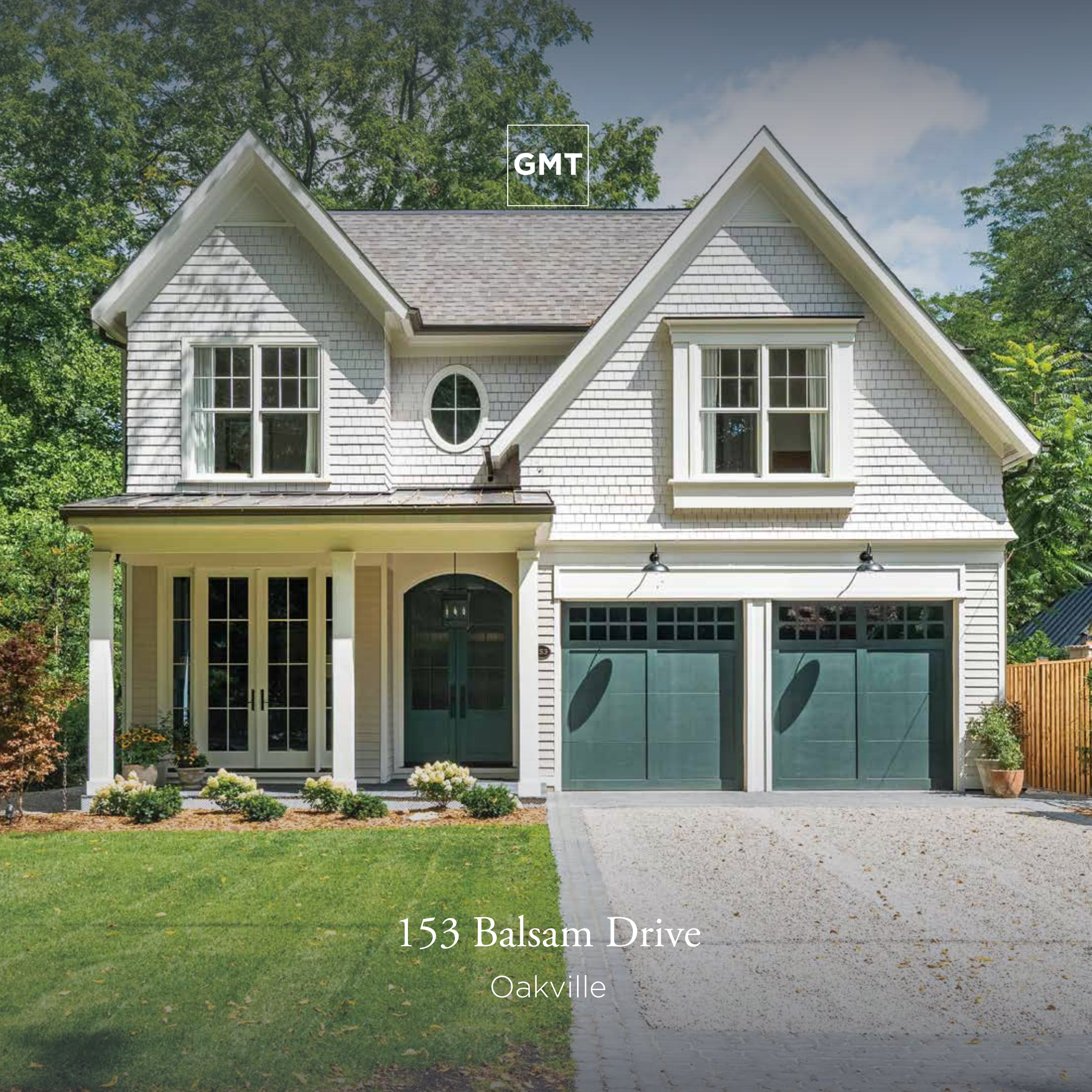




GMT

153 Balsam Drive
Oakville

Welcome to 153 Balsam Drive

A sophisticated custom residence where timeless architecture, exceptional craftsmanship and thoughtful functionality come together on a remarkable 50' x 304' park-like lot. Ideally positioned close to Downtown Oakville, top-rated schools and community amenities, the home is defined by refined materials, considered details and a seamless connection between everyday living and elegant entertaining.

