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CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



254 Albion Avenue | Oakville



UPSCALE CUSTOM FAMILY HOME ON QUIET STREET IN MORRISON

Immaculate family home on a quiet tree-lined street in well-established Morrison. Ideally positioned and tucked back on a private lot framed by mature towering trees, this exceptionally well-crafted home is a testament a Colonial Revival with a neutral coastal influence. Flat stone pavers balanced with textured stone boulders + structured perennial gardens create an understated elegance that leads to the linear front portico with stately solid wood entrance.

Stepping inside, the interior is timeless with an abundance of artisan crafted millwork, oversized glazing and a traditional centre-hall layout with defined spaces serving both form + function. Detailed millwork frames doorways + pass throughs and a blend of marble + warm stained cherry define the living spaces. Set behind French doors + with custom cabinetry the office is private.

The formal dining room offers lush front views with a stately marbled fireplace as a showpiece with adjacent servery leading to the chef’s kitchen. With an abundance of full-height face-frame cabinetry, commercial grade appliances, milled framed-windows + solid centre island with extra seating – this is an ideal gathering hub. The breakfast area provides rear yard access by way of French door and connects to the impressive great room with expanded height coffered ceiling and cozy fireplace. The utility wing is tucked away with outfitted mudroom, dog wash station, secondary front entrance, garage access + laundry room.

The main-level primary retreat is sophisticated with cathedral ceiling, marbled fireplace, French doors to rear stone patio, bright dressing room + lavish ensuite. On the upper level, the three additional well-appointed bedrooms enjoy ensuite privileges + walk-in closets.

The finely executed living space is extended to the sun-filled lower level with rec room with fireplace, games space, theatre area, fifth bedroom or office suite, luxurious bath, dedicated gym with mirrored walls + turf flooring and ample storage. The adventure continues to the resort-style rear yard, with masterfully landscaped grounds and gardens, expansive inground pool with two raised ledges + stone waterfall. The full-service pool house impresses with two full Nana Wall systems, wood framed cathedral ceiling, wet-bar, full bath, stone-clad fireplace + outdoor shower. This stunning outdoor space is the ultimate retreat in indoor/outdoor living. Framed in mature gardens, the private backdrop coupled with the much-desired south east Oakville location, makes this elegant family home the perfect blend of comfort, functionality, and style.



