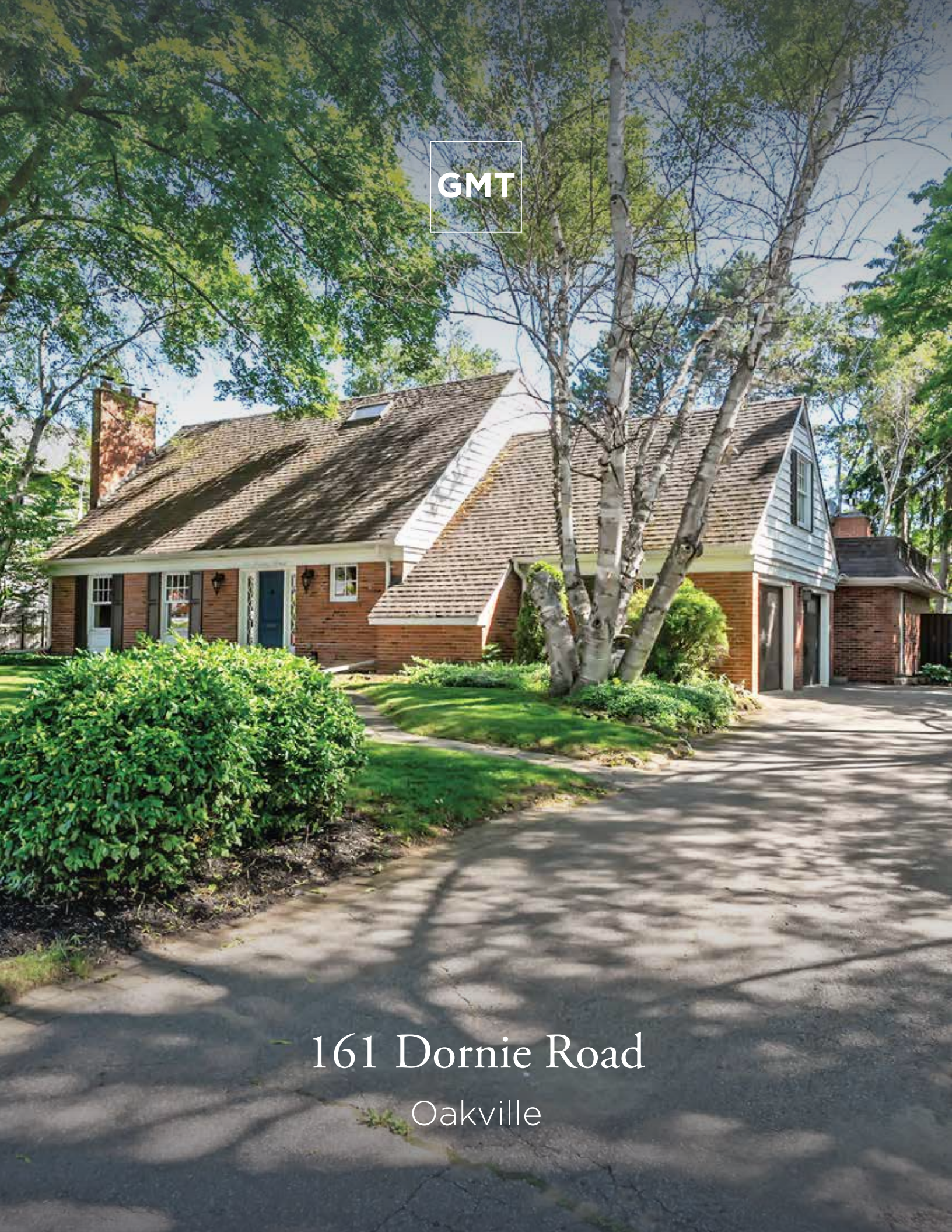


A photograph of a single-story brick house with a gambrel roof. The house features a prominent brick chimney on the left side and a blue front door. The roof is covered in brown shingles. The house is surrounded by lush green trees and a well-maintained lawn. A paved driveway leads to the right side of the house. The overall scene is bright and sunny, with shadows cast across the driveway.

