



GoodaleMillerTeam
CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



340 Spruce Street | Oakville



ENDURING CHARACTER MEETS CONTEMPORARY COMFORT

In Old Oakville, character is everything. Historical and heritage properties define the neighbourhood's identity and charm, and few homes capture that spirit quite like this one! 340 Spruce goes beyond the expected by delivering the warmth and history of a Period home with the ease and functionality of a modern build.

With nearly 3,600 sq ft above grade, this is a home designed for real living. The spacious main level is absolutely sun filled and offers an open-concept flow with large gathering and dining areas centred around the custom kitchen with island. The front room with open-flame gas fireplace is loaded with charm and plenty of seating. While the mudroom with heated floors, powder and access to double garage provides practical space rarely found in historical homes.

Upstairs, three spacious bedrooms each enjoy their own modern ensuite w heated floors. The primary suite features an impressively large walk-in closet and spa-like bathroom. The third-floor loft, filled with light, is a flexible space that could serve as a fourth bedroom, a private office, or the ultimate hangout for teens. Thoughtful details, such as upper-level laundry, bring modern convenience to a historical setting. The finished lower level adds further versatility with newer carpeting, excellent storage, and space for recreation.

Outdoors, the home continues to impress. A double garage with high ceilings is a rarity in this area. The welcoming front porch is perhaps the epitome of Old Oakville charm, while the south facing backyard has been meticulously designed as a private retreat. A newer composite deck with glass railings overlooks a landscaped garden featuring a lap pool that doubles as a spa, a professionally installed putting green, and a stylish flex-cabin ideal as an art/yoga studio, office, or gym.

Leaded glass windows and radiant heating, widely regarded as one of the cleanest, most comfortable sources of warmth, only adds to the home's enduring appeal. Simply put, this is not an ordinary historical home; it is a rare opportunity for those who understand that living in Old Oakville is about more than an address – it's about belonging to a tradition of timeless style and community.



