



GMT

222 Burgundy Drive
Oakville

Architectural Distinction Meets Lifestyle in Morrison

Set within the prestigious enclave of Morrison in Southeast Oakville, this exceptional newly constructed residence presents a rare opportunity to experience architectural distinction in one of Oakville’s most established + desirable neighbourhoods. Known for its mature tree canopy, generous estate-sized properties + collection of distinguished custom homes, Morrison offers a setting defined by enduring appeal, a strong sense of place + an exceptional quality of life. With Lake Ontario, the scenic grounds of Gairloch Gardens, excellent schools + the shops, restaurants and waterfront charm of downtown Oakville all within convenient reach, the neighbourhood offers a compelling balance of natural beauty, established community + everyday convenience.

The residence itself is a singular expression of transitional design, where the texture of history meets contemporary architectural precision. The exterior façade is distinguished by reclaimed Chicago brick, more than a century old, lending depth, warmth + a sense of permanence to the home’s clean, modern lines. Inside, expansive glazing by Tiltco floods the interiors with natural light, accentuating elevated ceiling heights + the considered proportions of the living spaces across every level.

THE GOODALE MILLER TEAM

Listing Agents: Brad Miller, Kieran McCourt & Don Goodale



Property Highlights

BEDS	4+1
BATHS	5.2
LOT SIZE	124.20' x 122.51' x 124.20' x 122.49'
ABOVE GRADE	4,229 sq ft
TOTAL SQ FT	7,752 sq ft
TAXES	\$13,376 / 2026





Main Level

Design is approached with an exceptional attention to detail. An IDA award-winning Crescent Apogee light fixture creates a striking focal point, while honed + curved natural stone introduces sculptural form, subtle movement + tactile richness throughout. Bespoke walnut millwork adds warmth + architectural continuity, balancing the home's contemporary aesthetic with materials chosen for their enduring character. Every element feels intentional, from the interplay of natural textures to the intentional integration of form + function.

A particularly rare feature is the main-floor primary suite, thoughtfully conceived as a private retreat within the broader floor plan. Offering generous proportions, comfort + ease of access, it brings a level of flexibility seldom found in residences of this calibre, without compromising the home's architectural integrity or sense of scale.













Second Level

The upper-level living quarters reflect the same architectural rigour, with three generously scaled private suites, each distinguished by a beautifully appointed ensuite + bespoke wardrobes. Full-scale glazing draws natural light in accentuating the proportions + sense of openness throughout.

Beyond its individual design elements, this is a home that offers something increasingly difficult to replicate: a truly distinctive generational estate within an established, highly regarded neighbourhood. For the discerning buyer, the opportunity extends beyond acquiring a remarkable residence. It is the chance to establish family roots in Morrison, enjoy the enduring appeal of Southeast Oakville + own a one-of-a-kind property where exceptional materials, considered design + an enviable setting come together.