GMT

161 Dornie Road
Oakville

Welcome to 161 Dornie Road

Set on a magnificent estate-sized lot in coveted Morrison, this classic family residence presents a rare opportunity to enjoy one of Southeast Oakville’s most established + sought-after neighbourhoods. Surrounded by towering mature trees + nestled within an enclave of distinguished custom homes, the setting is every bit as compelling as the property itself.

Spanning an impressive 100 feet x 150 feet, the lot offers exceptional scale, privacy + long-term potential. Whether envisioning a custom dream home or seeking a property to enjoy while future plans take shape, the possibilities are compelling. The existing residence has been well maintained + offers comfortable family living with 4+ 1 bedrooms, 2.5 bathrooms, generous principal rooms + a functional floor plan designed for everyday life.

THE GOODALE MILLER TEAM

Listing Agents: Brad Miller, Kieran McCourt & Murray McKeage

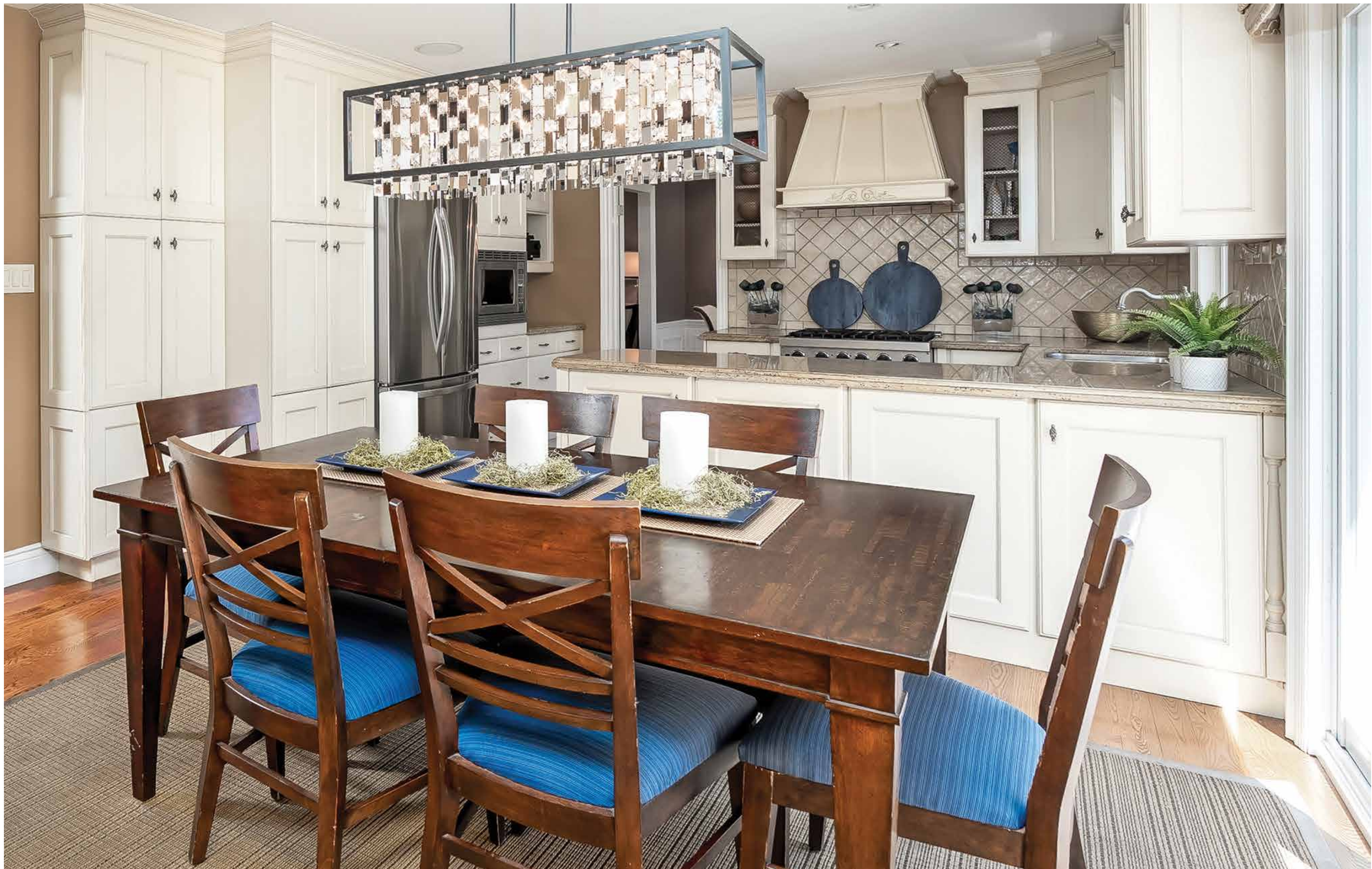


Property Highlights

BEDS	4+1
BATHS	2.1
LOT SIZE	150.25' x 100.16' x 150.24' x 100.16'
ABOVE GRADE	3,352 sq ft
TOTAL SQ FT	4,571 sq ft
TAXES	\$13,452 / 2026

