



**GoodaleMillerTeam**  
CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



1386 Willowdown Road | Oakville



## GORGEOUS BUNGALOW IN CORONATION PARK

Stunning reno'd bungalow with beautiful backyard in Coronation Park.

Everything done inside and out.

Main floor living. Luxurious primary suite has ample custom cabinetry for storage, large en suite with heated floors, curbless glass steam shower, custom vanity with two sinks. Walkout from the primary to the hot tub and deck.

Gorgeous custom kitchen with cabinetry by Perola. Wolf and Sub Zero appliances. Quartz counter tops and backsplash. Tasteful fixtures and hardware. Large island with waterfall effect counter top. Skylights. Open to dining room. Great space to entertain.

Big, bright great room offers soaring vaulted ceiling, double door walkout to backyard, gas fireplace with built-in shelves.

Loft area has a bedroom equipped with a 3 piece suite bath.

Awesome basement. Huge investment to add ceiling height and put radiant in-floor heating throughout. Extra bedroom has hideaway Murphy bed (in case preferred to be used as gym or office). Well done wine cellar with racks and glass door. Big rec room with gas fireplace, wet bar and lots of room to lounge. Ample storage.

Garage has radiant in-floor heating.

Dream backyard is fully landscaped, private and no neighbours in behind. In-ground pool with water feature, storage shed and cabana with wet bar, bathroom and outdoor shower.

Nothing to do but move-in and enjoy.

Quiet neighbourhood close to the lake.

Stunning reno, ideal for entertaining.