153 Balsam Drive is a rare combination of timeless architecture, refined materials, modern functionality and exceptional attention to detail, thoughtfully brought together on one of Oakville's most coveted streets.

THE GOODALE MILLER TEAM

Listing Agents: Brad Miller, Kieran McCourt & Brian Lyall



Property Highlights

BEDS	4+1
BATHS	4.1
LOT SIZE	50' x 304'
ABOVE GRADE	4,337 sq ft
TOTAL SQ FT	7,026 sq ft
TAXES	\$30,546 / 2026





Main Level

A dramatic double-volume marble foyer with heated flooring and an architectural staircase creates an impressive arrival. Custom millwork, designer lighting, oversized windows, solid-core doors and premium white oak flooring continue throughout. Gracious living and dining spaces flow into a warm family room with a wood-burning fireplace, while the dedicated office overlooks the mature greenery of the front yard. The kitchen is the heart of the home, centred around a 10' x 4' marble island, face-frame cabinetry, a 60" Lacanche range, custom plaster hood, Shaws sink and deVOL unlacquered brass fixtures. A marble-finished pantry and heated natural-stone mudroom add function and elegance.













Second Level

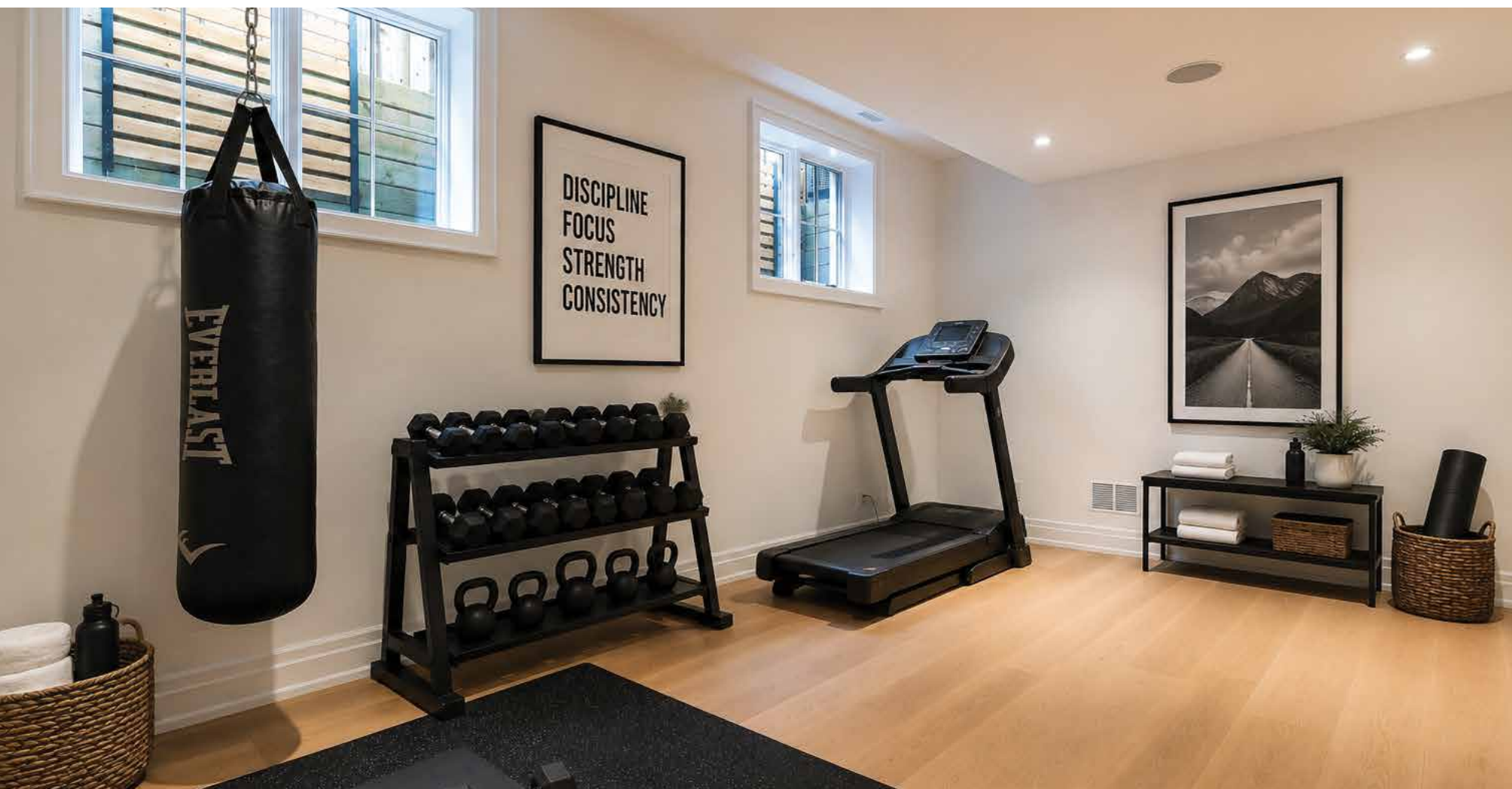
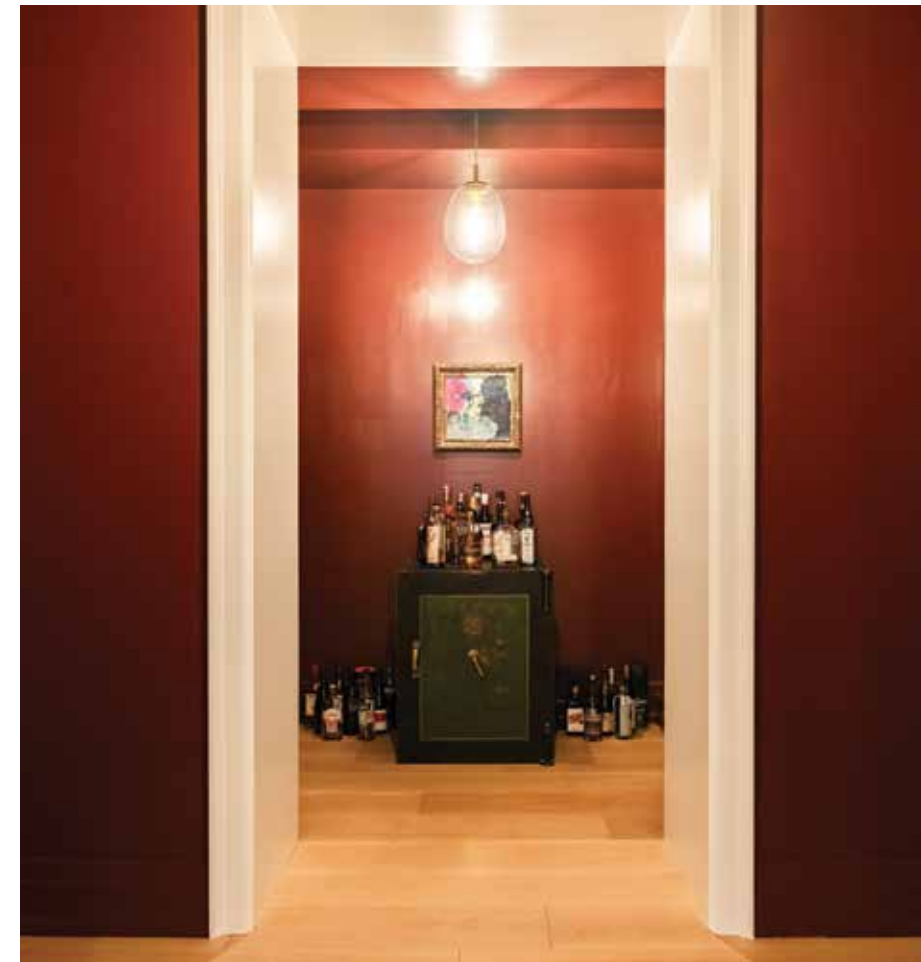
Four generous bedrooms each feature a walk-in closet, creating exceptional storage and privacy for family living. The primary suite is a private retreat with a vaulted ceiling, double skylights with remote blinds, a dedicated lounge area and an oversized walk-in closet. The spa-inspired ensuite features heated marble floors, a steam shower with double heated marble seating, custom wainscoting, detailed marble trim and an imported Water Monopoly bathtub.











