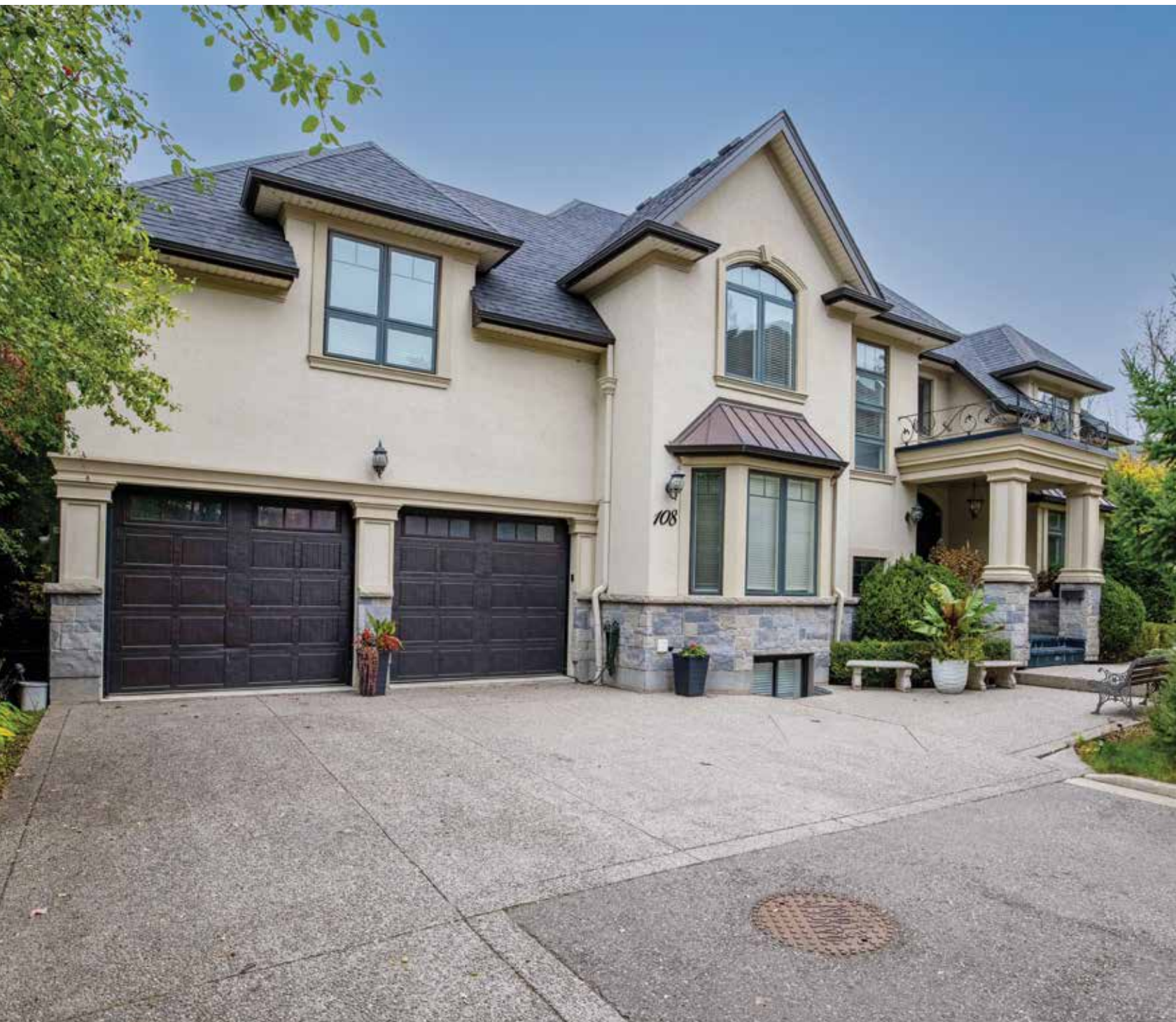




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CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