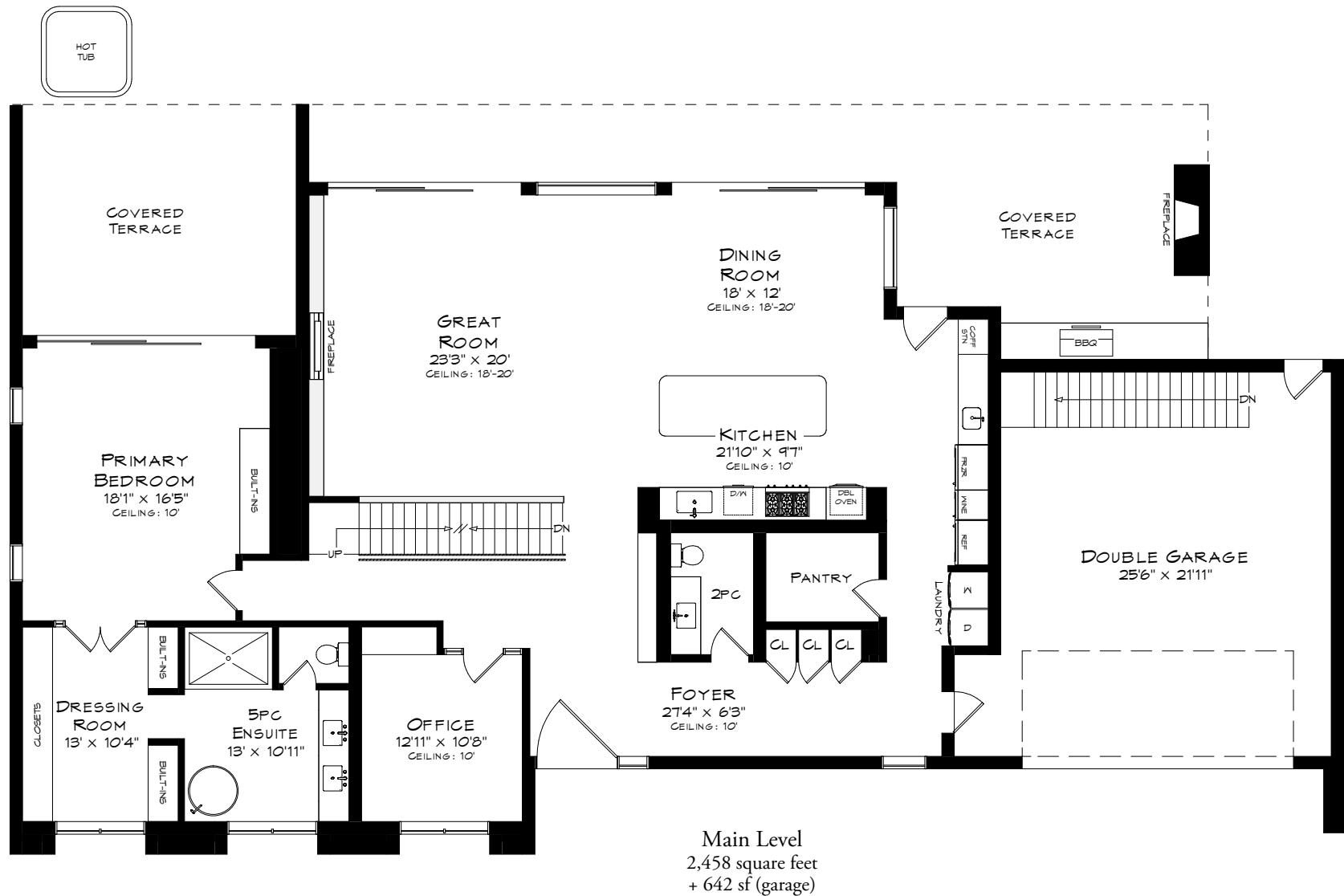






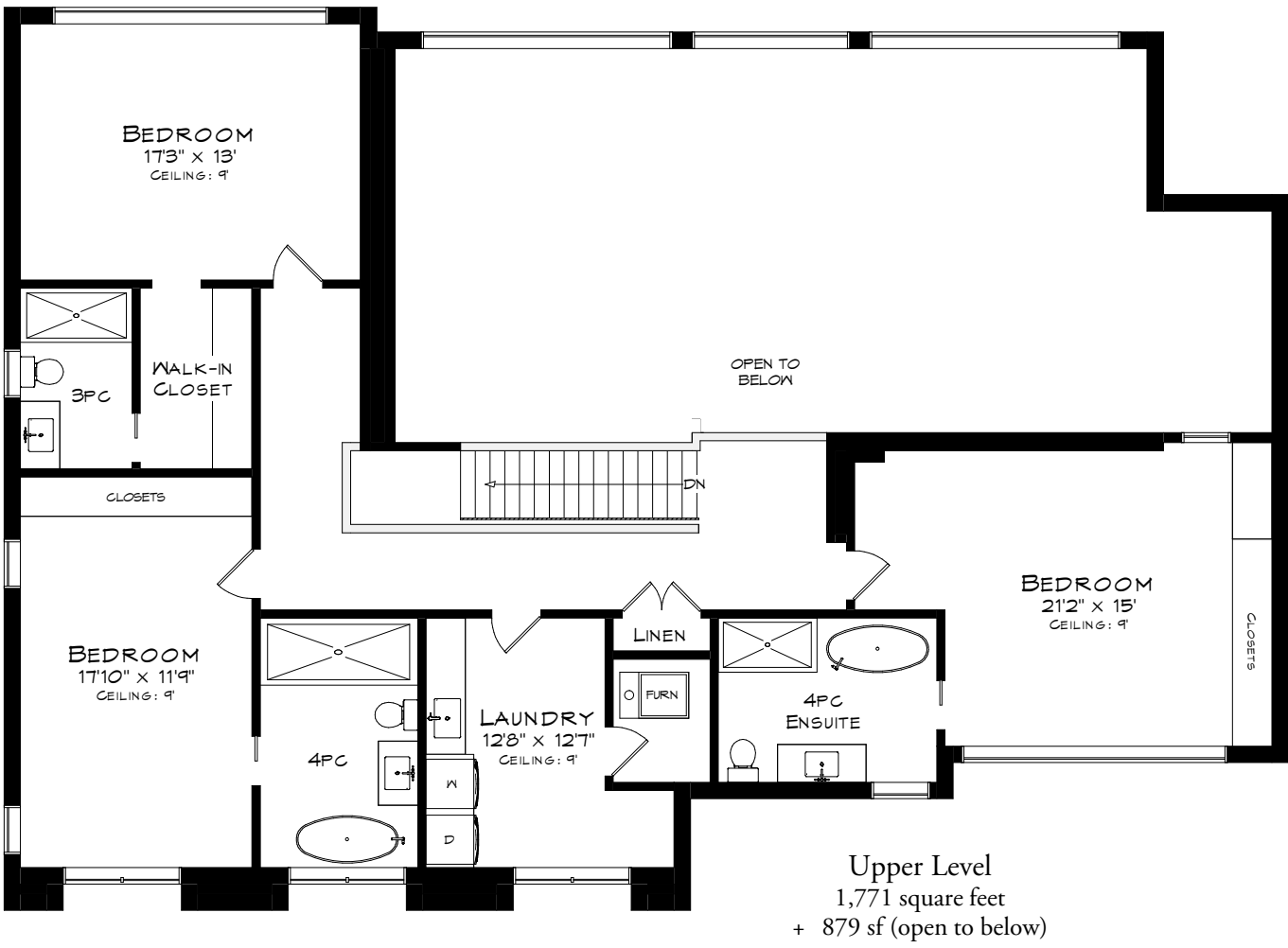


Main Level Floor Plan



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

Second Level Floor Plan



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Floor plan of the second floor showing various rooms and their dimensions:

- GYMNASIUM**: 24'4" x 19'3", CEILING: 10'. Includes a NET BAR and stairs leading UP.
- RECREATION ROOM**: 41'1" x 30'4", CEILING: 10'.
- COLD ROOM**: 28'1" x 3'9".
- UTILITY ROOM**: 18'7" x 12'3", CEILING: 10'. Includes FURN (Furnace) and WH (Water Heater).
- 2FC**: 2nd Floor Closets.
- SHOWER ROOM**: 14'1" x 7'10".
- STORAGE ROOM**: 19'3" x 15'5", CEILING: 9'.
- BEDROOM**: 20'11" x 19'7", CEILING: 8'. Includes a 3FC (3rd Floor Closets) area and stairs leading UP.

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Notable Luxury Features

EXTERIOR

- Exterior constructed with 100+ year-old reclaimed brick from Chicago
- Steel roof and Alpolic ACM cladding (Highest Quality ACM)
- High-performance Tiltco Architectural Windows + Pivot Door
- Modern Mill ACRE shiplap siding (Eco Friendly + rot resistant, 100% tree-free composite made from upcycled rice hulls)
- Algonquin Natural Flagstone patios
- Salt-water inground pool
- Hot Tub + Cold Plunge combo unit
- Brick-cladded pool house with steel roof
- Generac generator

INTERIOR

- Control 4 Smart Home with connected blinds & security
- Main floor 10’, lower level 10’ + upper 9’
- \$500,000 in custom millwork throughout by Cameo Kitchens, fabricated in kitchen + throughout including walnut wrap wall