FOYER & OFFICE

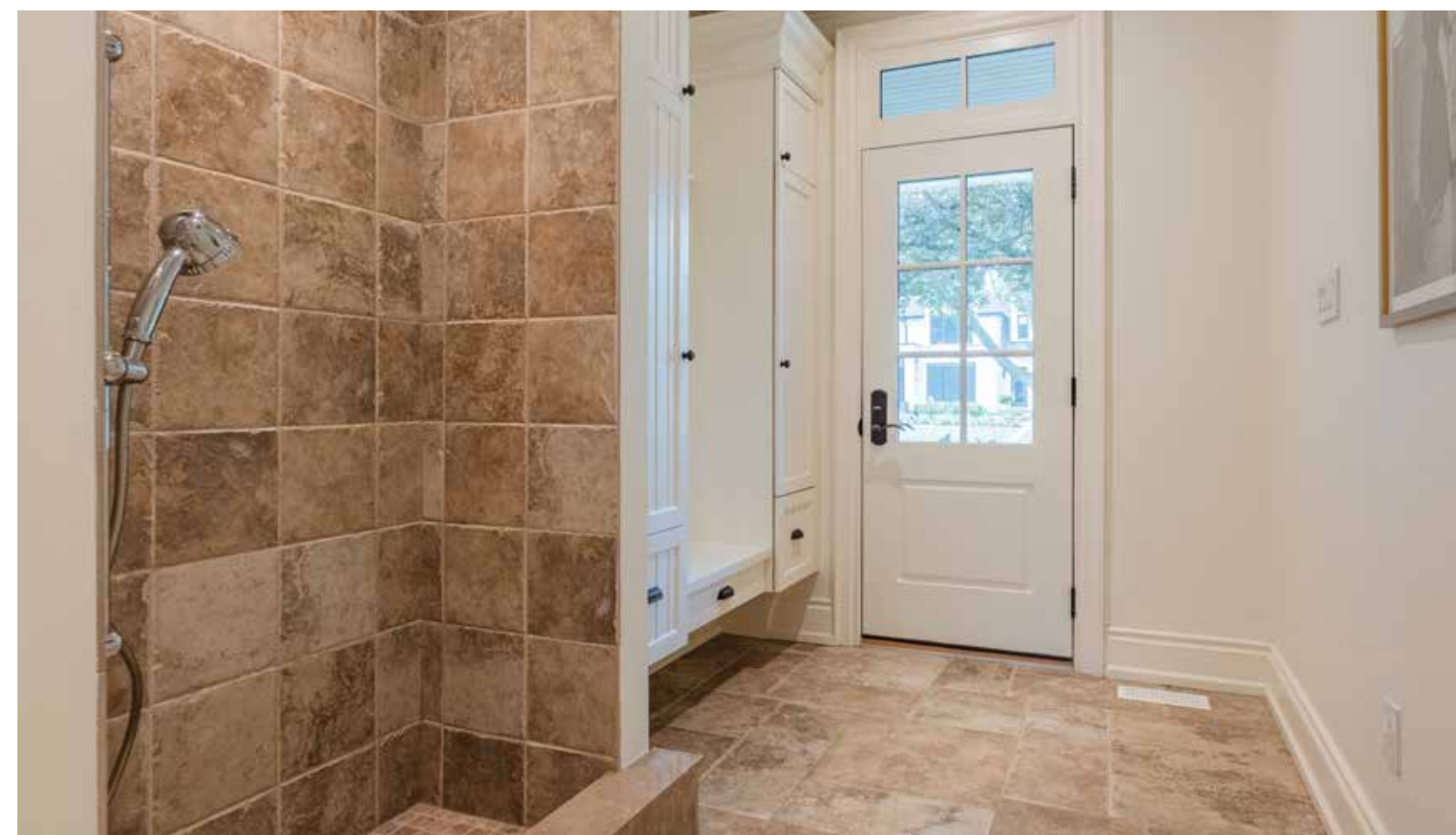
DINING ROOM & SERVERY





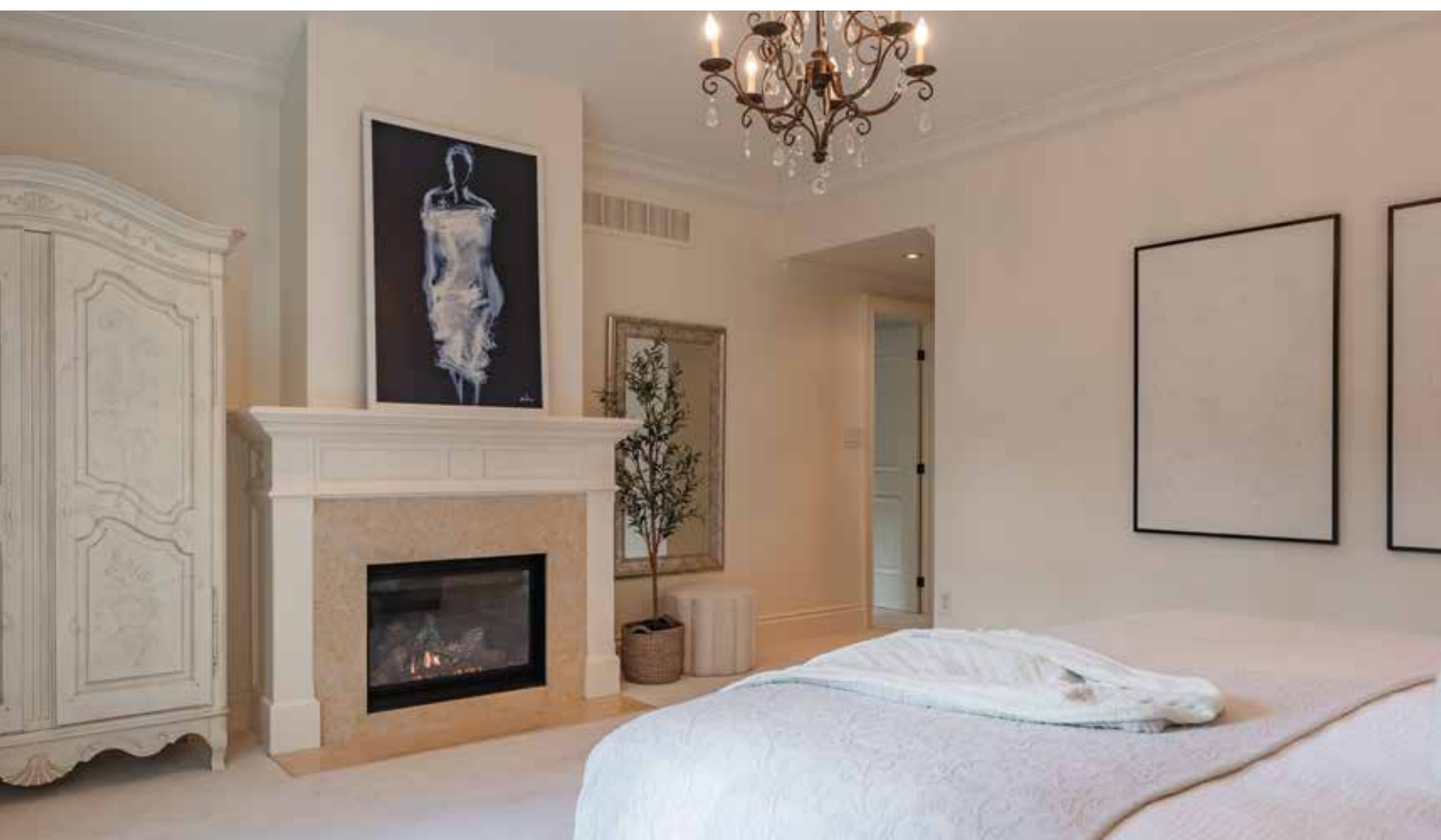
KITCHEN

BREAKFAST AREA



GREAT ROOM

LAUNDRY ROOM & MUDROOM WITH DOG WASH



MAIN FLOOR PRIMARY BEDROOM

MAIN FLOOR PRIMARY ENSUITE



SECOND BEDROOM & ENSUITE