108 Livno Common | Oakville



GRAND LAKESHORE RESIDENCE IN A SOUGHT- AFTER ENCLAVE

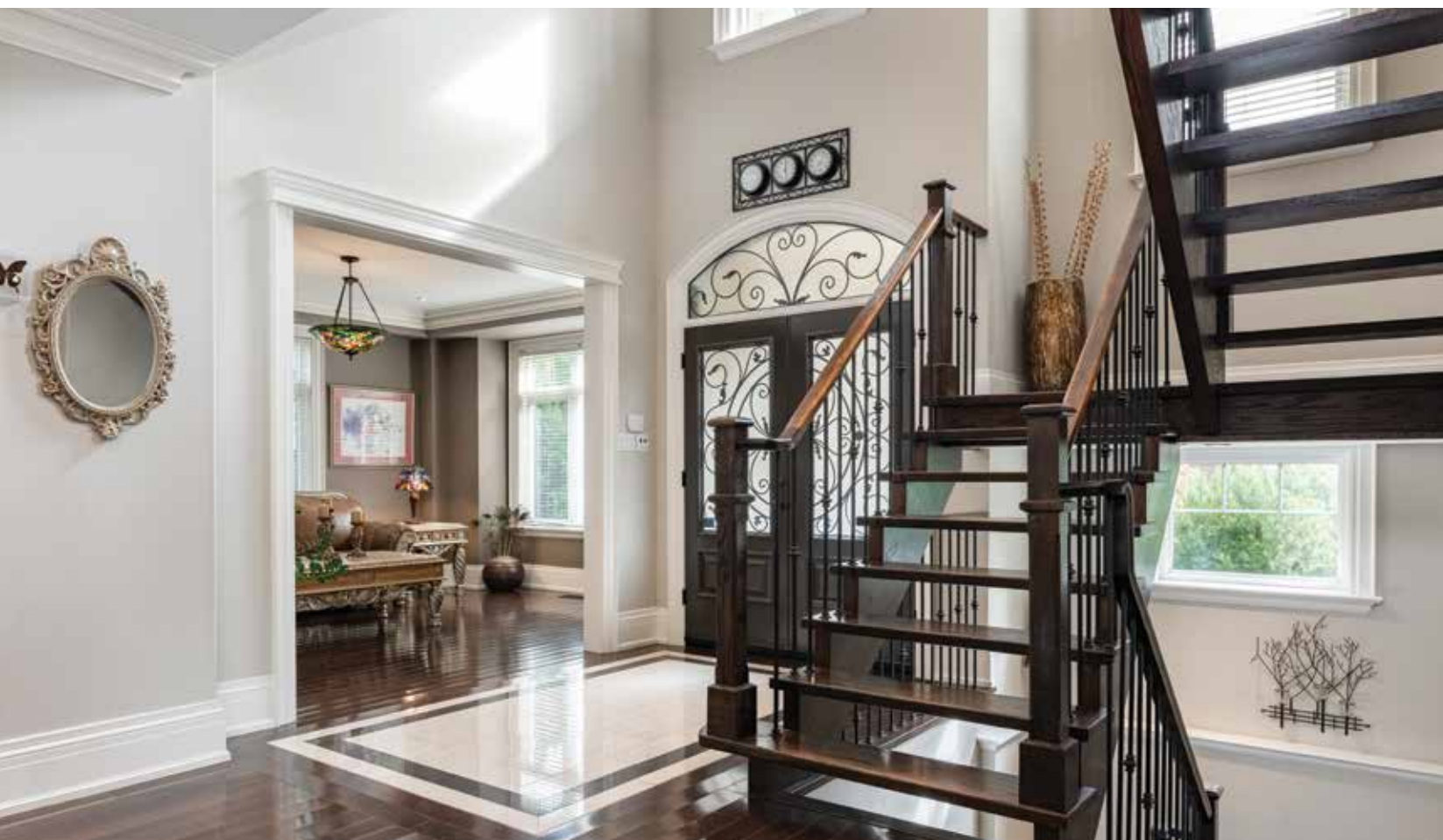
This distinguished custom-built two-storey residence offers over 5,600 square feet of refined living space, including 3,700 square feet above grade and nearly 2,000 square feet in a luxuriously finished lower level nestled within a prestigious Bronte East enclave. Perfectly positioned within walking distance to top-rated schools, scenic parks, and the lake, and just a five-minute drive to downtown Oakville, this home combines timeless elegance with exceptional convenience.

