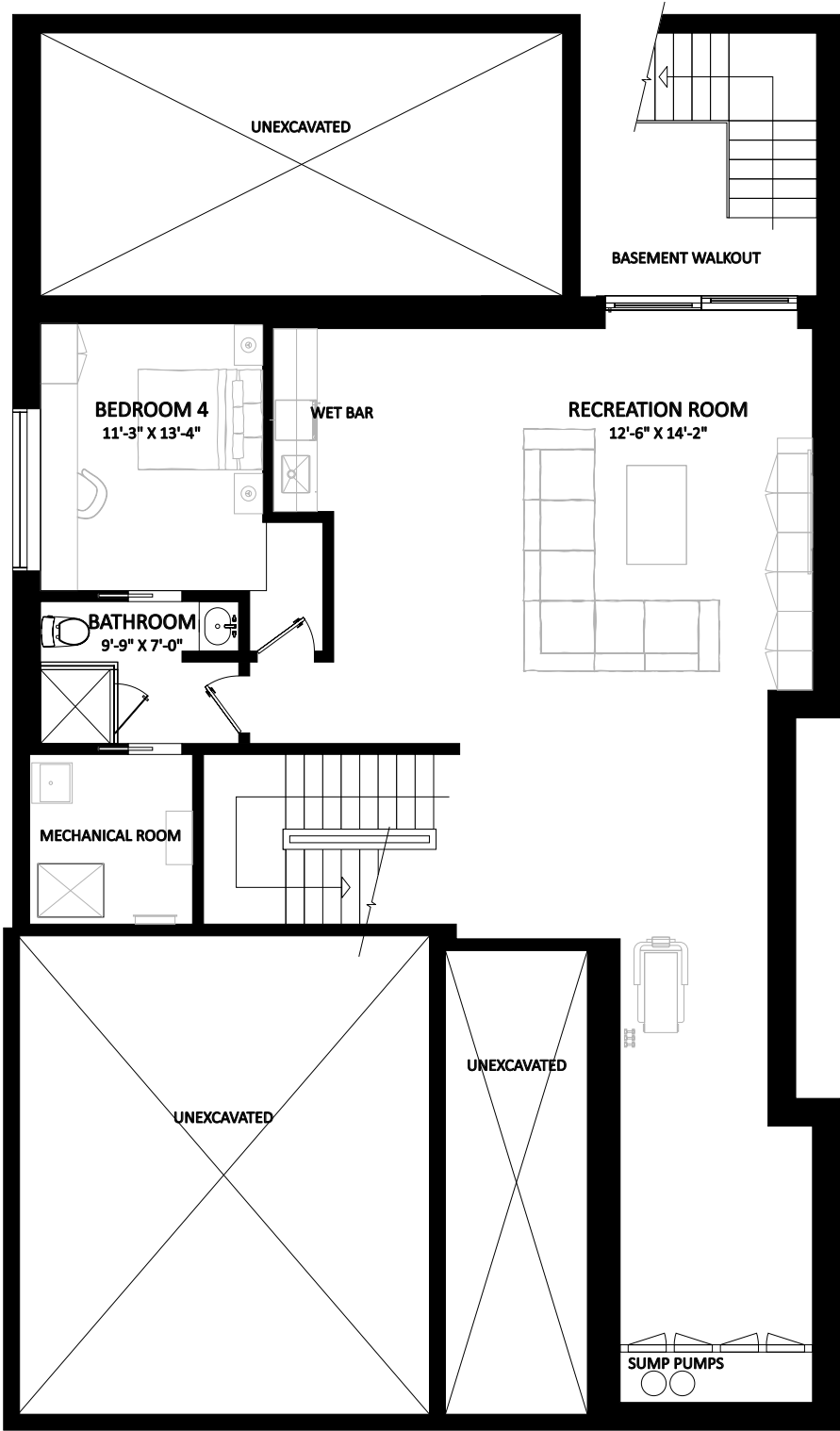
2384 Belyea Street, Oakville

Second Level - 1,432 sq. ft.



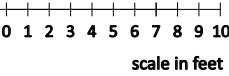
*Room sizes should be considered approximate since measurements are subject to certification.