Lower Level

With 10' ceilings and zoned underfloor heating, the lower level extends the home's living and entertaining possibilities. A fifth bedroom, generous recreation and games rooms, gym, wine cellar and additional theatre/flex space offer exceptional versatility. In-ceiling and wall speakers, along with dedicated home theatre hookups, provide flexibility for spaces tailored to the way you live.





Backyard

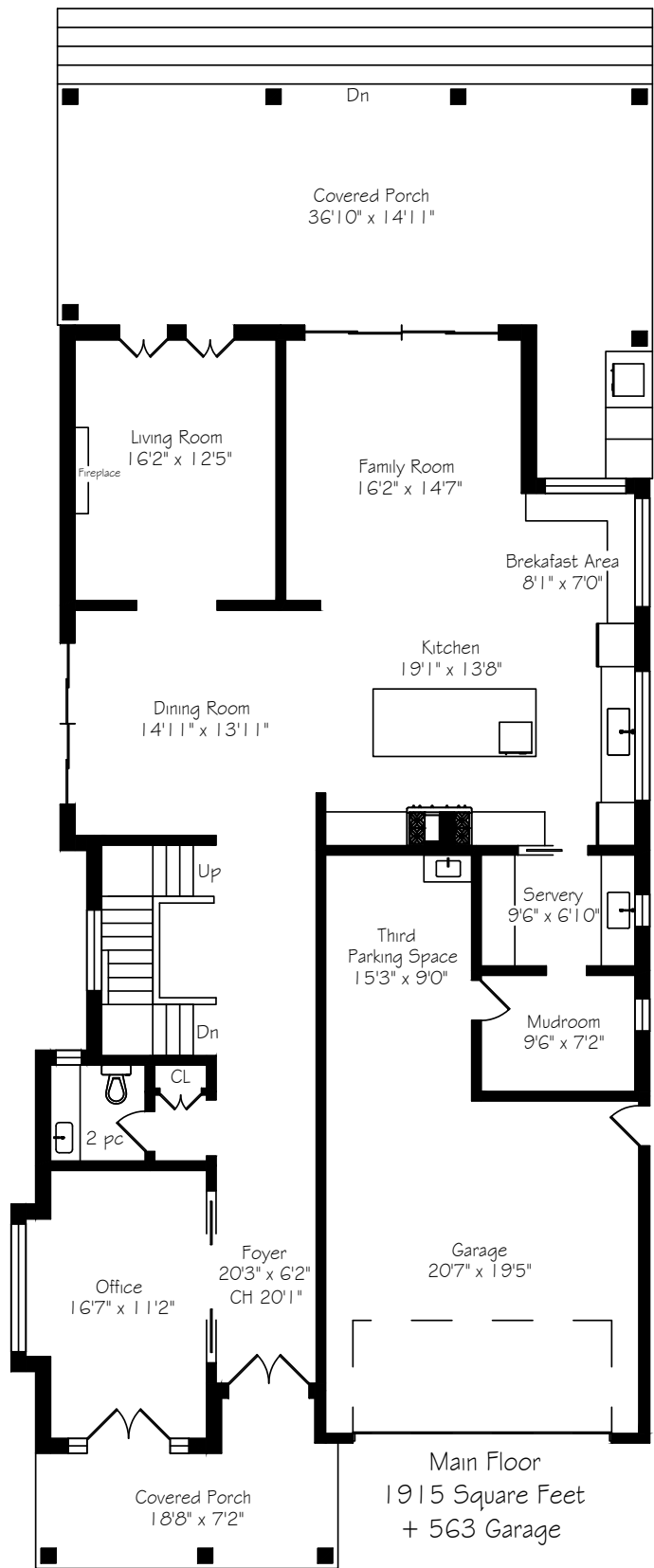
The expansive grounds create a natural extension of the home's living spaces. A covered front porch with a heated slab welcomes guests, while the covered rear porch overlooks the park-like grounds and provides an inviting setting for outdoor living throughout the seasons.