Step through the double entry doors into an impressive two-storey foyer crowned by soaring 20-foot ceilings and an open gallery overlook. Expansive transom windows bathe the space in natural light, highlighting the floating hardwood staircase with wrought-iron railings. The main level unfolds with an open-concept layout featuring hardwood floors, vaulted and recessed ceilings, French doors, custom millwork, and oversized picture windows that fill each room with light. The family room serves as a true architectural centerpiece with its 14-foot vaulted ceiling and floor-to-ceiling fireplace, while six additional rooms offer the flexibility to tailor each space to your lifestyle. The Chef's kitchen blends form and function with custom cabinetry, premium built-in appliances, and an expansive centre island ideal for both cooking and entertaining.

The upper level hosts four spacious bedrooms, including a primary suite overlooking the rear and side gardens. This retreat features a spa-inspired five-piece ensuite complete with a floor-to-ceiling glass shower and whirlpool-style jetted tub. Two of the secondary bedrooms boast graceful, vaulted ceilings, adding a sense of airiness and architectural character. Mature trees and lush greenery envelop the property, creating serene views from every window.

The professionally finished lower level extends the home's luxurious living space, offering a recreation room, theatre room or fifth bedroom, home office, above-grade windows, and a three-piece bath. Outside, the manicured backyard oasis features a gazebo and flower garden, providing a tranquil setting for relaxation or entertaining.

Perfectly situated within an exclusive enclave of executive residences, 108 Livno Common delivers a rare combination of privacy, prestige, and natural beauty. This intimate setting ensures minimal traffic and a peaceful environment, while proximity to Bronte Village, the lakefront, and top-tier schools keeps every modern amenity within reach. The result is a community that feels secluded yet connected, a refined sanctuary for the discerning homeowner.