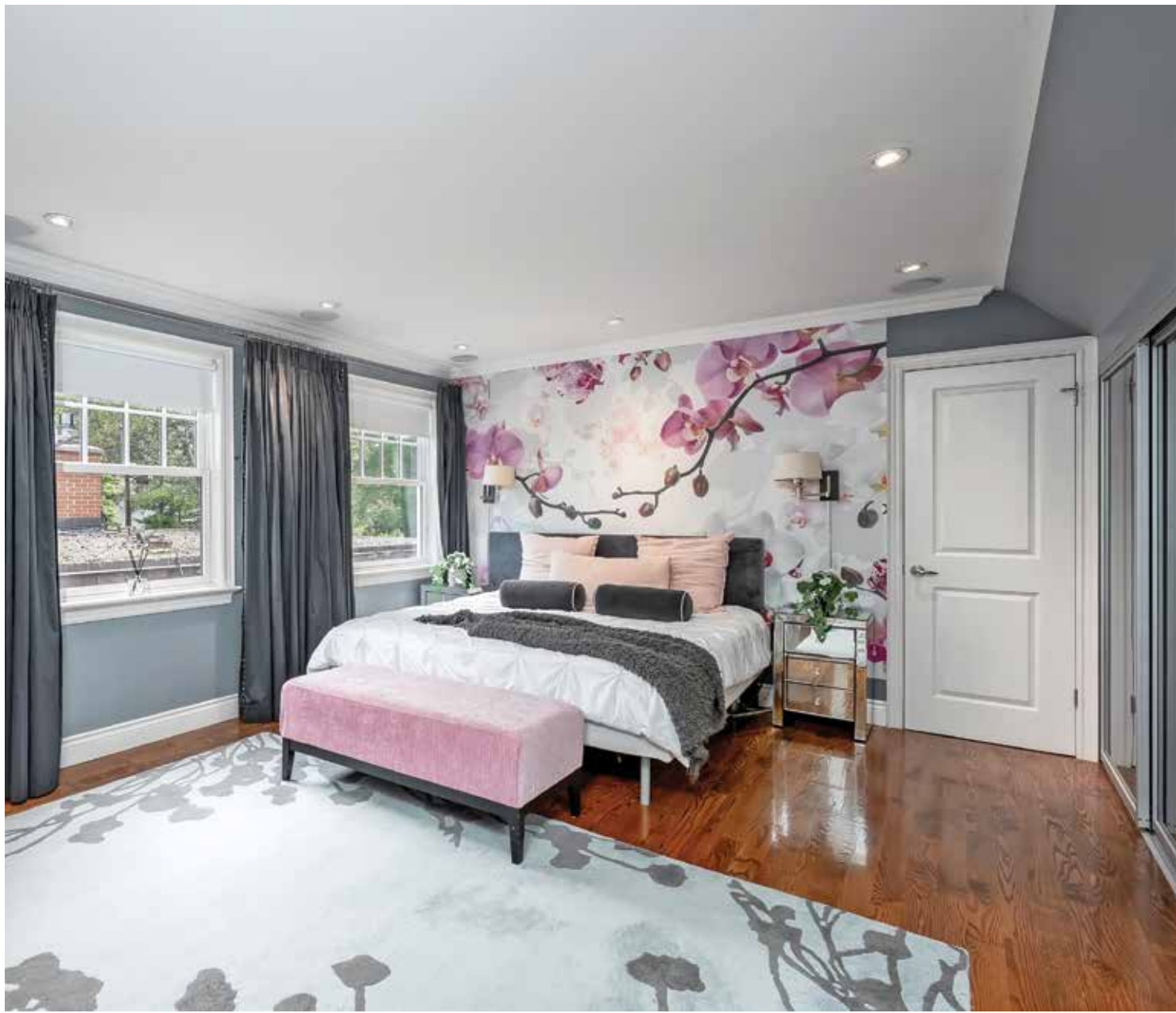


















Backyard

Outdoors, a concrete pool anchors the backyard, creating a private retreat framed by mature landscaping and a lush canopy of trees. The expansive grounds provide ample space for recreation, entertaining + future enhancement.

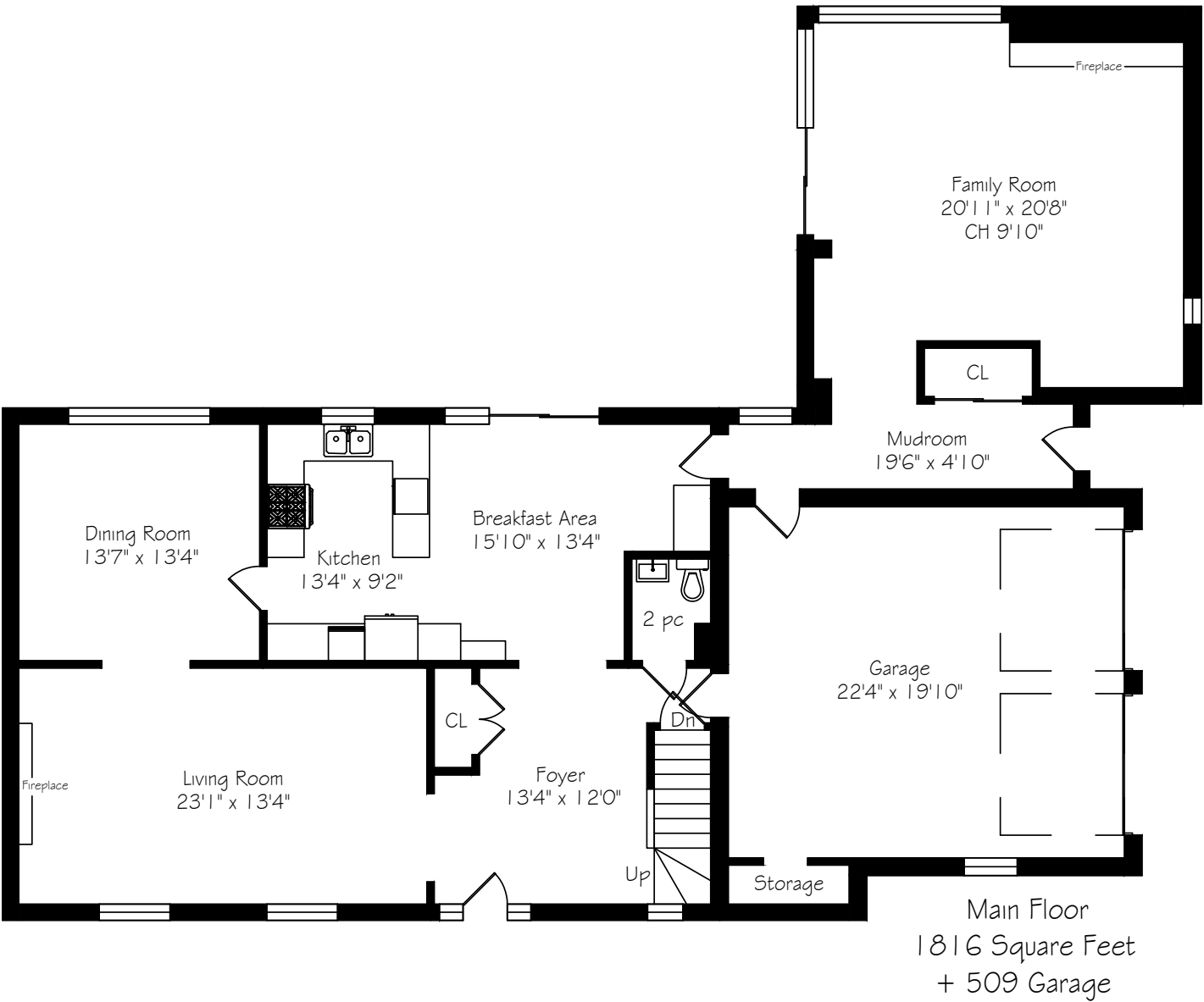
Positioned just moments from Lake Ontario, renowned Gairloch Gardens, waterfront trails, parks and some of Oakville's finest schools, this is a neighbourhood cherished for its sense of community, natural beauty and lasting appeal. Morrison is a neighbourhood where residents put down roots, grow and stay for generations.