LOWER LEVEL FLOOR PLAN



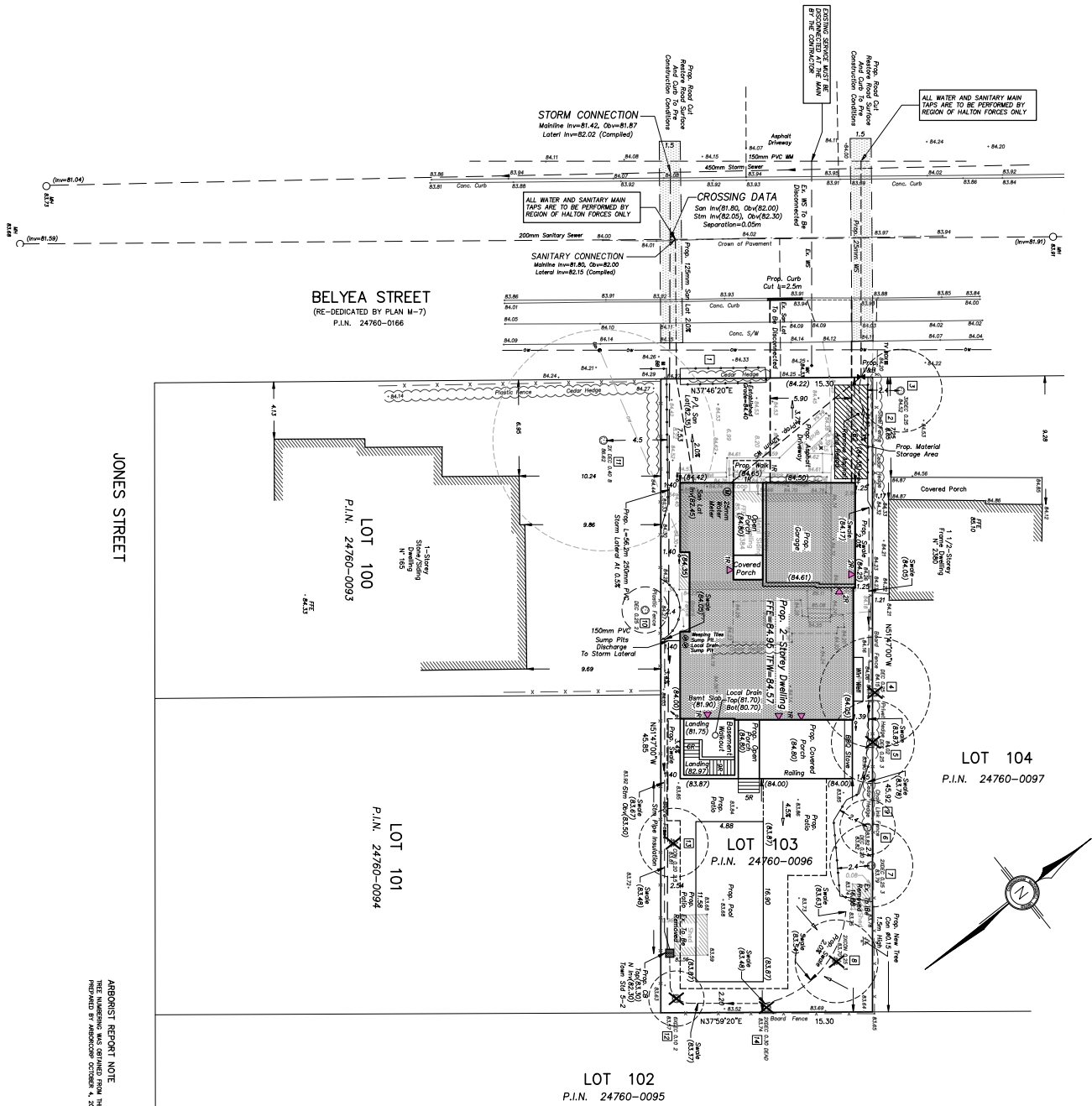
2384 Belyea Street, Oakville

Basement Level - 1,385 sq. ft.



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

SURVEY



AMBROSIST REPORT NOTE
PREPARED BY AMBROSIST OCTOBER 4, 2016

REGISTERED PLAN M-7

LUXURY FEATURES

- MAIN FLOOR -

FOYER

- Polished large format tile floor
- Mini pot lights inset in ceiling detail
- Oversized glass front door
- Built-in coat storage with bench
- Decorative modern wall detail
- Open riser staircase

OFFICE

- Polished large format tile floor
- Double ceiling height
- Pot lights
- Oversized windows
- Custom storage & display cabinets

RECREATION ROOM

- Engineered hardwood floor
- Pot lights
- Built-in ceiling speakers
- Built-in media unit with linear gas fireplace
- Decorative modern wall detail
- Oversized windows overlooking the backyard