FRONT PORCH

FRONT PORCH & FOYER





KITCHEN & DINING ROOM

KITCHEN



FAMILY ROOM

MUDROOM & POWDER ROOM



LIVING ROOM

LIVING ROOM

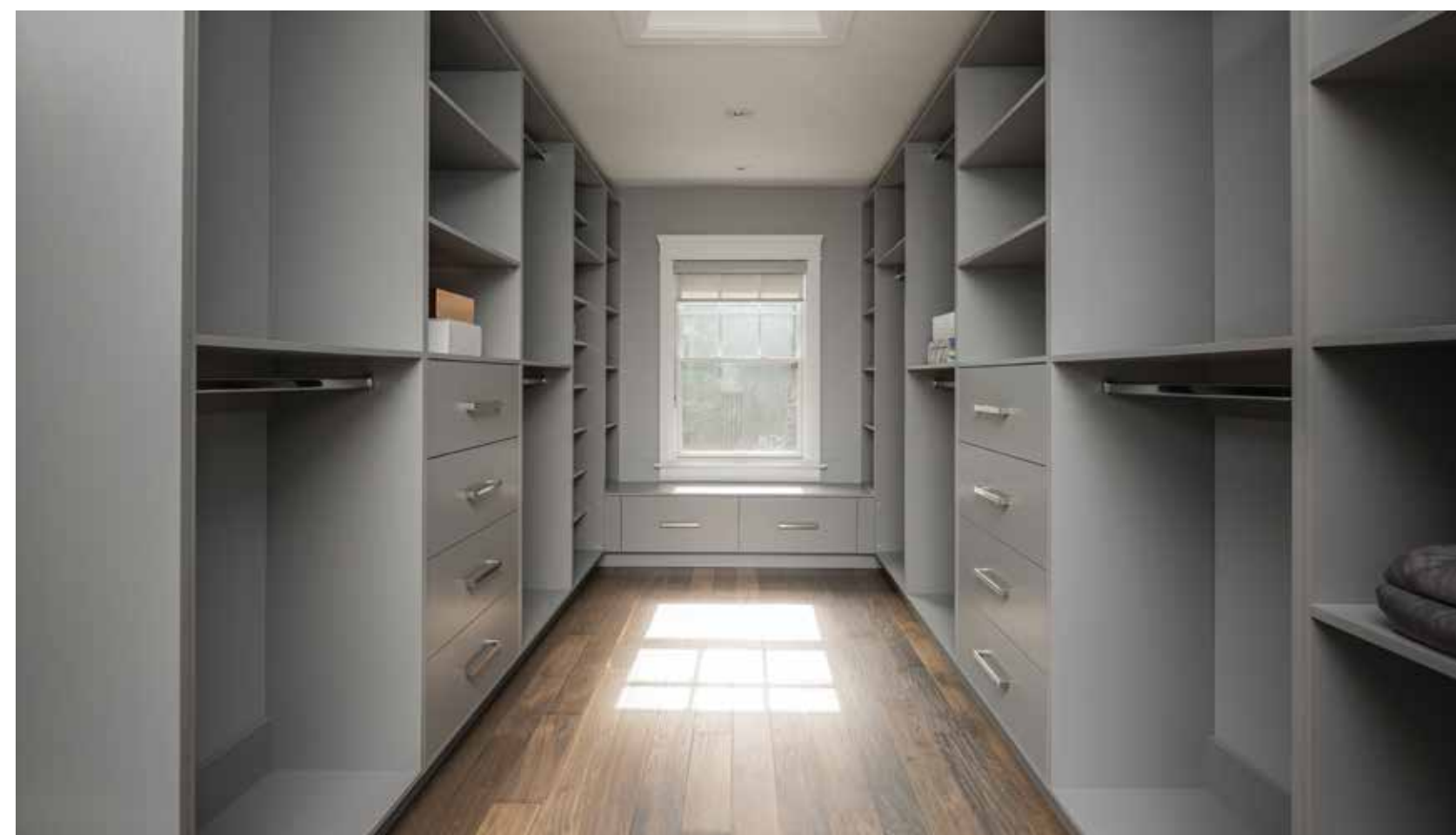


PRIMARY ENTRANCE