A rare offering that combines an exceptional lot, a livable family home and the opportunity to create something truly extraordinary in one of Oakville's most prestigious communities.



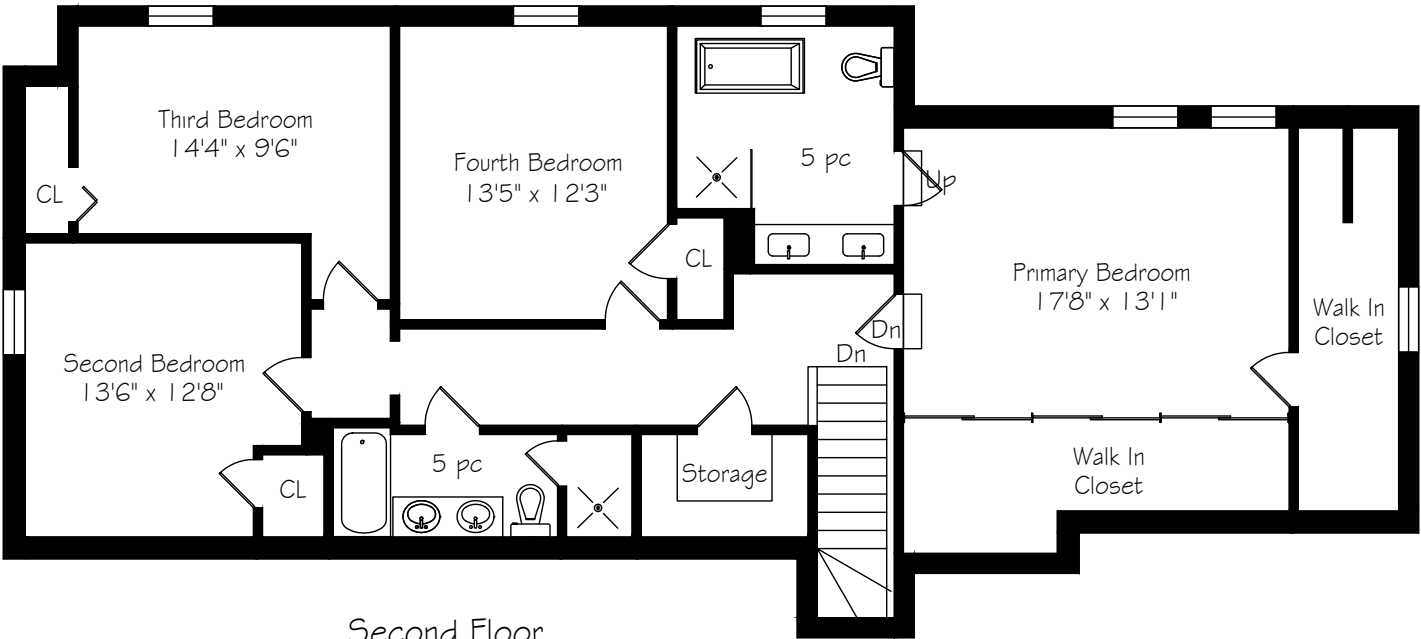


Main Level Floor Plan



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

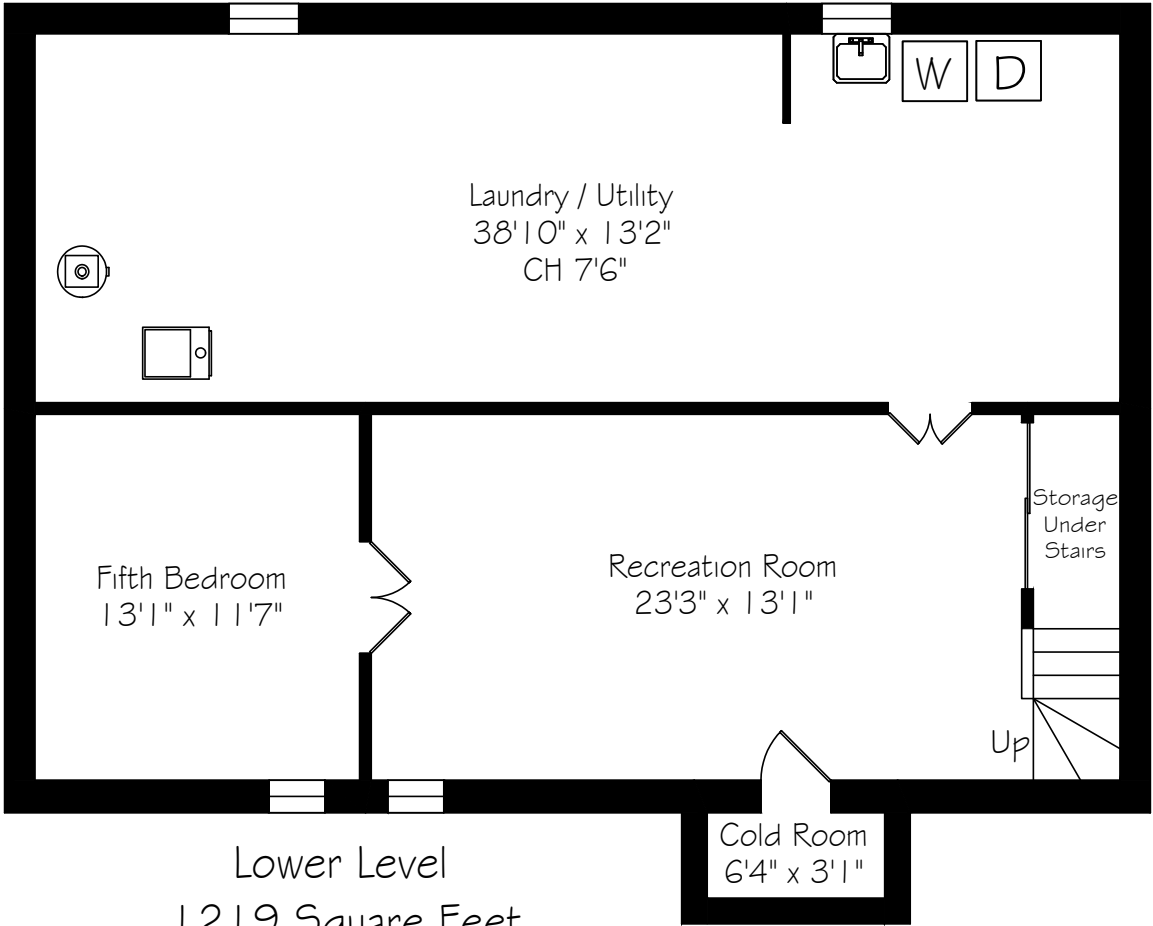
Second Level Floor Plan



Second Floor
1536 Square Feet

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