THIRD BEDROOM



FOURTH BEDROOM & SHARED ENSUITE

RECREATION ROOM, GAMES ROOM & THEATRE AREA



LOWER LEVEL GYM & OFFICE / FIFTH BEDROOM

LOWER LEVEL BATHROOM





REAR YARD WITH SALTWATER POOL & LOUNGE

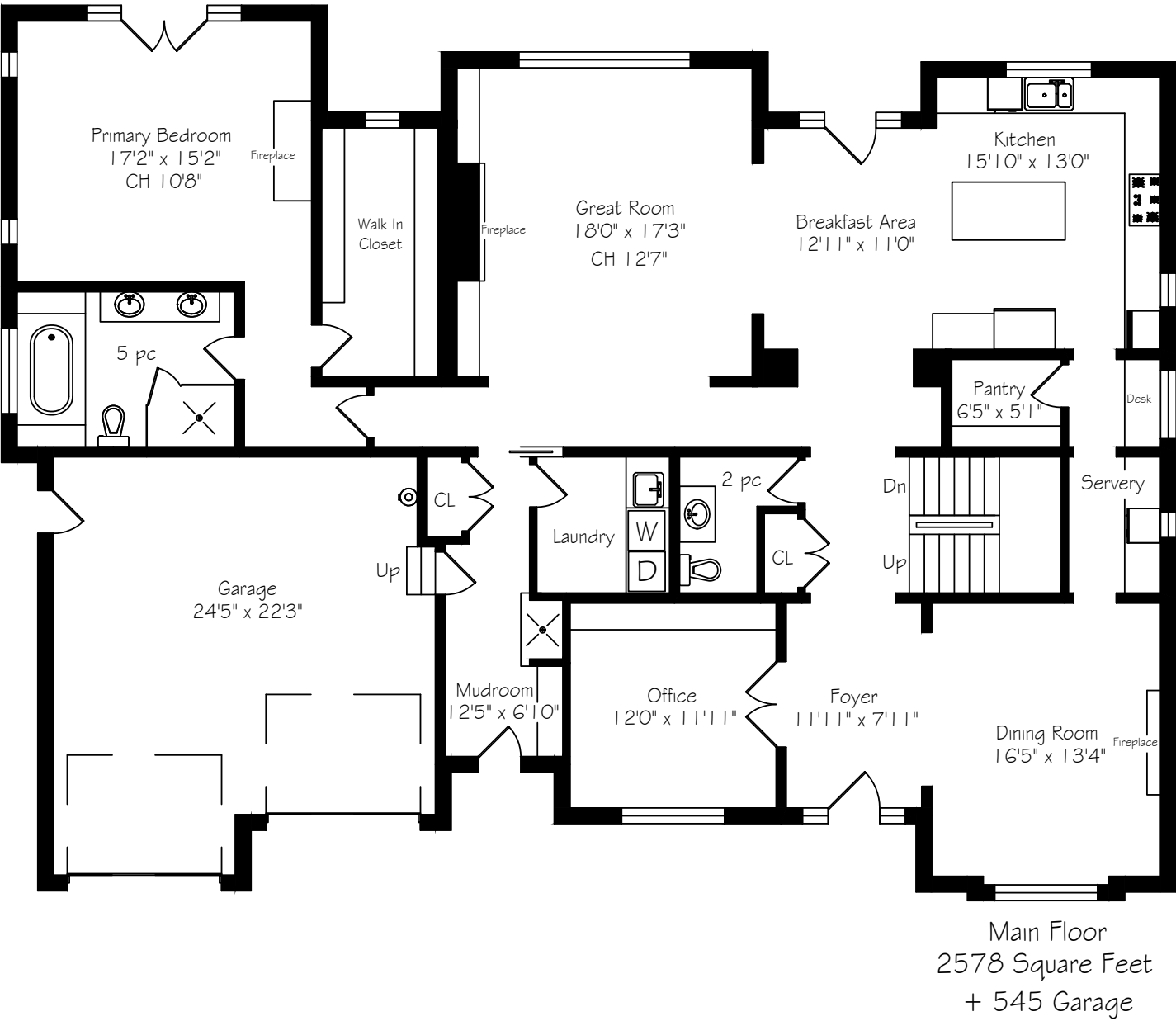
POOL HOUSE & SALTWATER POOL WITH WATERFALL FEATURE