- Craft Floor artisan engineered + wire brushed Canadian white oak flooring from British Columbia
- Linear gas fireplace with curved Perla Venata stone (4 slabs to produce) + oak reeded slat wall with integrated venting
- Crescent Apogee chandelier/art installation: award winning artistic light fixture by Yellow Goat Design in great room
- Concealed powder room with dark cork walls + curved Calacatta Monet counters w/integrated sink

- Primary ensuite with Calacatta Monet counters w/integrated sink, hammered Calacatta tile flooring + Japanese-inspired BainUltra BeOne Therapeutic air-jetted circular tub
- All tile floors heated
- All bedrooms with private ensuites
- Steel reeded-glass doors throughout
- Solid core oak doors throughout

KITCHEN

- Graff plumbing fixtures
- Custom Cameo Kitchen
- Miele and Wolf appliances (largest Miele Fridge/Freezer/Wine Combo available)
- Concealed pantry behind walnut panelled wall with Hafele hinge system
- Curved Perla Venata quartz counters
- Outdoor kitchen connected via accessory door

LOWER LEVEL

- Full radiant heat in lower level
- Large gym with poured rubber floors
- Spa room with steam sauna
- Theatre area with screen + projector
- Custom fully-outfitted wet-bar
- Secondary staircase from lower-level storage room goes to garage + outdoor patio

*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.



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.



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