FRONT ENTRY & FOYER

LIVING ROOM & SERVERY





KITCHEN



DINING ROOM





FAMILY ROOM

PRIMARY BEDROOM & ENSUITE



SECOND BEDROOM & ENSUITE

THIRD BEDROOM



FOURTH BEDROOM & MAIN BATHROOM

LOWER LEVEL RECREATION ROOM



LOWER LEVEL RECREATION ROOM

LOWER LEVEL HOME THEATRE & BATHROOM

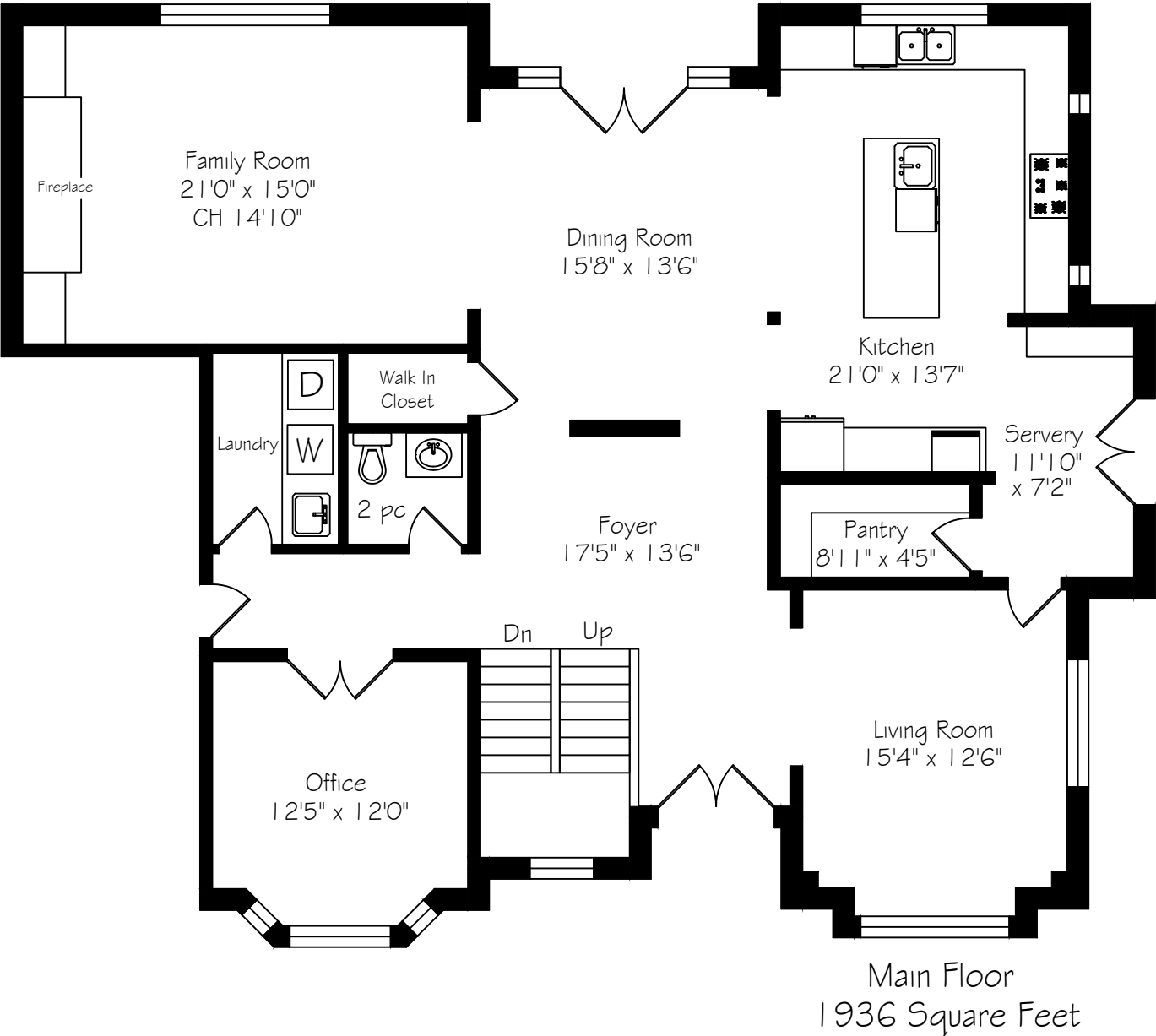


REAR YARD



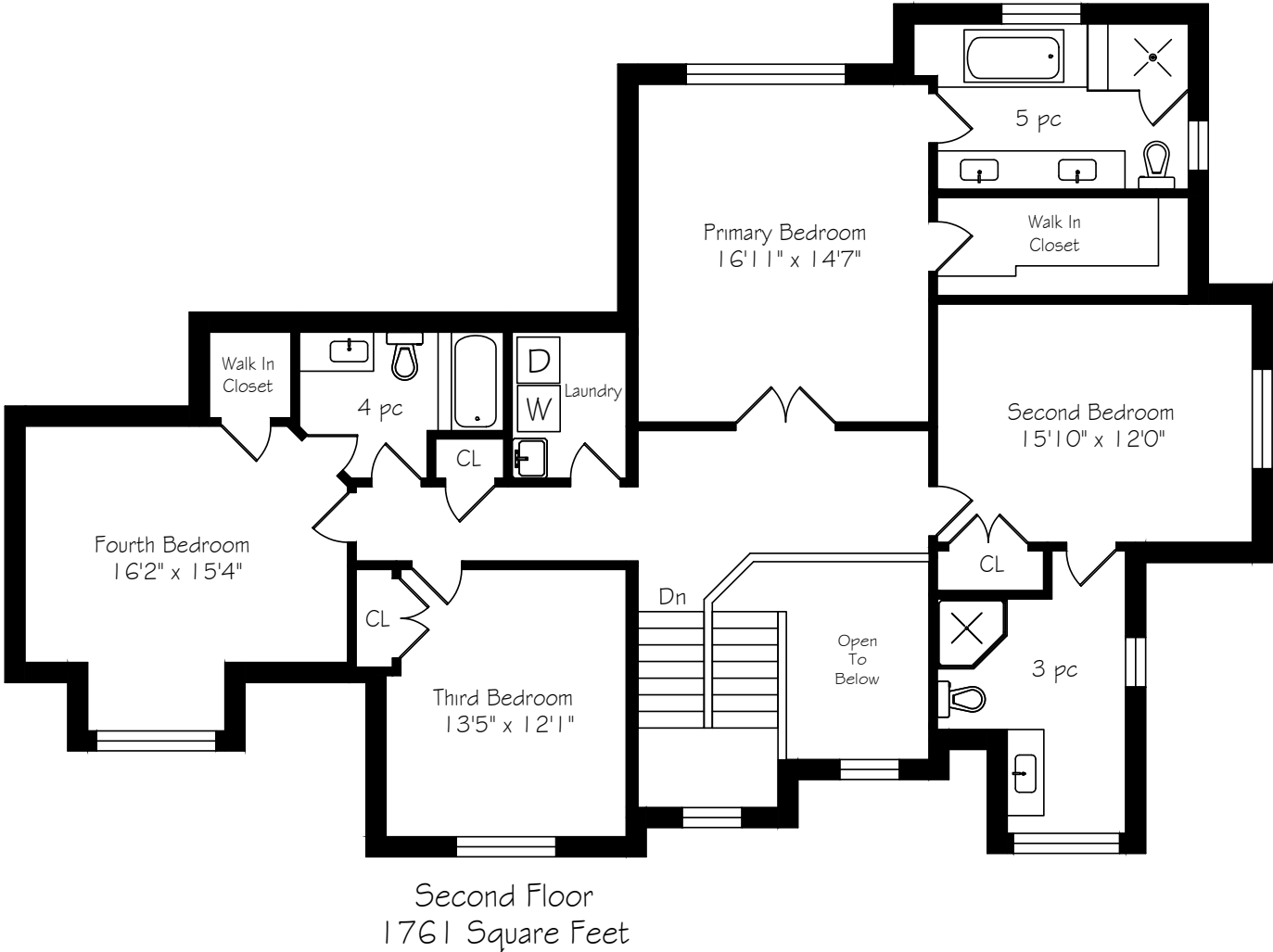