SEAMLESS INDOOR / OUTDOOR LIVING

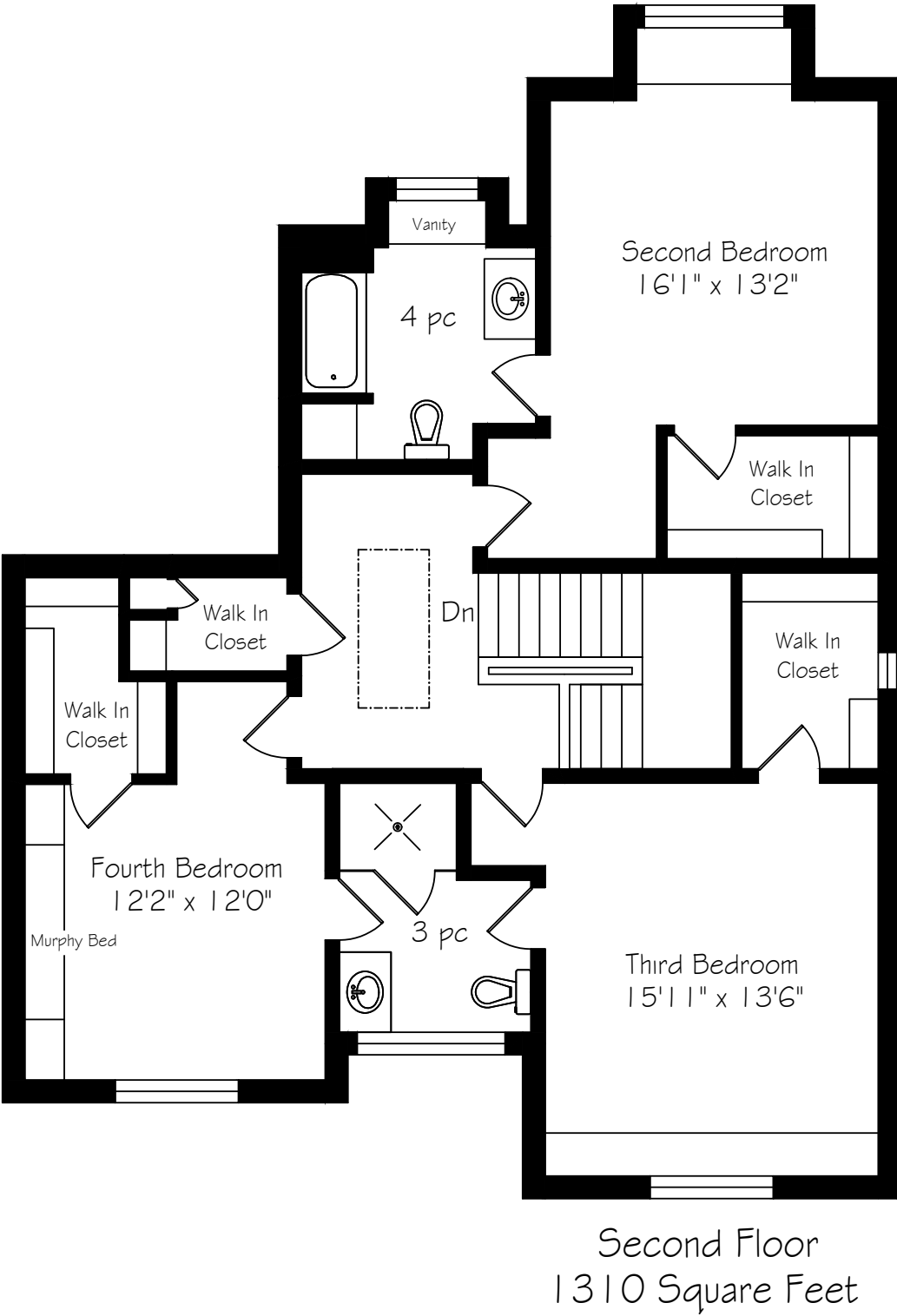
POOL HOUSE WITH NANA-WALLS

MAIN LEVEL FLOOR PLAN



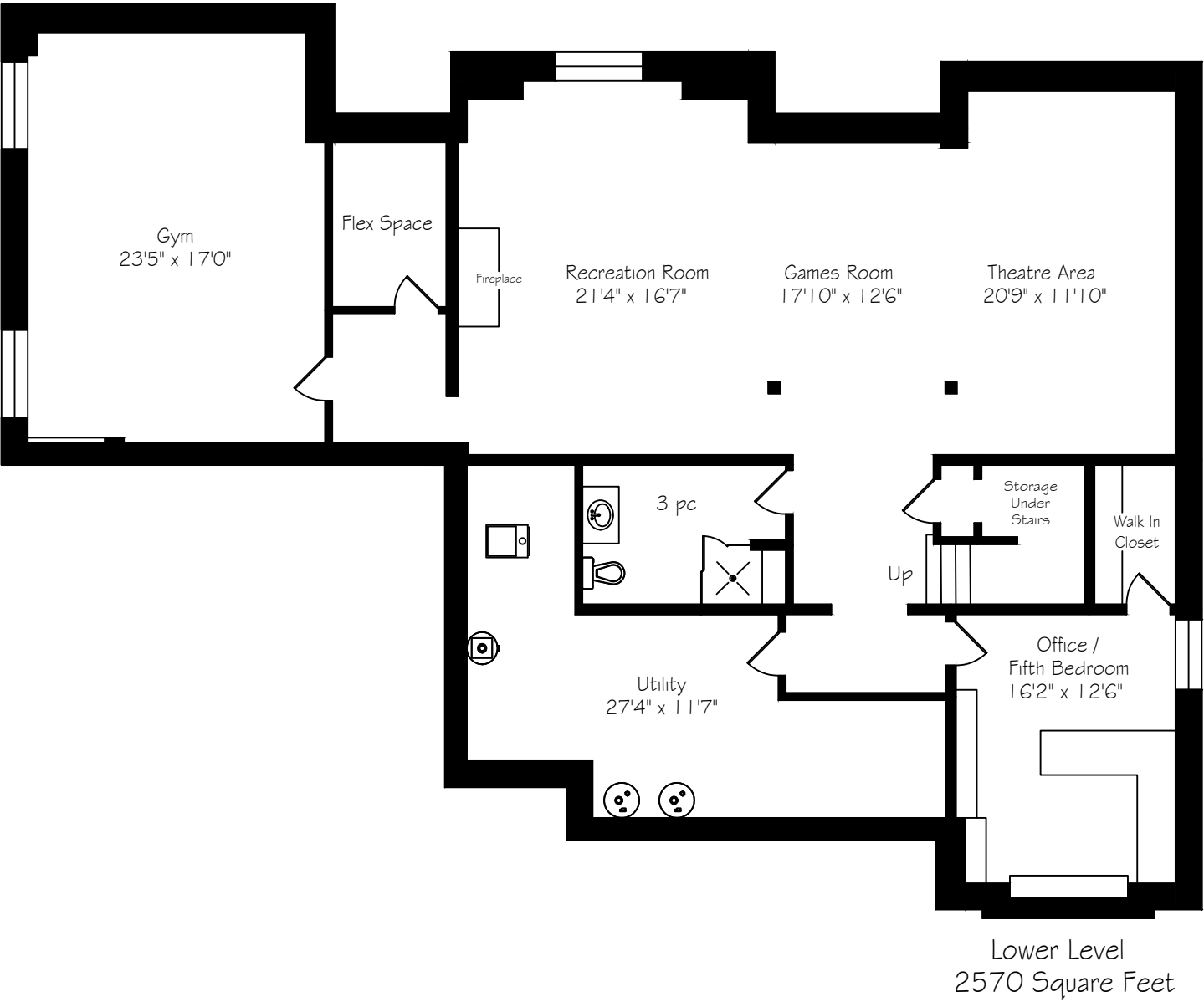
*Room sizes should be considered approximate since measurements are subject to certification.