A heated three-car garage (tandem) features two EV outlets and capacity for a car lift accommodating two additional vehicles. Exterior snow-melt infrastructure adds another layer of year-round convenience.



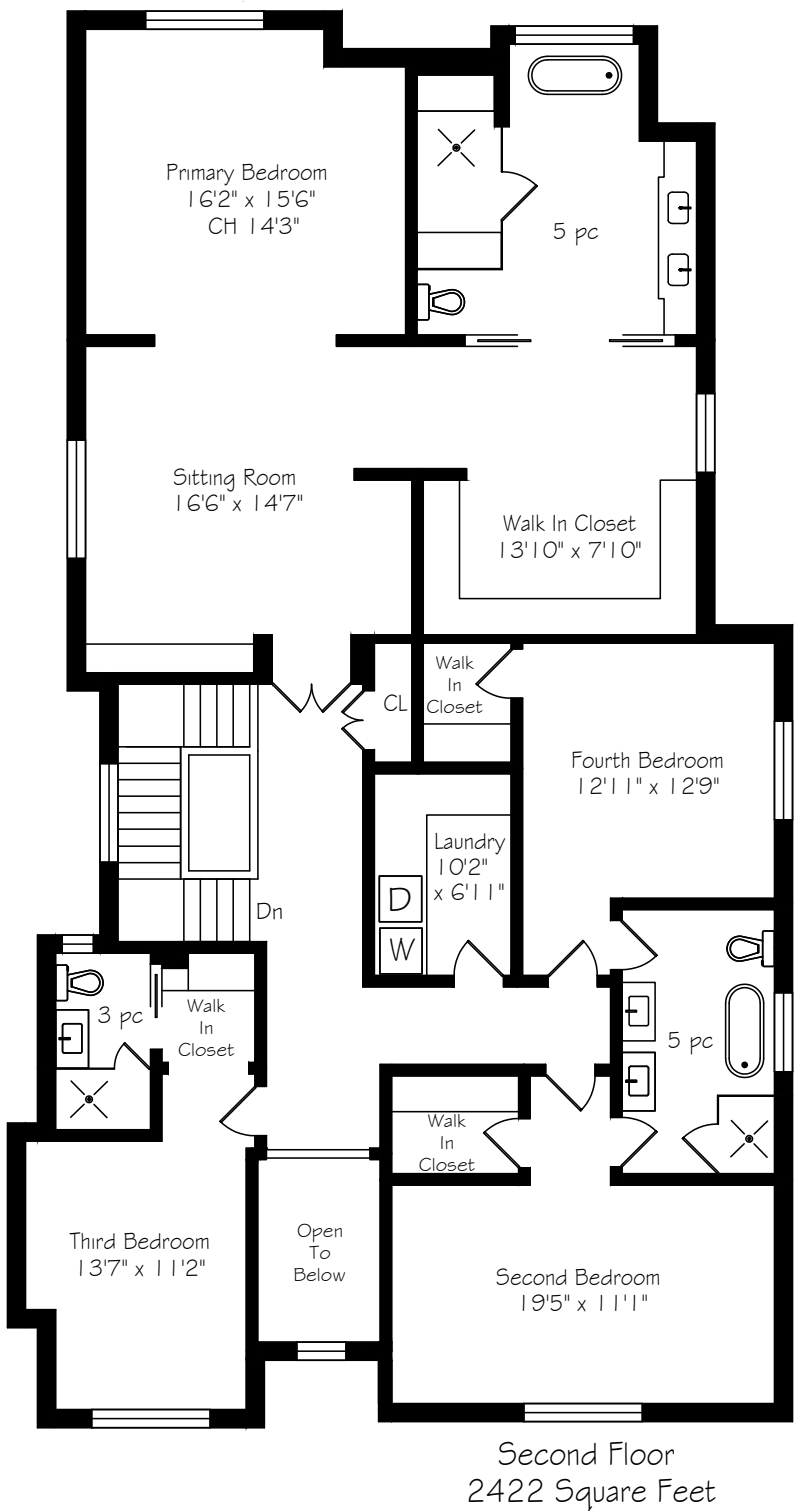


Main Level Floor Plan



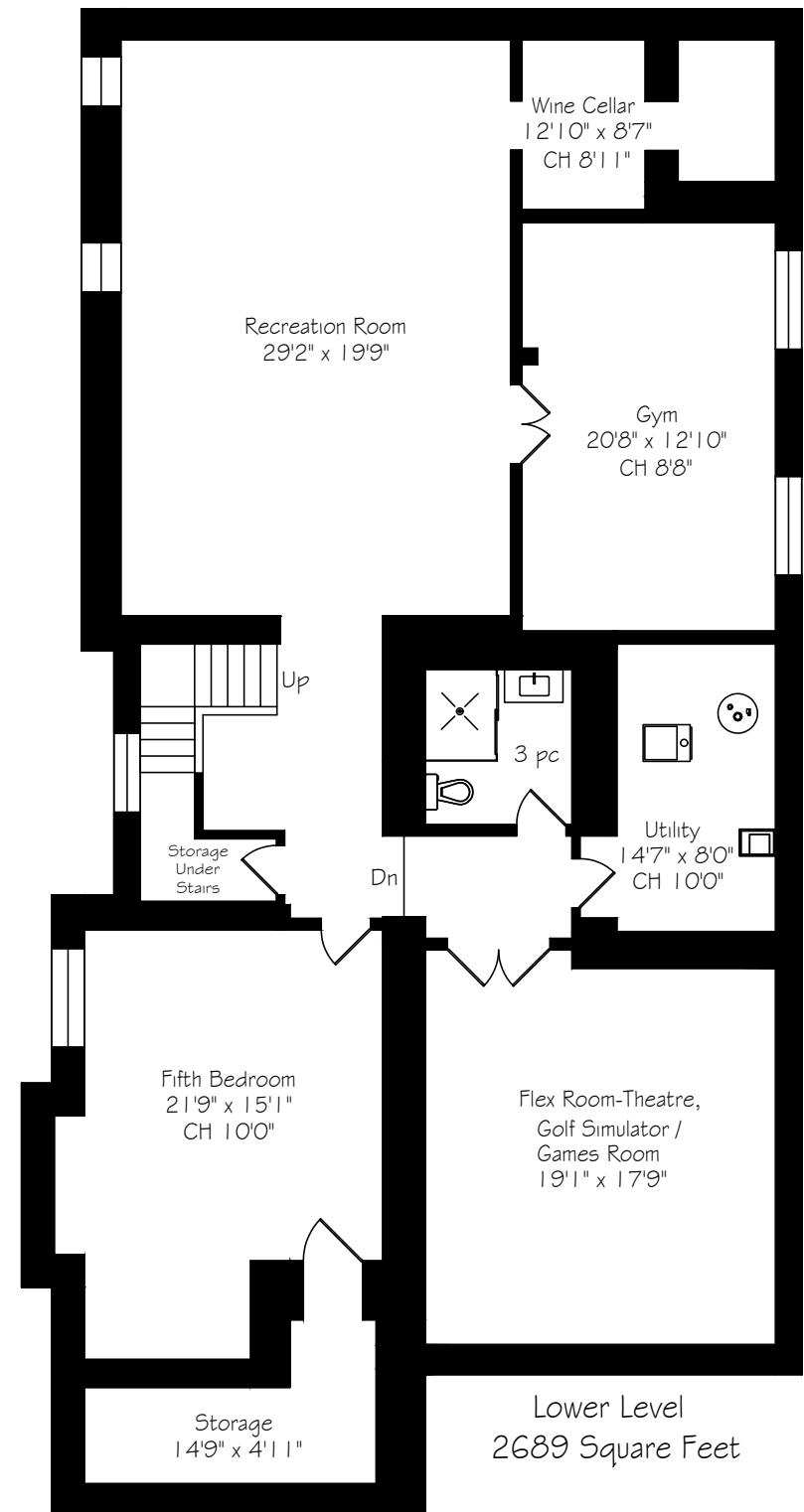
*Room sizes should be considered approximate since measurements are subject to certification.