REAR YARD

MAIN LEVEL FLOOR PLAN



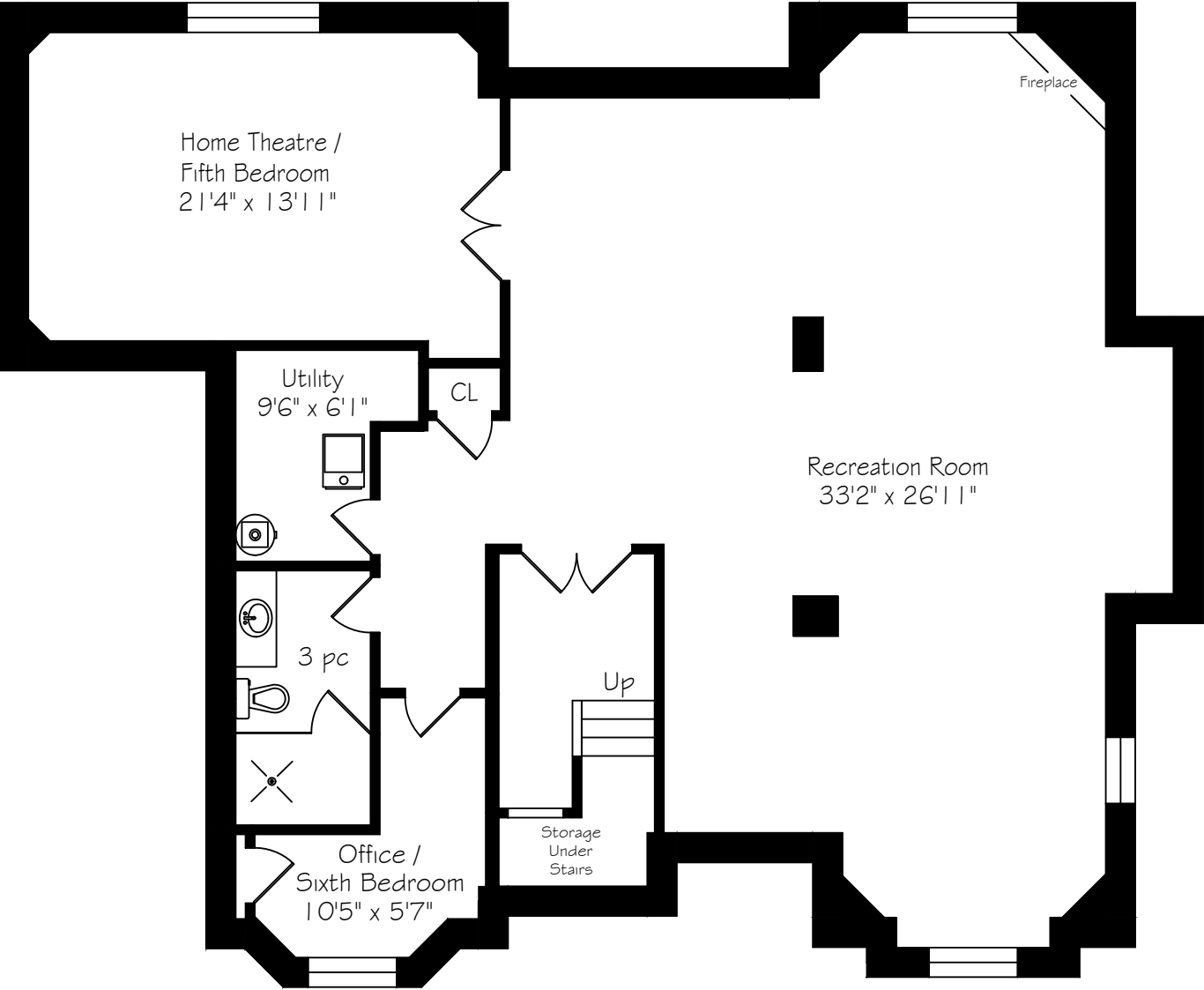
*Room sizes should be considered approximate since measurements are subject to certification.