SECOND LEVEL FLOOR PLAN



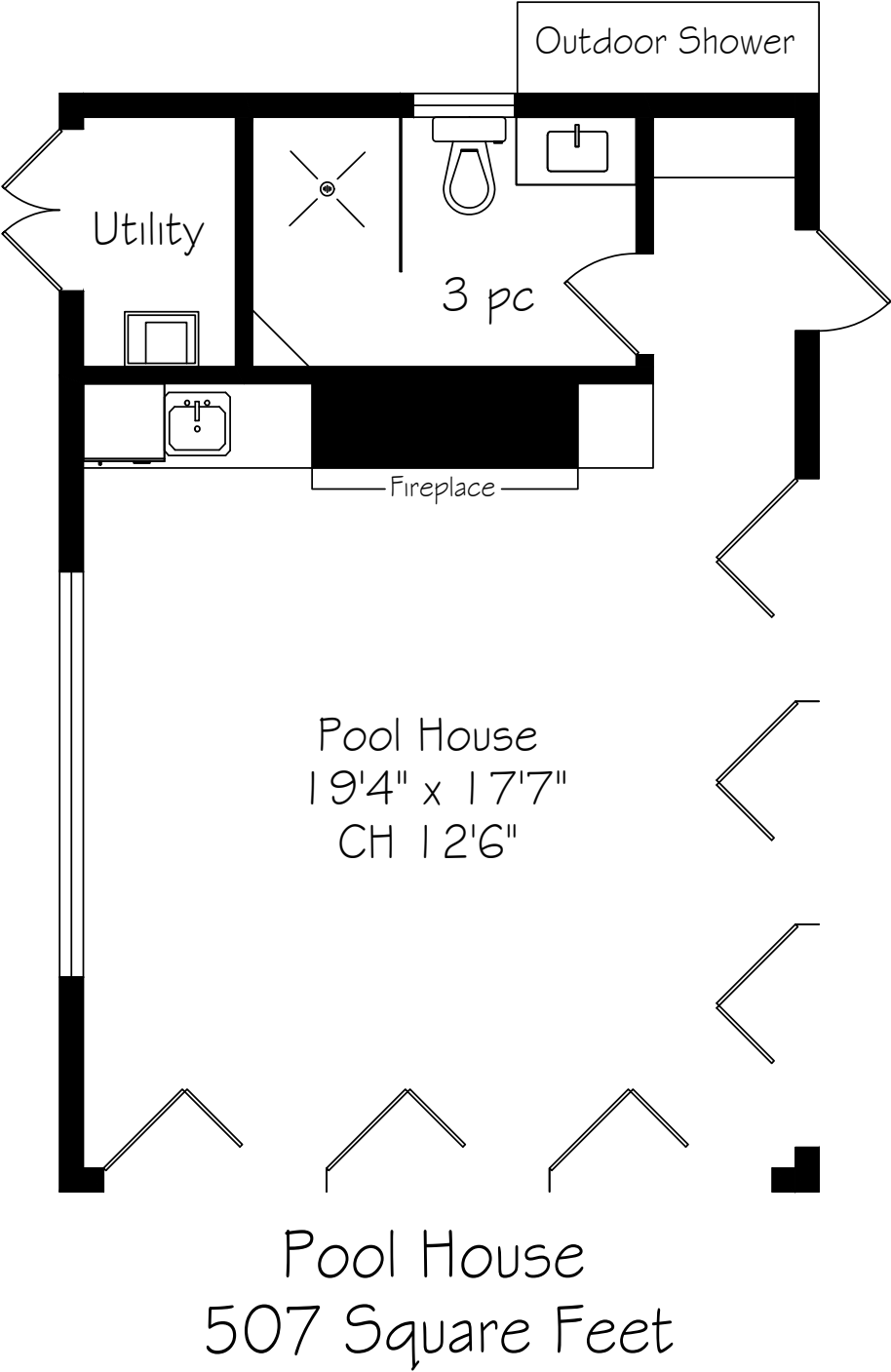
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LOWER LEVEL FLOOR PLAN