KITCHEN

- Engineered hardwood floors
- Pot lights
- Built-in ceiling speakers
- Matte black custom cabinetry
- Decorative ceiling mounted brass oversized hood vent
- Marble countertops, backsplash, and separate prep sink
- Oversized undermount stainless steel sink

Appliances:

- Sub-Zero built-in collum refrigerator
- Sub-Zero built-in collum freezer
- 2 x WOLF wall ovens
- WOLF Induction cooktop

- WOLF Teppanyaki cooktop
- JennAir built-in dishwasher
- Miele built-in coffee machine
- WOLF stainless steel microwave

DINING AREA

- Engineered hardwood floors
- Pot lights
- Built-in ceiling speakers
- Oversized sliding door to backyard
- Separate bar cabinetry with Matte black custom cabinetry, open shelving and undercabinet LED strip lighting

Appliances:

- JennAir under cabinet beverage and wine fridge
- SubZero built-in wine fridge

MUDROOM

- Large format tile floor
- Pot lights
- Custom cabinetry for coat/show storage
- Undermount oversized laundry sink
- Built-in bench with coat hangers
- Window overlooking side yard
- Inside access to garage.

POWDER ROOM

- Pocket door entrance
- Polished large format tile floor
- Wall mounted marble vanity with undermount sink
- Wall mounted faucet
- Wall mounted toilet

- SECOND LEVEL -

UPPER LANDING

- Pot lights
- Circular skylights
- Built-in custom linen cabinetry

PRIMARY BEDROOM

- Engineered hardwood floor
- Pot lights
- Two pendant lights over side tables
- Built-in ceiling speakers
- Oversized floor to ceiling windows overlooking rear yard
- Walk-thru closet with custom closed cabinetry

PRIMARY ENSUITE

- Large format heated tile floor
- Oversized double vanity with undermount sinks and widespread faucets
- Curbless shower with ceiling mounted rain head and body sprayer
- Free standing soaker tub with wall mounted faucet
- Water closet with wall mounted faucet

BEDROOM TWO

- Engineered hardwood floor
- Pot lights
- Large window overlooking backyard
- 3-piece ensuite

BEDROOM THREE

- Engineered hardwood floor
- Pot lights
- Large window overlooking backyard
- 3-piece ensuite

LAUNDRY ROOM

- Large format tile
- Pot lights
- Custom cabinetry and hanging bar
- Undermount oversized laundry sink

Appliances:

- Whirlpool front loading washing machine
- Whirlpool front loading dryer

LUXURY FEATURES

- LOWER LEVEL -

RECREATION ROOM

- Radiant heated polished concrete floors
- Pot lights
- Oversized sliding door to walk-up to backyard
- Built-in media unit with storage and walnut countertop
- Wet bar with marble countertop, walnut display ledge, oversized undermount sink and storage

Appliances:

- JennAir beverage/wine fridge

BEDROOM FOUR

- Radiant heated polished concrete floors
- Pit lights
- Black out roller shade
- Built-in desk and wardrobe
- Built-in dresser

MAIN BATHROOM

- Radiant heated polished concrete floors
- Glass enclosed shower with rain head
- Ensuite access
- Wall mounted vanity with marble countertop

INCLUSIONS

- All window coverings
- All electrical light fixtures
- Garage Door opener & remote
- Central Vac & equipment

All Appliances:

- Sub-Zero built-in collum refrigerator
- Sub-Zero built-in collum freezer
- 2 x WOLF wall ovens
- WOLF Induction cooktop
- WOLF Teppanyaki cooktop
- 2 x JennAir built-in dishwasher
- 2 x JennAir warming drawers
- Miele built-in coffee machine
- WOLF stainless steel microwave
- 2 x JennAir under cabinet beverage and wine fridge (kitchen & lower level)
- SubZero built-in wine fridge
- Whirlpool front loading washing machine
- Whirlpool front loading dryer

EXCLUSIONS

- None

*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.

LISTING INFORMATION

2384 BELYEA STREET, OAKVILLE

Possession: To be arranged

Lot Size: 50.07' x 150.83' x 50.07' x 151.02'

Square Footage: 3,045 sq ft above grade

Total Square Footage: 4,430 sq ft

Deposit: 5%

Taxes: \$15,032 / 2025

Legal Description: PCL 103-1, SEC M7 ; LT 103, PL M7 ; OAKVILLE

Listing Agents: Brad Miller & Kieran McCourt



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