FOYER & KITCHEN

KITCHEN





DINING ROOM

OFFICE & POWDER ROOM



PRIMARY BEDROOM

PRIMARY ENSUITE



GREAT ROOM

SECOND BEDROOM & ENSUITE



RECREATION ROOM WITH WET BAR

WINE CELLAR & BEDROOM







REAR YARD WITH INGROUND POOL

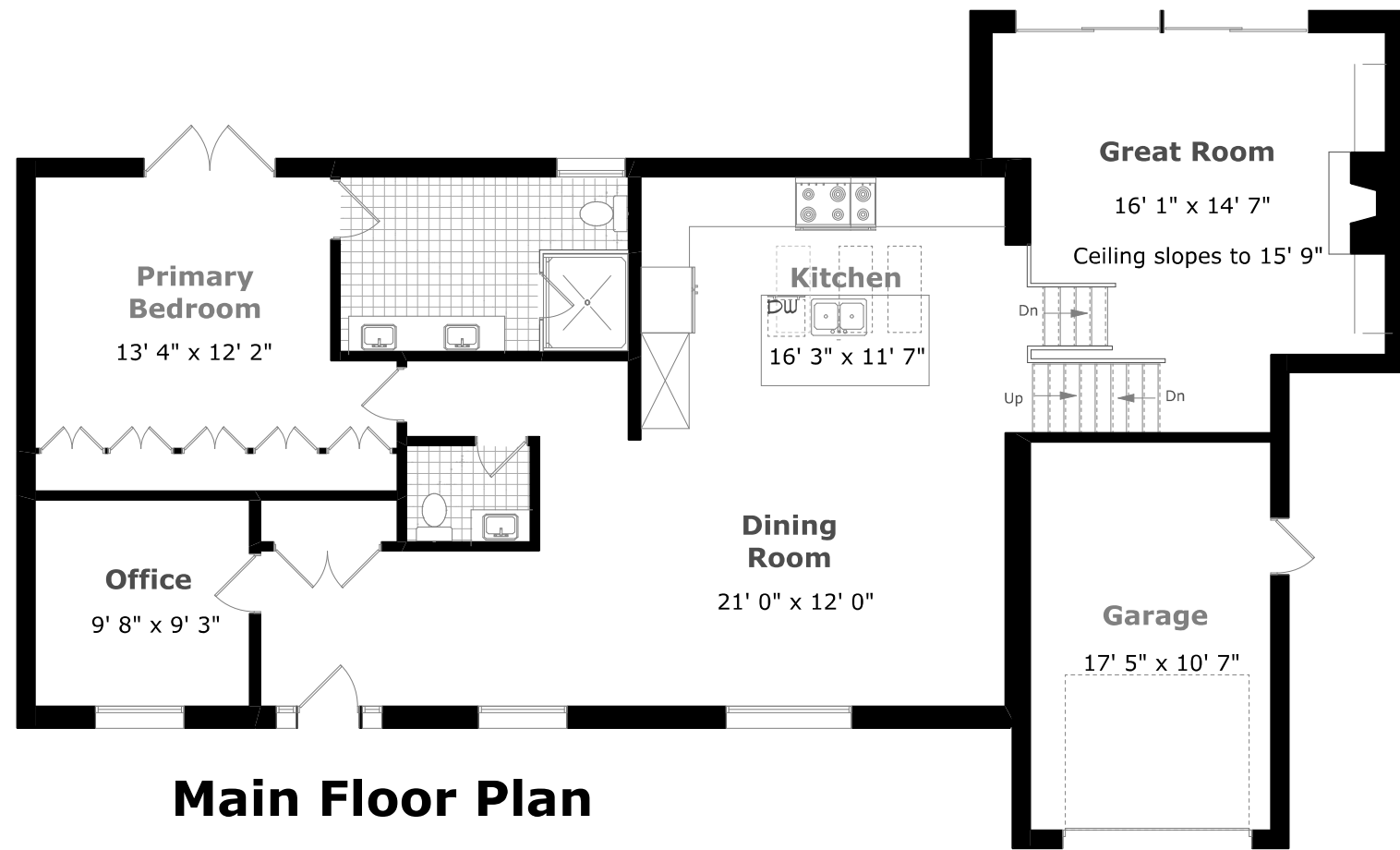
INGROUND POOL & PATIO AREA



CABANA WITH WET BAR

HOT TUB & OUTDOOR BATHROOM

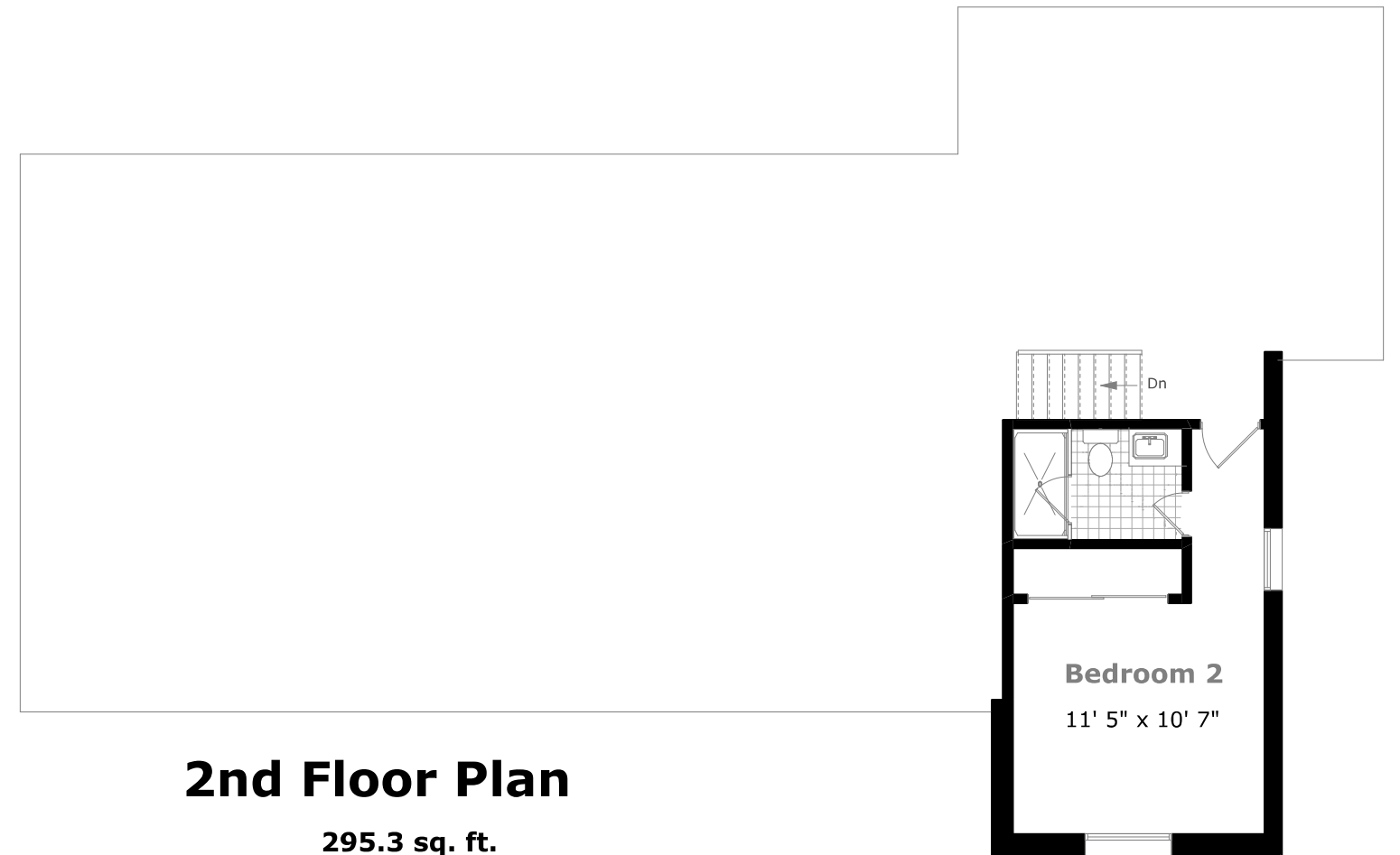
# MAIN LEVEL FLOOR PLAN



## Main Floor Plan

1,508.4 sq. ft. +  
218.4 sq. ft. (Garage)