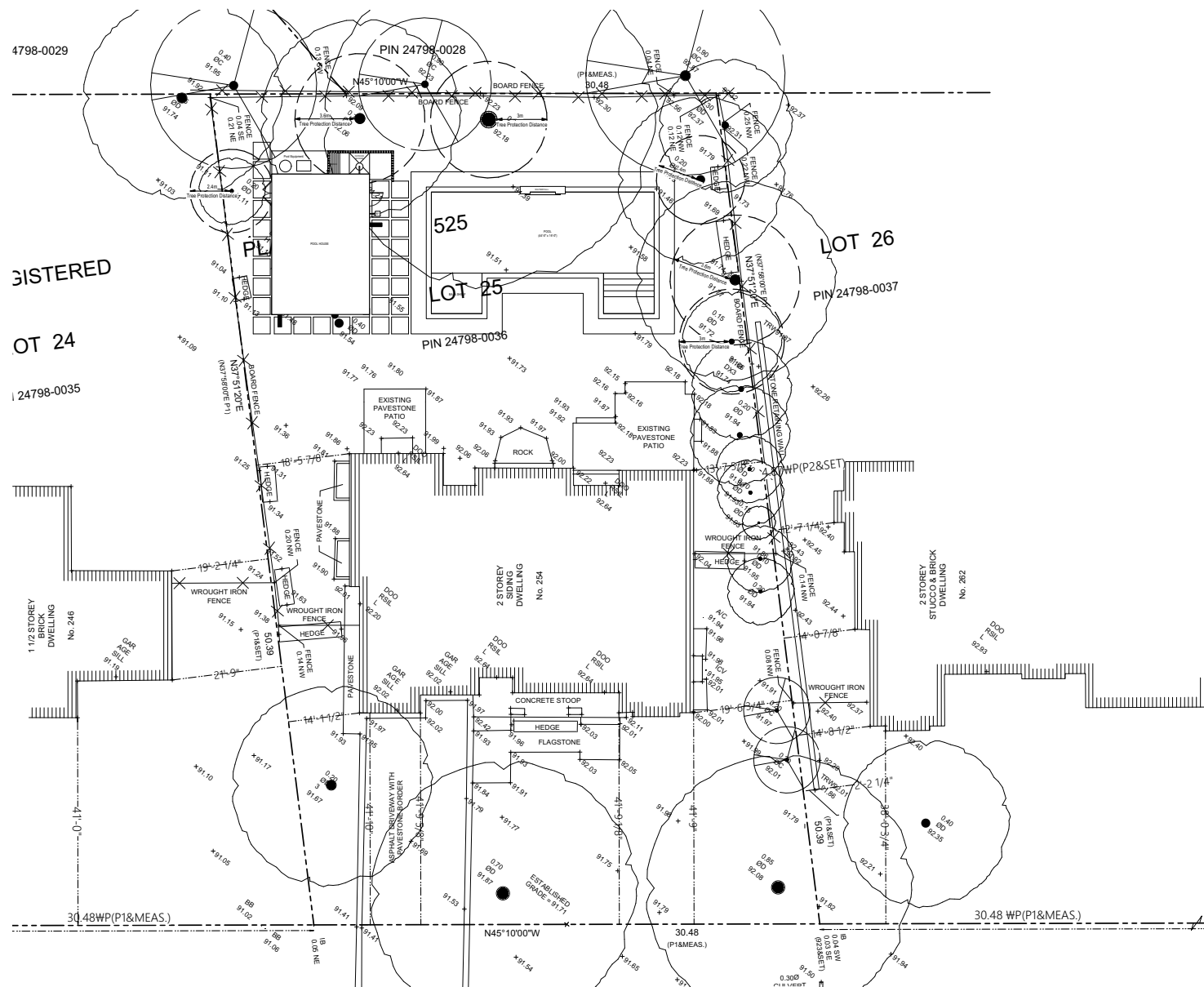
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POOL HOUSE FLOOR PLAN



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SITE PLAN



LUXURY FEATURES

NOTABLE

- Architect: Gus Ricci
- Custom built: Legend Homes
- Masterfully landscaped
- Mature mixed tree canopy
- Perennial framing gardens
- Resort-style rear yard with custom full-service pool house
- Milled entranceways
- Extensive custom millwork
- Main floor primary
- Five fireplaces
- Front & rear irrigation
- Extensively updated throughout

- MAIN LEVEL -

FOYER

- Stately rich stained wood door flanked by 2 linear sidelites + transom
- Warm travertine tile flooring
- Expanded traditional baseboards
- Tray ceiling with two-step crown moulding
- Flushmount chandelier
- Coat closet with shelving + hanging storage

OFFICE

- Double French door entrance
- Rich stained cherry flooring
- Expanded traditional baseboards
- Custom cabinetry wall with open bookshelves + closed storage
- Double glazing with casement & transoms
- Tray ceiling with two-step crown moulding
- Pot lighting

POWDER ROOM

- Rich stained cherry flooring
- Expanded traditional baseboards
- Furniture style vanity with stone top + backsplash, porcelain sink + Waterworks 3-piece faucet
- Framed mirror
- Two decorative sconces
- Two-step crown moulding
- Pot lighting
- Kohler lavatory

DINING ROOM

- Milled entrance
- Rich stained cherry flooring
- Expanded traditional baseboards
- Triple glazing with transoms
- Central gas fireplace with warm marble + milled surround
- Tray ceiling with two-step crown moulding
- Designer chandelier
- Pot lighting
- Built-in audio
- Pass through to servery

SERVERY

- Milled entrance
- Rich stained cherry flooring
- Expanded traditional baseboards
- Prep station with traditional warm white wood cabinetry + granite top
- Inset lighting
- Full-height uppers with glass features + lighting
- Closed lower cabinetry
- Linear glazing with transom
- Dacor stainless beverage fridge
- Additional recessed work station with granite top + lower drawers
- Double glazing with transoms
- Pot lighting

WALK-IN PANTRY

- Rich stained cherry flooring
- Expanded traditional baseboards
- Open shelving
- LED pot lighting

