

GMT

2224

2224 Brays Lane  
Oakville

## Welcome to 2224 Brays Lane

Set within a mature, lush ravine setting, this beautifully updated Glen Abbey residence offers refined family living in a truly tranquil environment. With generous principal rooms, thoughtful upgrades throughout, and a private ravine lot, this home balances everyday comfort with elegant entertaining.



### Property Highlights

BEDS	4+1
BATHS	3.1
LOT SIZE	47.79' x 130.27' x 67.01' x 117.67'
ABOVE GRADE	2,899 sq ft
TOTAL SQ FT	4,493 sq ft
TAXES	\$8,880 / 2025

### THE GOODALE MILLER TEAM

Listing Agents: Brad Miller, Kieran McCourt & Ryan Maunula





## Main Level

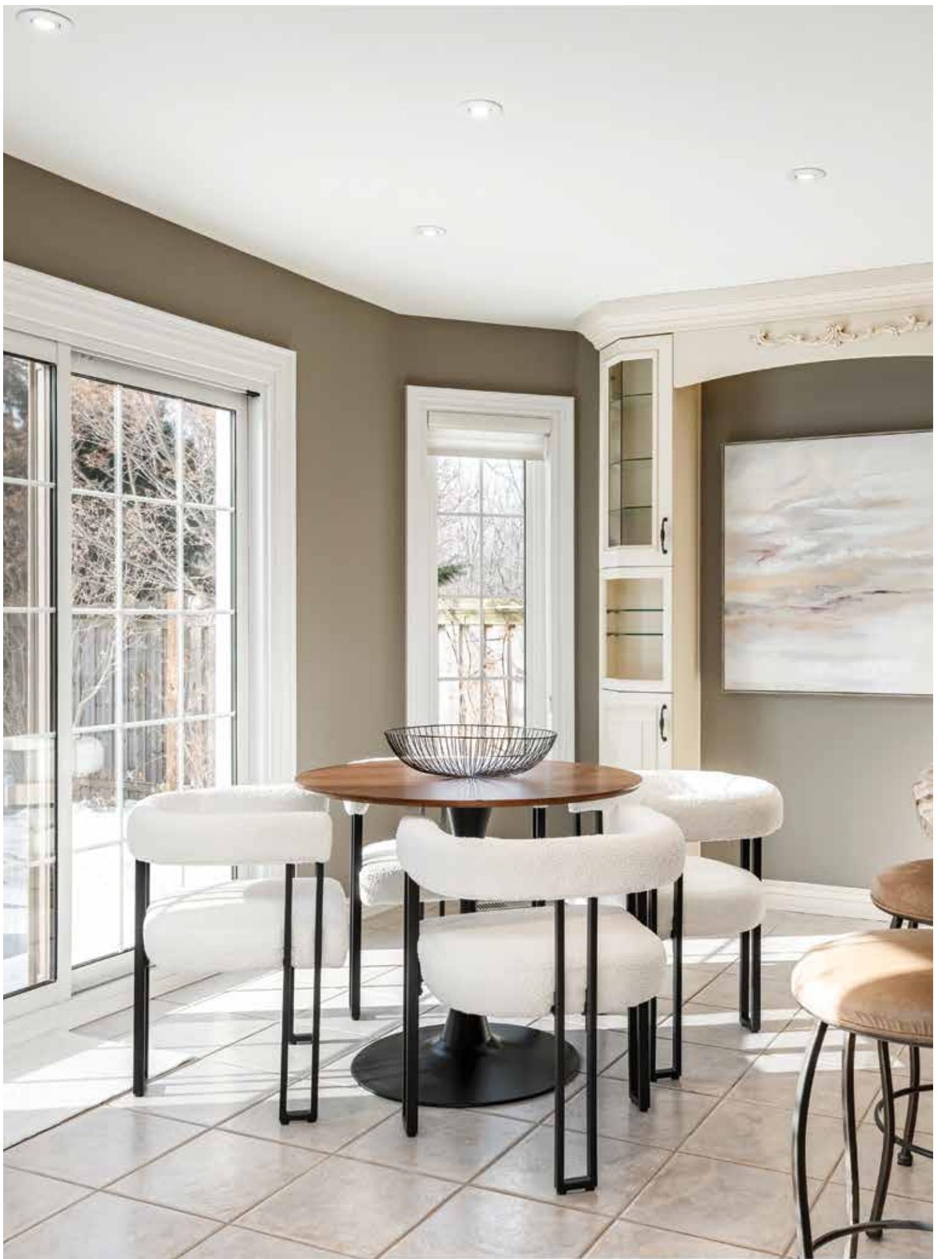
A soaring two-storey foyer creates a memorable first impression, leading into sun-filled principal rooms finished with hardwood floors and upgraded lighting.