PRIMARY BEDROOM





PRIMARY ENSUITE

PRIMARY ENSUITE & WALK-IN CLOSET



SECOND BEDROOM

SECOND BEDROOM ENSUITE & LAUNDRY ROOM



THIRD BEDROOM



ENSUITE





FOURTH BEDROOM



LOWER LEVEL







REAR YARD

REAR YARD

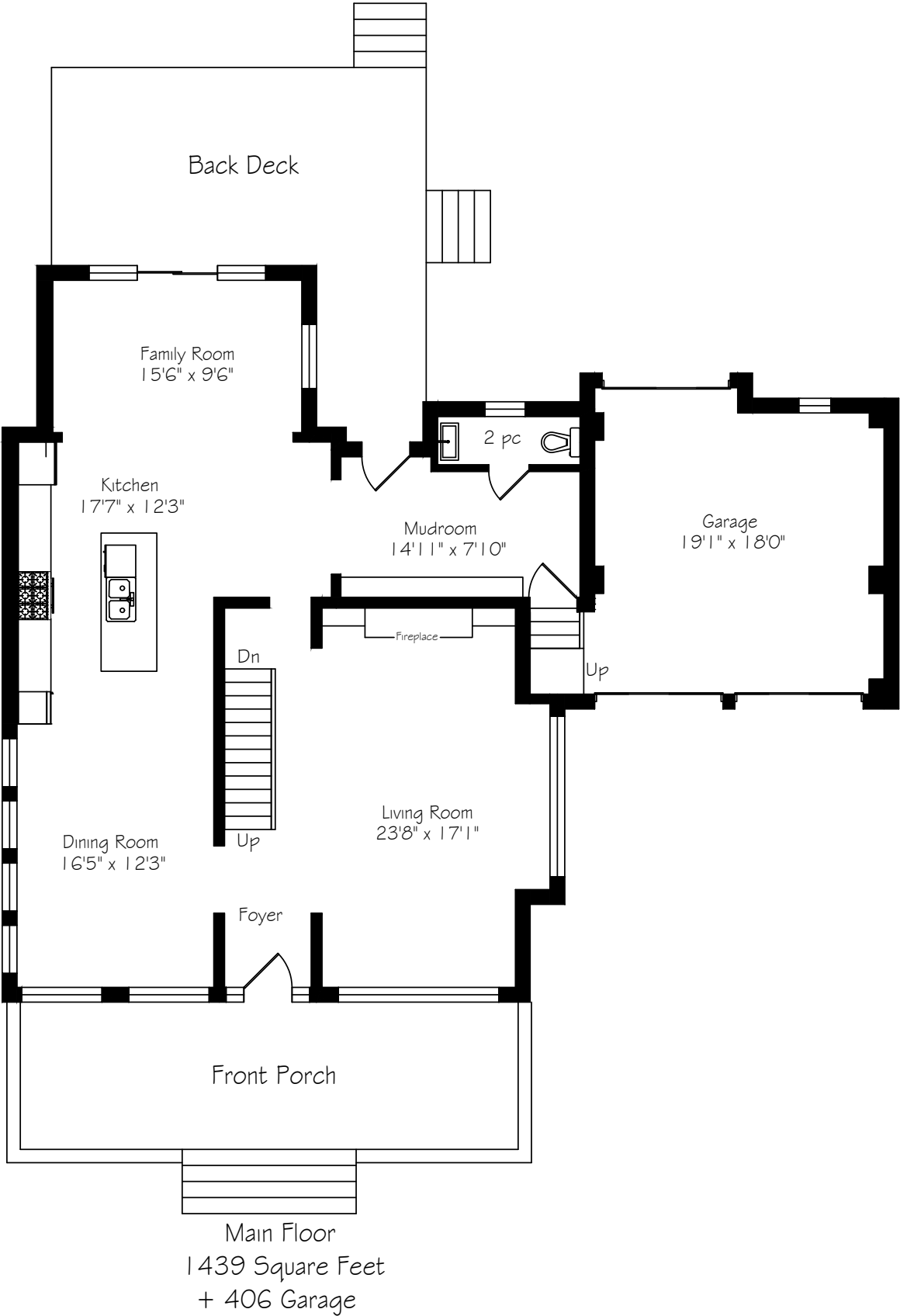


REAR YARD

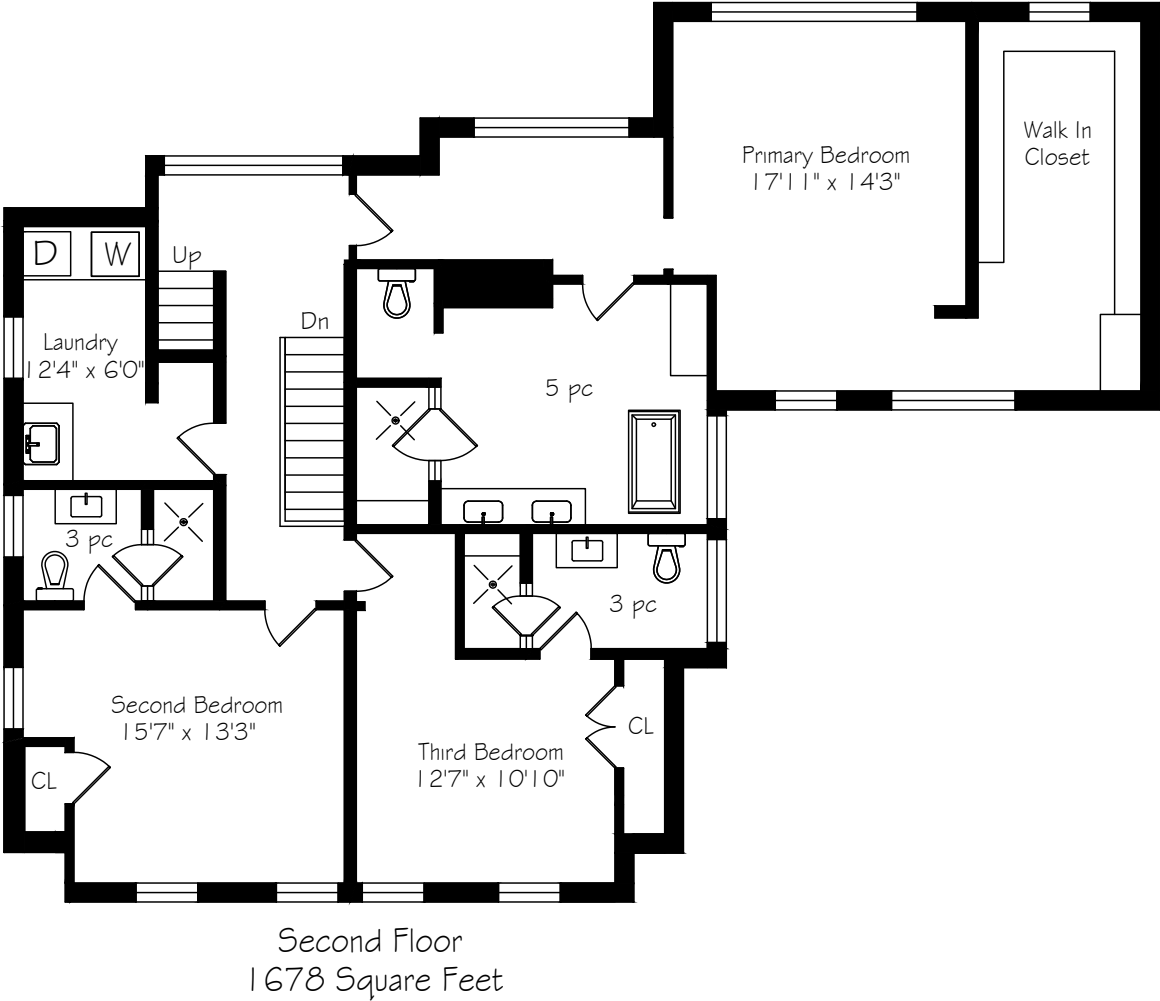
REAR YARD



MAIN LEVEL FLOOR PLAN



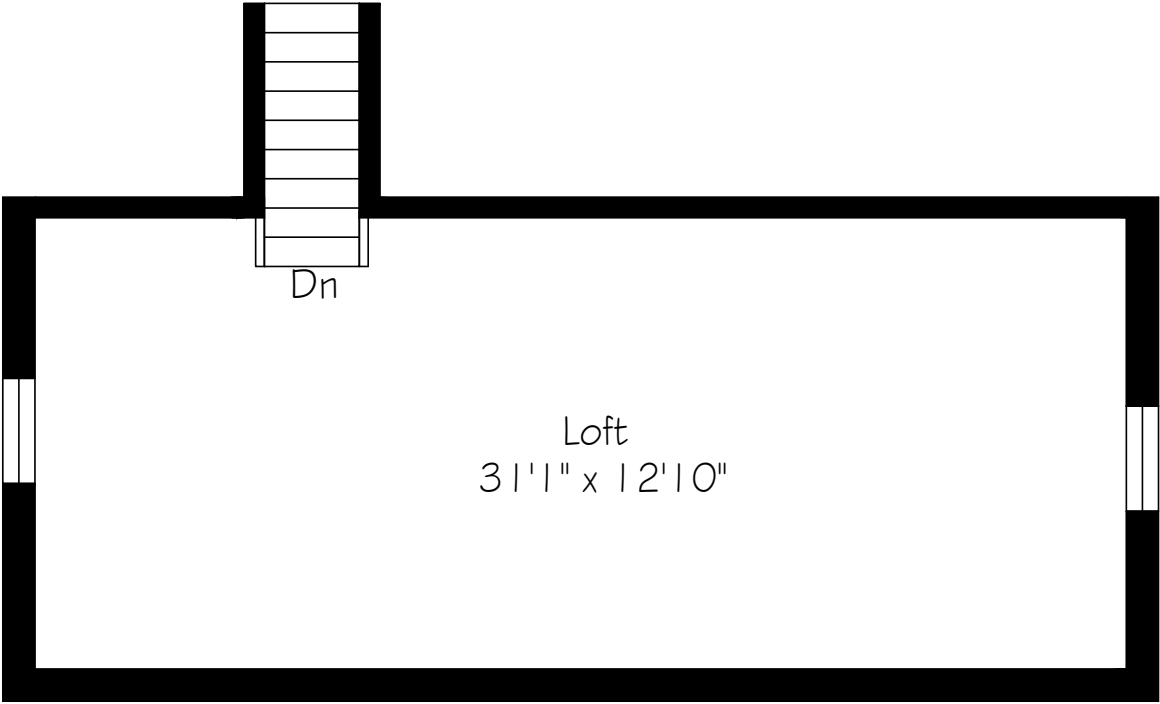
SECOND LEVEL FLOOR PLAN