KITCHEN

- Milled entrance
- Rich stained cherry flooring
- Expanded traditional baseboards
- Abundance of full height traditional face frame cabinetry with black hardware
- Deep drawers + closed storage
- Undermount lighting
- Granite counters with subway tile backsplash
- Solid central island with seating + storage – seamless prep space
- Oversized glazing with custom milled details
- On counter feature cabinetry with glass shelves
- Recycling sorting station
- Double stainless sink with brushed chrome faucet + soap pump
- Brushed chrome filtered water faucet
- Commercial grade appliances:
- Stainless Dacor 5 burner cooktop
- Stainless Ventahood vent with milled hood
- Stainless Dacor wall oven
- Stainless Dacor microwave
- Panelled Miele dishwasher
- Panelled SubZero fridge
- Two panelled SubZero freezer drawers
- Two etched glass pendants
- Pot lighting
- Built-in audio
- Open to great room + breakfast

LUXURY FEATURES

BREAKFAST

- Milled entrance
- Rich stained cherry flooring
- Expanded traditional baseboards
- French door flanked with linear sidelite + transom
- Opens to rear stone portico
- Designer chandelier
- Two-step crown moulding
- Pot lighting

GREAT ROOM

- Milled entrance
- Rich stained cherry flooring
- Expanded traditional baseboards
- Expanded ceiling height
- Milled coffered ceiling with pot lighting
- Abundance of oversized glazing
- Central gas fireplace with warm marble framing + milled wood mantle + surround + media
- Flanked by custom milled credenzas with open shelving + closed lowers
- Two-step crown moulding
- Pot lighting
- Built-in audio

MUDROOM

- Secondary front entrance
- Textured porcelain flooring
- Expanded traditional baseboards
- Double coat closet with built-in storage
- Built-in storage system with hanging hooks, bench seating + closed cubbies
- Dog wash station with quartz curb, textured porcelain surround + chrome fixtures
- Interior garage access
- Pot lighting

LAUNDRY

- Textured porcelain flooring
- Expanded traditional baseboards
- Warm white upper + lower closed cabinetry with brushed chrome hardware + stone top
- Stainless sink with chrome faucet
- Laundry shoot (upper linen closet to laundry)
- LG front-loading washer + dryer pair with stone folding counter
- Dedicated hanging with closed upper cabinetry

GARAGE

- Full-height double garage
- Exterior side yard access
- Epoxy flooring + slat-wall panelling for storage
- Automatic opener on doors

MAIN FLOOR PRIMARY BEDROOM

- Separate wing
- Neutral plush broadloom
- Expanded traditional baseboards
- Central gas fireplace with warm marble framing + milled wood mantle + surround + media
- Cathedral ceiling with two-step crown moulding
- Pot lighting
- Central chandelier
- Two linear windows
- Double French doors with glass sidelites open to rear stone patio + pool area

PRIMARY DRESSING

- Neutral plush broadloom
- Expanded traditional baseboards
- Full built-in closet system with open hanging, shelving + closed drawers
- Oval captain's window
- Pot lighting

PRIMARY ENSUITE

- Heated honed marble tile flooring
- Expanded traditional baseboards
- Double glazing
- Double wood vanity with closed storage with chrome hardware
- Sloped edge marble counter with Kohler sinks + 3-piece faucets
- Upper milled wall with two inset mirrors + two mixed textile sconces
- On counter feature cabinet with mirrored front
- Inset jetted soaker tub with polished brass fixtures + warm marble surround
- Crystal chandelier
- Glass enclosed shower with marble micro tile floor + marble tile walls + polished brass fixtures
- Kohler lavatory
- Two-step crown moulding
- Pot lighting

- UPPER LEVEL -

- Rich stained cherry stairs with white square spindles + stained rails
- Expanded traditional baseboards
- Linen closet with laundry shoot
- Mixed textile wall sconces + central chandelier
- Linear skylight
- Two-step crown moulding
- Pot lighting

BEDROOM 2

- Neutral plush broadloom
- Expanded traditional baseboards
- Recessed double glazing with bench seating + closed storage
- Walk-in closet with built-in storage system
- Architectural angled ceilings
- Crystal chandelier
- Pot lighting

ENSUITE

- Heated textured porcelain tile flooring
- Expanded traditional baseboards
- Furniture style vanity with closed storage + chrome hardware
- Polished marble top with oval Kohler sink + 3-piece faucet
- Decorative framed mirror with two sconces
- Separate vanity with polished marble top + linear drawers
- Inset jetted tub with subway tile surround, marble framed niche + chrome fixtures
- Double glazing
- Pot lighting
- Kohler lavatory

BEDROOM 3

- Neutral plush broadloom
- Expanded traditional baseboards
- Recessed arched glazing with bench seating + closed storage
- Flanked by two bookshelves with closed lower cabinets
- Walk-in closet with built-in storage system
- Linear casement window
- Architectural angled ceilings
- Pot lighting

SHARED ENSUITE

- Heated textured porcelain tile flooring
- Expanded traditional baseboards
- Furniture style vanity with closed storage + chrome hardware
- Polished marble top with oval Kohler sink + 3-piece faucet
- Milled mirror with backsplash
- Glass shower with porcelain tile flooring + subway tile walls + chrome fixtures
- Triple glazing
- Pot lighting
- Kohler lavatory

BEDROOM 4

- Neutral plush broadloom
- Expanded traditional baseboards
- Expansive arched glazing
- Walk-in closet with built-in storage system
- Murphy bed system with open shelving + closed storage + integrated lighting
- Architectural angled ceilings
- Pot lighting

- LOWER LEVEL -

- Rich stained cherry stairs with white square spindles + stained rails
- Expanded traditional baseboards
- Under stair storage
- Pot lighting
- Egress windows
- Expanded traditional baseboards