Second Level Floor Plan

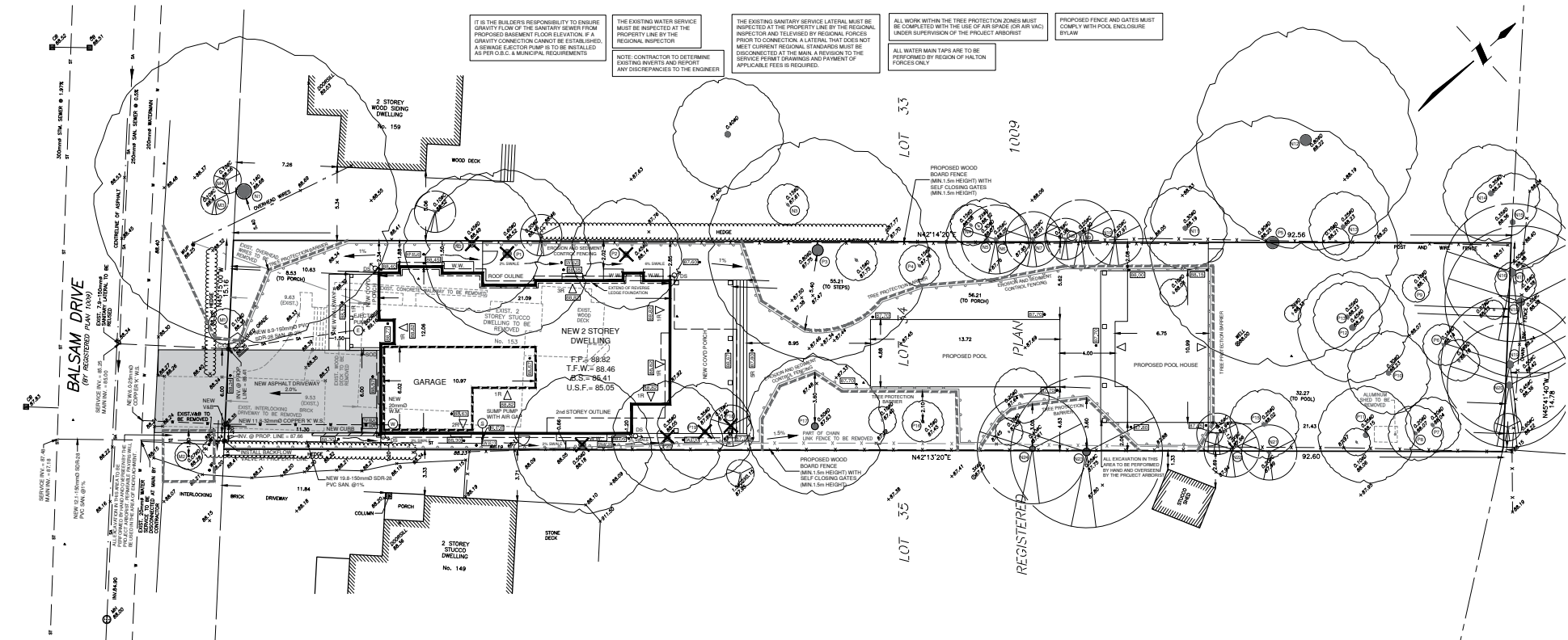


*Room sizes should be considered approximate since measurements are subject to certification.