SECOND LEVEL FLOOR PLAN



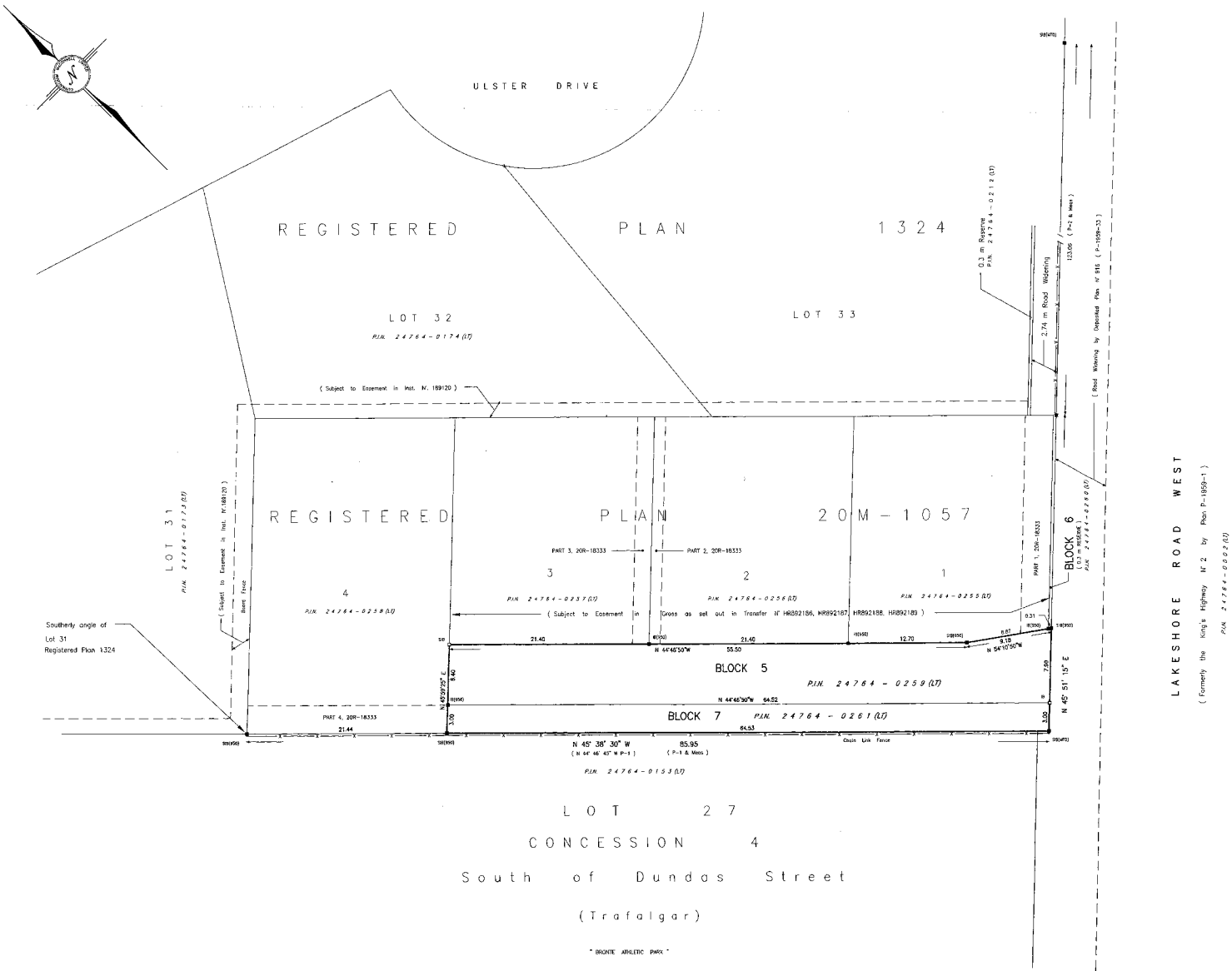
*Room sizes should be considered approximate since measurements are subject to certification.

LOWER LEVEL FLOOR PLAN



Lower Level
1936 Square Feet

SURVEY



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

LUXURY FEATURES

- MAIN LEVEL -

FOYER

- 2-storey foyer with 20’ ceilings and open gallery overlook
- Grand chandelier
- Hardwood floors
- Large double front doors with transom windows
- Hardwood floating stairs with wrought-iron railings to the upper level
- 7’ tall picture window by the stairs
- Patterned tiles
- Pot lights
- Spacious closet
- Open space leads to dining room, kitchen, family room, and upper level

LIVING ROOM

- Hardwood floors
- 9’ milled cove ceiling with pot lighting and chandelier
- Expansive picture windows facing front and side yard
- Leads to kitchen and sitting area
- Upgraded 9” baseboards

SITTING AREA

- Hardwood floors
- 9’ milled cove ceiling with pot lighting
- French doors access to the yard
- Leads to the large walk-in pantry
- Upgraded 9” baseboards

KITCHEN

- Hardwood floors
- 9’ milled waffle ceiling with pot lighting and island light fixture
- Extensive millwork and custom cabinetry
- 8 ½ x 3 ½ feet center island with granite countertops
- Gas range top with luxury vent hood cover
- Built-in double oven and microwave
- Expansive windows facing back and side yard