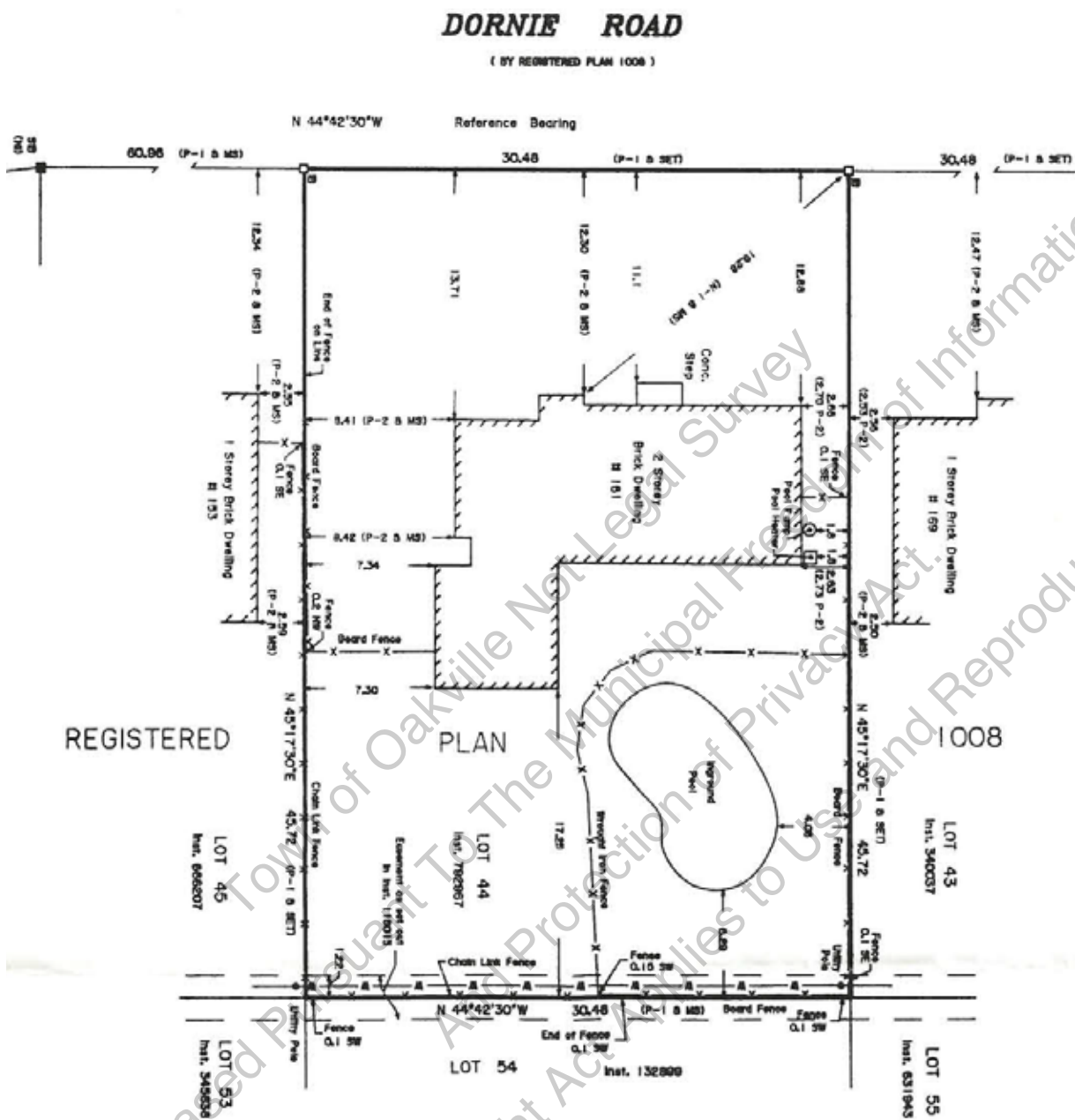
Lower Level Floor Plan



Lower Level
1219 Square Feet

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

Survey



About The Neighbourhood

Morrison is one of Oakville's most prestigious neighbourhoods, known for its canopy of century-old trees, quiet streets and generous lots that create a tranquil, Muskoka-like atmosphere. Its central location offers residents the best of both worlds; a private, natural setting just moments from Oakville's vibrant downtown, the lakefront and an array of schools and amenities.

Life in Morrison feels serene yet connected. Families are drawn to its lush landscape and welcoming community spirit, where neighbours enjoy peaceful walks beneath towering trees and the convenience of nearby shops and dining. Locals often point to leisurely walks shaded by century-old oaks or afternoons at Gairloch Gardens as the simple pleasures that define Morrison's quiet prestige.