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

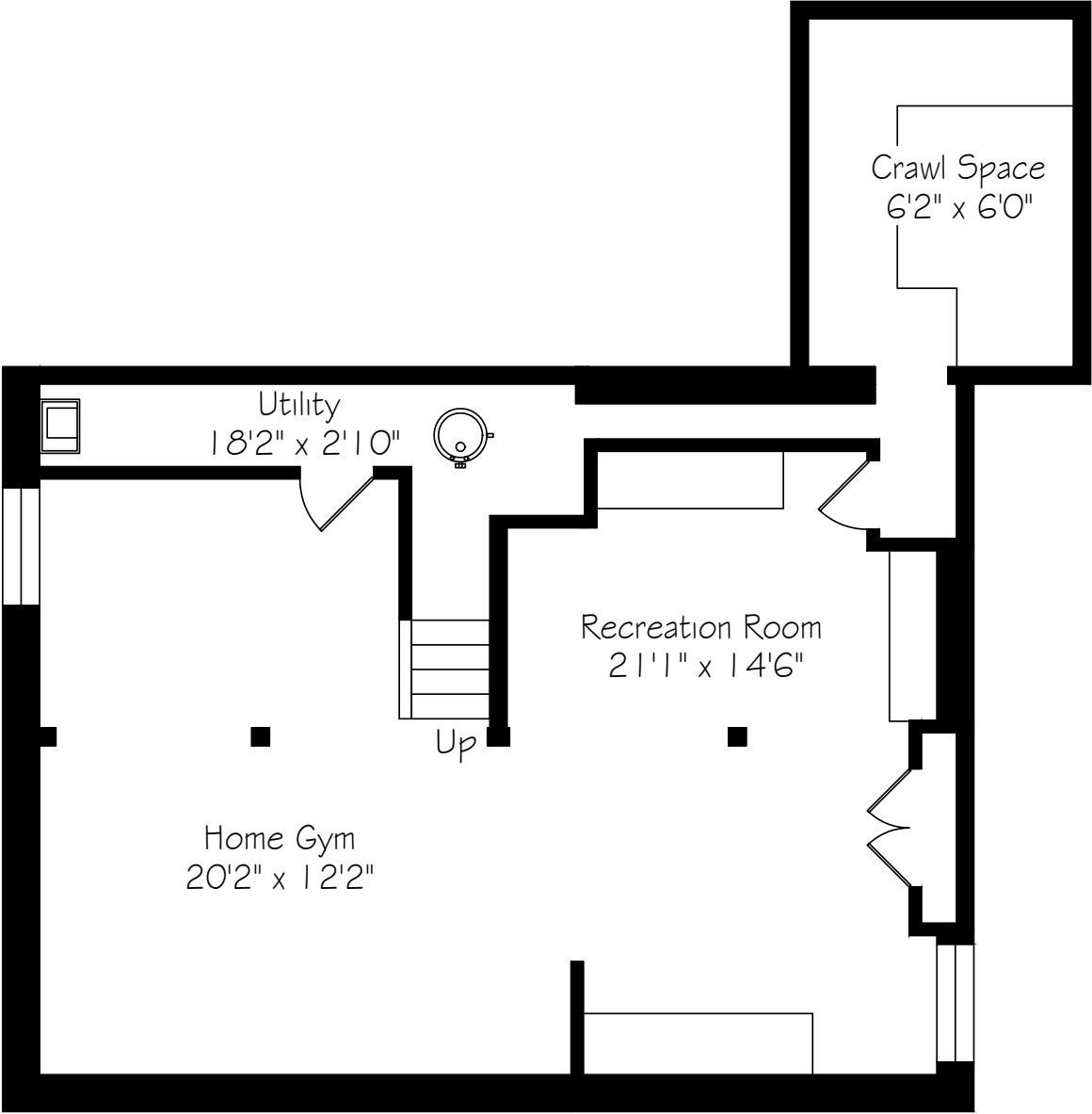
*Room sizes should be considered approximate since measurements are subject to certification.