DINING ROOM

- Hardwood floors
- 9’ milled cove ceiling with pot lighting and chandelier
- French doors lead to backyard
- Expansive windows overlooking backyard
- Upgraded 9” baseboards

FAMILY ROOM

- Hardwood floors
- 14’ vaulted ceiling with pot lighting and chandelier
- Floor-to-ceiling gas fireplace with custom built mantelpiece and cabinetry/shelves
- Expansive tall windows overlooking backyard
- Upgraded 9” baseboards

OFFICE

- Hardwood floors
- Expansive bay windows overlooking front yard
- 9’ milled cove ceiling with pot lighting
- French doors
- Upgraded 9” baseboards

POWER ROOM

- 9’ milled cove ceiling with pot lighting
- Expansive custom mirror with modern light fixture
- Tile floors
- Upgraded 9” baseboards

- UPPER LEVEL -

PRIMARY BEDROOM

- Hardwood floors
- 9’ milled cove ceiling with pot lighting and modern light fixture
- Expansive windows overlooking backyard
- Spacious walk-in closet with custom cabinetry
- Electric modern streamline fireplace
- Custom double stacked crown moulding
- Upgraded 9” baseboards

PRIMARY ENSUITE (5-PIECE)

- Quartz countertops
- Walk-in floor-to-ceiling glass shower with sitting bench and built-in shower head
- Expansive whirlpool-style jetted tub
- Custom mirrors and modern light fixtures
- Large windows facing backyard and side yard
- Smooth ceiling with crown moulding
- Upgraded 9” baseboards

2ND BEDROOM

- Hardwood floors
- 9’ ceiling with crown moulding
- Expansive windows overlooking backyard
- Spacious closet with double doors
- Smooth ceiling with pot lighting
- Upgraded 9” baseboards

2ND ENSUITE (3-PIECE)

- 9’ ceiling with crown moulding
- Floor-to-ceiling shower
- Granite countertops
- Smooth ceiling with pot lighting
- Tile floors
- Upgraded 9” baseboards

3RD BEDROOM

- Hardwood floors
- Smooth vaulted ceilings with pot lighting
- Expansive windows overlooking front yard
- Spacious closet with double doors
- Upgraded 9” baseboards

4TH BEDROOM

- Hardwood floors
- Smooth vaulted ceilings with pot lighting
- Expansive windows facing front yard
- Spacious closet
- Upgraded 9” baseboards

MAIN BATHROOM (4-PIECE)

- Granite countertops
- 9’ ceiling with crown moulding
- Tile floors

- LOWER LEVEL -

REC ROOM

- 8’ smooth ceiling with pot lighting
- Gas fireplace with custom built mantelpiece
- Expansive space for multiple purposes

THEATRE ROOM / 5TH BEDROOM

- 8’ smooth ceiling with pot lighting
- Expansive above-grade window

OFFICE / 6TH BEDROOM

- 8’ smooth ceiling
- Expansive above-grade window

BATHROOM (3-PIECE)

- 8’ smooth ceiling with pot lighting
- Floor-to-ceiling shower
- Tile floors

INCLUSIONS:

- All electronic light fixtures
- All window coverings
- All appliances including refrigerator, gas stove, dishwasher, built-in double oven, built-in microwave, and wine fridge
- 2 washers and 2 dryers
- Garage door openers and corresponding remotes
- Furnace
- Hot water heater (owned)
- Kinetico Water Systems
- Shed in backyard

*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
108 LIVNO COMMON, OAKVILLE

Possession: To be arranged
Lot Size: 110.07' x 70.47' x 110.07' x 70.46'
Square Footage: 3,697 sq ft above grade
Total Square Footage: 5,633 sq ft
Deposit: 5%
Taxes: \$14,306 / 2025
Legal Description: LOT 4, PLAN 20M1057
T/W AN UNDIVIDED COMMON INTEREST
IN HCECP 580
Listing Agents: Brad Miller, Kieran McCourt
& Sarah Van Rosan



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