Luxury Features

NOTABLE

- Impressively private estate lot
- Short stroll to Gairloch Gardens + Lake Ontario
- Masterfully landscaped
- Mature mixed tree canopy
- Perennial framing gardens
- Stately stone hardscaping
- Large concrete pool
- Desirable school catchment

- MAIN LEVEL -

FOYER

- Stately entry door flanked by linear sidelites
- Formal entrance with travertine flooring
- Double coat closet
- Crown moulding
- Pot lighting
- Easy access to living room + kitchen

POWDER ROOM

- Travertine flooring
- Porcelain Kohler pedestal sink with chrome 3-piece faucet
- Thin-framed mirror + sconce
- Crown moulding
- Kohler lavatory

LIVING ROOM

- Warm oak hardwood flooring
- Traditional baseboards
- Expansive glazing
- Crown moulding

- Pot lighting + built-in audio
- Wood-burning fireplace
- Open to dining

DINING ROOM

- Warm oak hardwood flooring
- Traditional baseboards
- Expansive glazing
- Milled wall panelling
- Central chandelier
- Crown moulding
- Pot lighting + built-in audio
- Pot lighting

KITCHEN

- Warm oak hardwood flooring
- Traditional baseboards
- Peninsula style
- Pantry wall with extra storage
- Granite counters with tile back splash
- Appliances:
- Viking 4-burner gas stove
- Stainless Maytag dishwasher
- Stainless Panasonic microwave
- Stainless LG fridge/freezer
- Built-in audio
- Pot lighting

BREAKFAST

- Warm oak hardwood flooring
- Traditional baseboards
- Central linear chandelier
- Oversized glass sliders to rear stone patio

FAMILY ROOM

- Grand space
- Expansive glazing
- Warm oak hardwood flooring
- Traditional baseboards
- Stone feature wall with gas fireplace
- Oversized glass sliders lead to rear yard

MUDROOM

- Interior garage access
- Exterior access
- Travertine tile flooring

GARAGE

- Full-height double garage
- Interior access
- Window
- Automatic opener on doors

- UPPER LEVEL -

- Warm oak stairs with white spindles
- Warm oak hardwood flooring throughout
- Traditional baseboards
- Linen closet
- Skylight

PRIMARY BEDROOM

- Warm oak hardwood flooring
- Traditional baseboards
- Expansive glazing
- Pot lighting
- Built-in audio

Luxury Features

DRESSING

- Walk-in closet with open shelving + hanging
- Additional full wall of closets

PRIMARY ENSUITE

- Linear tile flooring
- Casement window
- Expansive double vanity with closed storage, semi-vessel sinks + chrome hardware
- Quartz top + chrome faucets
- Wall-mounted mirrored medicine cabinets
- Linear tiled walls
- Glass shower with chrome fixtures
- Deep soaker tub with floor-mounted fixtures
- American Standard lavatory
- Pot lighting

BEDROOM 2

- Warm oak hardwood flooring
- Traditional baseboards
- Oversized glazing
- Pot lighting
- Built-in audio

BEDROOM 3

- Warm oak hardwood flooring
- Traditional baseboards
- Oversized glazing
- Pot lighting
- Built-in audio

BEDROOM 4

- Warm oak hardwood flooring
- Traditional baseboards
- Oversized glazing
- Pot lighting
- Built-in audio

MAIN BATH

- Tile flooring
- Double vanity with closed storage
- Frameless mirror
- Deep tub with white tile surround + brushed chrome fixtures
- Shower with glass door

- LOWER LEVEL -

- Under-stair storage
- Pot lighting

RECREATION ROOM

- Warm-toned laminate flooring
- Ample space for family gatherings
- Pot lighting

BEDROOM 5

- Warm-toned laminate flooring
- Wardrobe closets
- Slider window

MECHANICAL + LAUNDRY

- Extra storage area
- Laundry area

- EXTERIOR -

REAR

- Fully fenced
- Mixed topiary
- Expansive stone patio
- Concealed pool equipment
- Inground concrete pool framed with stone
- Pool-side stone lounge
- Flat grassy area

FRONT

- Mature tree canopy
- Stone walkway leads to front entry
- Long drive
- Immensely private lot

*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.



GoodaleMillerTeam
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