Lower Level Floor Plan



Site Plan



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

Luxury Features

MAIN FLOOR

- Double Volume Marble Foyer With Underfloor Heating
- Brass Detail Floor Transitions (Throughout Home)
- Precision Engineered Soft Close Hardware For All Pocket Doors With Custom Millwork Details (Throughout Home)
- Solid Core 9’ Doors (Solid Core Throughout Home)
- Emtek Door Hardware
- Custom Designer Lighting (Throughout Home)
- Architectural Staircase
- Oversized Doors And Windows
- 10’ X 4’ Marble Island (Housing Bar Fridge And Sensor Operated Microwave Drawers)
- Sensor Operated Waste Area
- Marble Side Counters
- Face Frame Cabinetry With Built-in Custom Lighting
- Dovetail Drawer Construction
- 60” La Canche Range
- Custom Designed Built-in Plaster Range Hood
- Unlacquered Brass Devol Faucets Imported From The UK
- Unlacquered Brass Bookshelf Railings
- Shaws Sink
- 3 X Dishwashers (2 Drawers And 1 Full Dishwasher)
- Marble Mosaic Tiles In The Pantry With Underfloor Heating
- Hard Wearing Natural Stone Mudroom Tile With Underfloor Heating
- Heated Garage
- Ev Outlets X 2
- Highline Garage System With Side Motors

- Car Lift Capacity x 2
- Snow Melt - Exterior Front Porch
- Snow Melt Hook Up Established For Driveway
- Marine Grade Carriage Style Wooden Garage Doors
- Invisible In Ceiling Speakers (Nakymatone)
- Wood Burning Stove With Clean Air Catalyst
- Custom Plaster Mantle
- Premier Wide Plank White Oak Hardwood Flooring (Select And Better) (Throughout Home)
- 2 x AC Units Servicing Whole House
- Eco Bee Operated

UPPER LEVEL

- Marble Floor - Laundry With Underfloor Heating
- Marble Counters - Laundry
- Unlacquered Brass Devol Faucets Imported From The UK - Laundry
- Marble Mosaic Flooring For All Bathrooms
- Polished Nickel Perrin And Rowe Faucets Throughout All Bathrooms
- Double DXV Console Sinks
- All Bedrooms Have Walk In Closets
- Primary Suite Pajama Lounge And Oversized Walk-in Closet
- Primary Bedroom Vaulted Ceiling With Double Skylights (Remote Blinds)
- Primary Bathroom Underfloor Heating, Steam Shower With Double Bench Heated Marble Seating.
- Marble Trim Shower Detail
- Shower Niche Lighting
- Primary Bathroom Showcases An Extra Wide Profile For The Marble Vanity
- Primary Bathroom Has Custom Wainscoting Millwork

- Primary Bathroom Has An Imported Bathtub From The Water Monopoly (UK)
- Upstairs Attic Houses An Additional Furnace With Air Purifier And Humidifier
- Eco Bee Operated

LOWER LEVEL

- Staircase Railing Is Continuous From Upper Level Right Through To The Lower Level
- 10” Ceilings
- Underfloor Heating Partitioned Into Zones
- Cellar Room With Accommodation For A Wine Cooling Unit
- In Ceiling / Wall Speaker System
- In Ceiling Hook Ups For Home Theater
- Marble Shower Floor With Mitered Tile Edge Shower Niche
- Furnace With Air Purifier And Humidifier

*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

Old Oakville is the historic heart of the community, where a vibrant downtown setting meets the serenity of lakeside living. Residents enjoy an unmatched walkability to boutique shops, cafés, and restaurants, along with easy access to parks, trails, and the waterfront. The neighbourhood offers a rare balance of small-town charm and urban convenience, making it one of Oakville’s most beloved destinations.

Life here feels connected and welcoming. Families walk or cycle to top schools and community clubs, neighbours gather in local parks, and weekends are often spent exploring the lakefront or enjoying dinner downtown. On warm days, residents gather at Lakeside Park or stroll the pier at Oakville Harbour, a timeless ritual that makes Old Oakville feel like the town’s true heart.



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