RECREATION ROOM

- Berber broadloom
- Expanded traditional baseboards
- Ample space for oversized seating
- Central gas fireplace with warm marble framing + milled wood mantle + surround
- Egress window
- Pot lighting
- Built-in audio

GAMES SPACE

- Berber broadloom
- Expanded traditional baseboards
- Ample space for family fun
- Pot lighting
- Central to rec room + theatre space

THEATRE SPACE

- Berber broadloom
- Expanded traditional baseboards
- Ample space for oversized seating
- Media wall with 120” screen, Sony Bravia projector with Denon AV surround receiver + Paradigm subwoofer
- Built-in surround audio
- Pot lighting

GYM

- Padded flooring with artificial turf
- Expanded traditional baseboards
- Expansive mirrored wall
- Two media wall options
- Two egress windows
- Pot lighting

FLEX SPACE

- Cork flooring
- Expanded traditional baseboards
- Pot lighting

LUXURY FEATURES

BEDROOM 5/OFFICE

- Berber broadloom
- Expanded traditional baseboards
- Two walls of custom cabinetry with bookshelves, closed lowers + file drawers
- Work station with closed lowers + desk
- Walk-in closet with built-in storage system
- Two egress windows
- Pot lighting

BATHROOM

- Textured porcelain tile flooring
- Expanded traditional baseboards
- Furniture style vanity with closed storage + chrome hardware
- Polished marble top + backsplash with oval Kohler sink + 3-piece faucet
- Wall-mounted mirror
- Glass shower with porcelain tile floor, linear subway tile surround + integrated bench seat
- Chrome fixtures + pot light
- Pot lighting
- Kohler lavatory

MECHANICAL

- Extra storage area
- HE Lennox furnace with GeneralAire humidifier (2018)
- Nu-Air Ventilation system
- Two sump pumps
- Giant hot water tank (Reliance rental)
- AC (2018)

- EXTERIOR -

REAR

- Resort-style west facing rear yard
- Fully fenced + very private
- Mixed mature tree canopy
- Framing perennial gardens
- Expansive stone patios with multiple dining + lounging areas
- Salt-water inground pool with two tanning ledges
- Stone coping + surround
- Linear stone wall with waterfall
- Resort cabana
- Flat grassy area for backyard fun

POOL HOUSE

- 2023
- Architect: John Willmott
- Builder: Renocorp Inc.
- Pool: Jameson Pools + Spa
- 507 square foot space
- Wrapped in natural stone + cedar shingles
- Enclosed hot/cold outdoor shower
- Frosted full-glass exterior door
- Radiant floor heating
- Navien Boiler for floor + water
- Recessed entry storage with open shelving + closed cabinetry
- Waterproof textured vinyl flooring
- Expanded baseboards
- Vaulted painted wood ceiling with wood beams + central chandelier
- Two full Nana-Wall glass system; open completely for seamless indoor/outdoor living
- Additional linear curtain window
- Stone-clad feature wall with oversized gas fireplace, wood mantel + dedicated media
- Built-in audio
- Wall-mounted Mitsubishi AC + heating unit

WETBAR

- Recessed wet bar with closed lower storage, Silhouette beverage fridge, copper prep sink + faucet
- Quartz top, mixed marble backsplash + floating shelved with inset lighting
- Media storage cabinet with quartz top + floating shelves with inset lighting

BATHROOM

- Oversized stone-like porcelain tile flooring
- Expanded baseboards
- White vanity with polished porcelain top with integrated sink + 3-piece Vogt faucet
- Thin framed mirror + sconce
- Wall-mounted Tuzio towel warming rack
- Seamless glass panel shower with stone-like porcelain tile flooring, full-slab marbled porcelain tile walls, linear niche with marble backsplash, corner quartz bench + Vogt fixtures
- Captain's window
- DXV lavatory

FRONT

- Pristine landscaping
- Mixed mature tree canopy
- Framing perennial gardens
- Stone framed driveway
- Stone walk-way to covered front entry
- Front portico with secondary front entrance
- Irrigation system

LUXURY FEATURES

INCLUSIONS

- Garage door opener with remote(s)
- All electronic light fixtures
- All drapery and window coverings
- TV mounts (if applicable)
- Dacor stainless beverage fridge
- Kitchen:
- Stainless Dacor 5 burner cooktop
- Stainless Ventahood vent with milled hood
- Stainless Dacor wall oven
- Stainless Dacor microwave
- Panelled Miele dishwasher
- Panelled SubZero fridge
- Two panelled SubZero freezer drawers
- LG front loading washer + dryer pair
- Central vac + attachments (2018)
- Theatre 120” screen + Sony Bravia projector with Denon AV surround receiver + Paradigm subwoofer
- Control4 controller for built-in speakers
- Alarm system components (monitoring to be arranged by buyer)
- Pool related components + winter safety cover
- Irrigation front + rear
- Pool House:
- TV and wall-mount
- Wall-mounted Mitsubishi AC + heating unit
- Silhouette beverage fridge

EXCLUSIONS

- All personal pictures/art/décor indoor & out

RENTAL ITEMS

- Hot water tank is Reliance rental

*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 254 ALBION AVENUE, OAKVILLE

Possession: To be arranged
Lot Size: 100.23' (front) x 165.61' x 165.53' x 100.24'
Square Footage: 3,888 sq ft above grade
Total Square Footage: 6,458 sq ft
Deposit: 5%
Taxes: \$25,556 / 2025
Legal Description: LT 25, PL 525; OAKVILLE
Listing Agents: Brad Miller, Kieran McCourt & Murray McKeage



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905-338-2121 | **GoodaleMillerTeam.com**

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

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