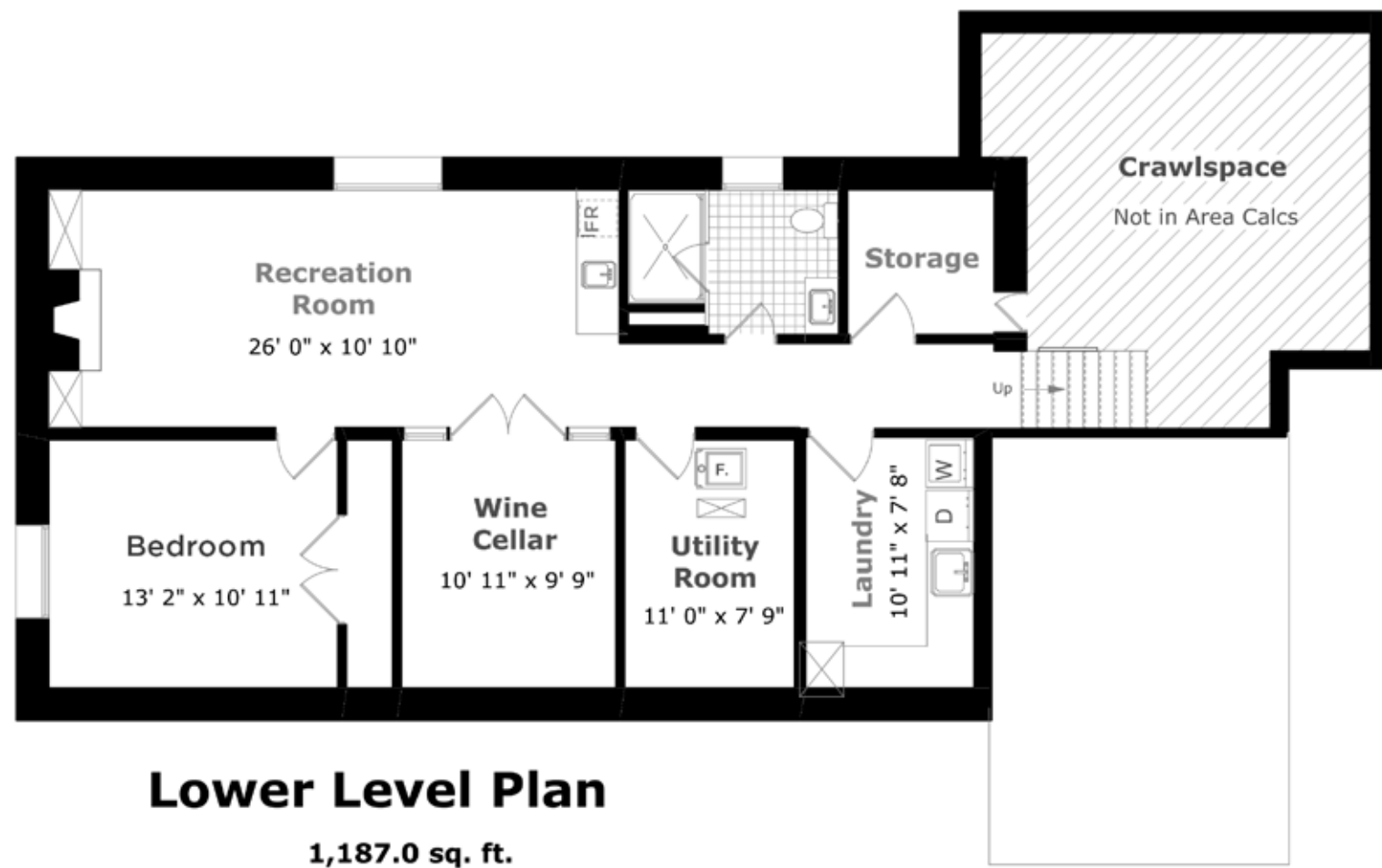
# SECOND LEVEL FLOOR PLAN



## 2nd Floor Plan

295.3 sq. ft.

## LOWER LEVEL FLOOR PLAN



## LUXURY FEATURES

### GENERAL

- Heated floors throughout all washrooms and foyer
- Soundproof insulation in all washrooms
- Spray foam insulation in all exterior walls
- Pella windows and doors
- Custom closets throughout
- Steam shower in primary bathroom
- Custom framed kitchen by Perola
- Sub-Zero Fridge, Wolf Stove, Asko Dishwasher, LG front loading washer and dryer
- Custom cabinets throughout including washroom vanities, laundry, fireplace and entertainment units in family room and basement by Perola
- Radiant heat flooring throughout basement
- 8.5' ceiling height in basement
- Custom wet bar in basement
- Fully insulated large wine cellar with glass enclosure
- Home backs onto park with gate access from backyard
- Backyard cabana with sink, fridge, washroom, outdoor shower and gas line for future built-in BBQ
- CasaTunes sound system with built-in ceiling speakers in all rooms throughout the house and backyard/cabana
- 6-person hot tub
- Pool with waterfall, and Hayward OmniLogic automated control

- Custom-built stucco shed
- Irrigation system
- Alarm system and exterior cameras
- Radiant floor heating in garage
- New Electrical, plumbing, h/vac, roof, pool equipment (2017)

### INCLUSIONS

- Sub-Zero Fridge
- Wolf Stove
- Asko Dishwasher
- LG front load washer and dryer
- All Electrical Fixtures
- All Window Coverings
- Pool Equipment
- Hot Tub
- Garage Door Opener
- Irrigation System
- Security System and Exterior Cameras
- Tankless Water Heater
- Central Vacuum
- Bar Fridge
- Pool Heater (2022)

### EXCLUSIONS

- Electric car charger

\*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

**1386 WILLOWDOWN ROAD, OAKVILLE**

**Possession:** To be arranged

**Lot Size:** 75' x 150' x 75' x 150'

**Square Footage:** 1,804 sq ft above grade

**Total Square Footage:** 2,991 sq ft

**Deposit:** 5%

**Taxes:** \$7,191 / 2023

**Legal Description:** LT 98, PL 669; S/T 48694

**Listing Agents:** Brad Miller, Kieran McCourt  
& Andrew Kaye



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905-338-2121 | [GoodaleMillerTeam.com](http://GoodaleMillerTeam.com)

9-209 Speers Rd, Oakville, ON L6K 0H5

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**#1 Team in Canada for Century 21 for 19 years in a row**