THIRD LEVEL FLOOR PLAN



Third Floor
474 Square Feet

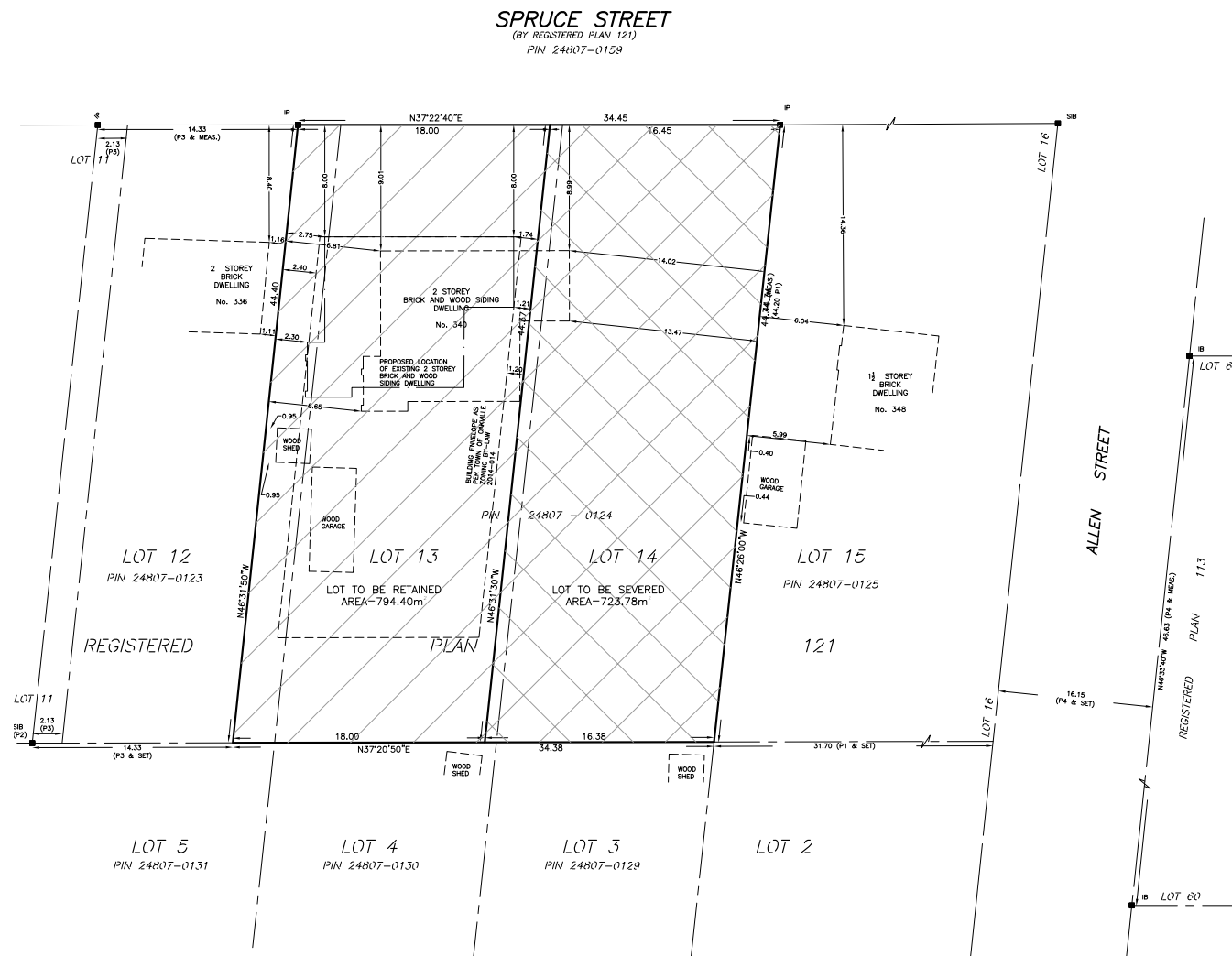
LOWER LEVEL FLOOR PLAN



Basement
829 Square Feet

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

SURVEY



LUXURY FEATURES

INCLUSIONS

- SubZero Fridge
- Wolf Stove
- Bosch Dishwasher
- Custom Range Hood
- LG Washer/ Dryer
- Beverage Fridge
- All Electric Light Fixtures
- Window Coverings
- Security System
- Built-in Speakers
- Deck Awnings
- Pool Equipment
- Central Vacuum
- Garage Door Opener
- Sprinkler System

RENTAL ITEMS UNDER CONTRACT

- Hot Water Tank

*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

340 SPRUCE STREET, OAKVILLE

Possession: To be arranged

Lot Size: 62.10' x 145.74' x 62.18' x 145.69'

Square Footage: 3,591 sq ft above grade

Total Square Footage: 4,420 sq ft

Deposit: 5%

Taxes: \$17,828 / 2025

Legal Description: PART LOT 12 PLAN 121;
LOT 13 PLAN 121, AS IN 758044; SAVE AND
EXCEPT LOT 14 PLAN 121

Listing Agents: Brad Miller, Kieran McCourt
& Bronwen Cockcroft



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