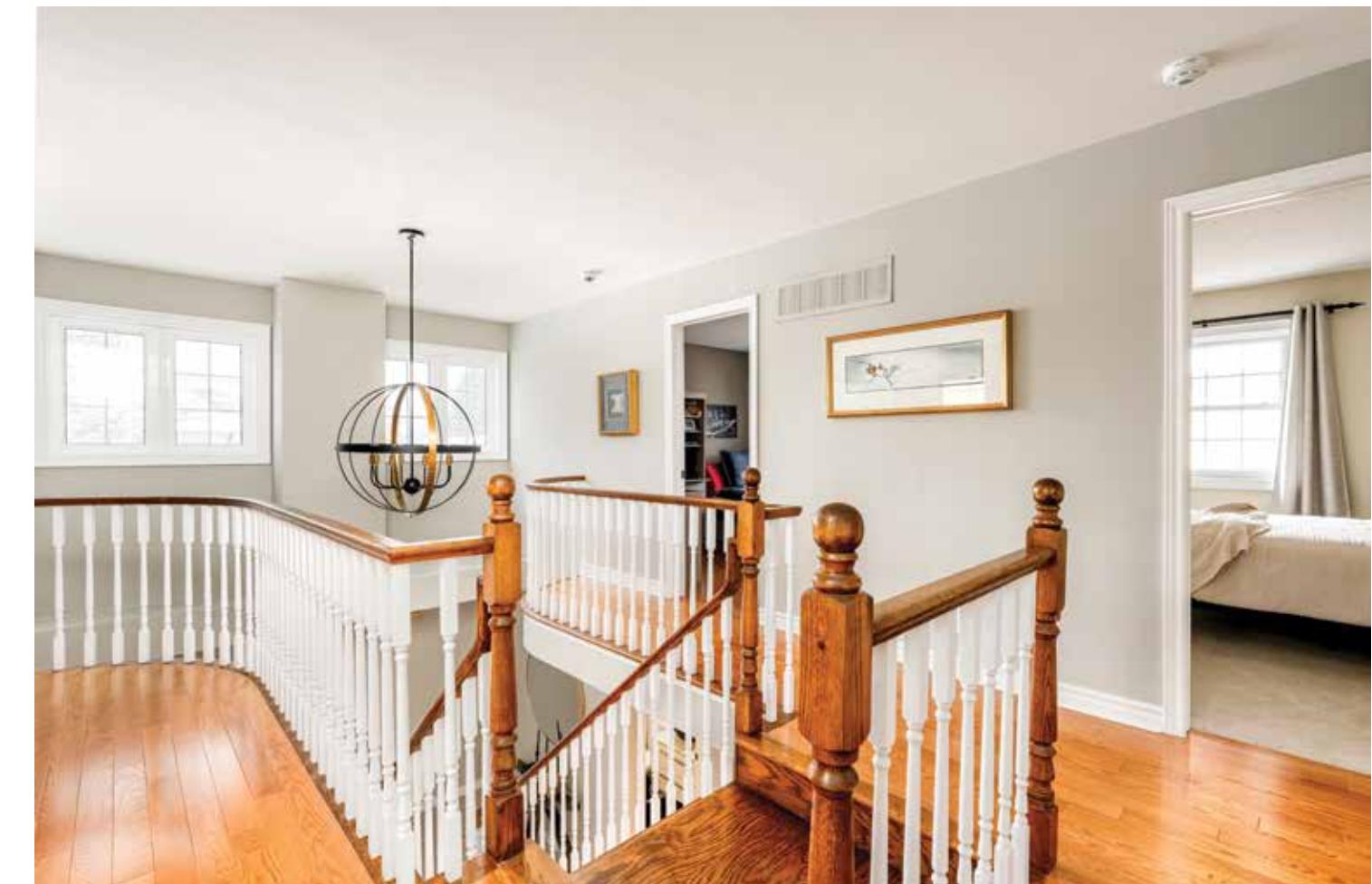
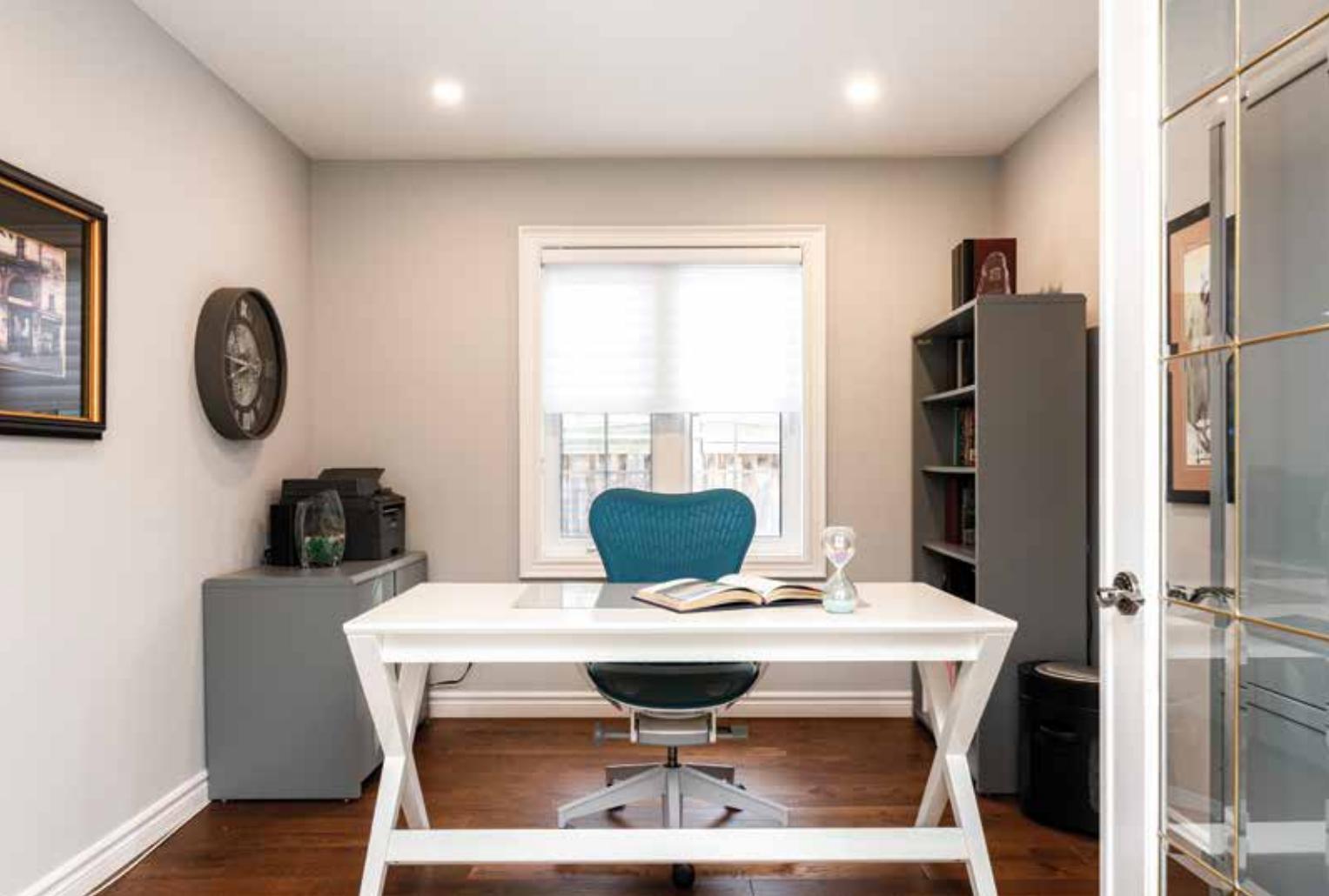
The chef's kitchen features a large island, premium stainless steel appliances, walk-in pantry, and a bright breakfast area with views of the backyard. Open to the family room, a custom artisan brick feature wall and gas fireplace provide warmth and character.

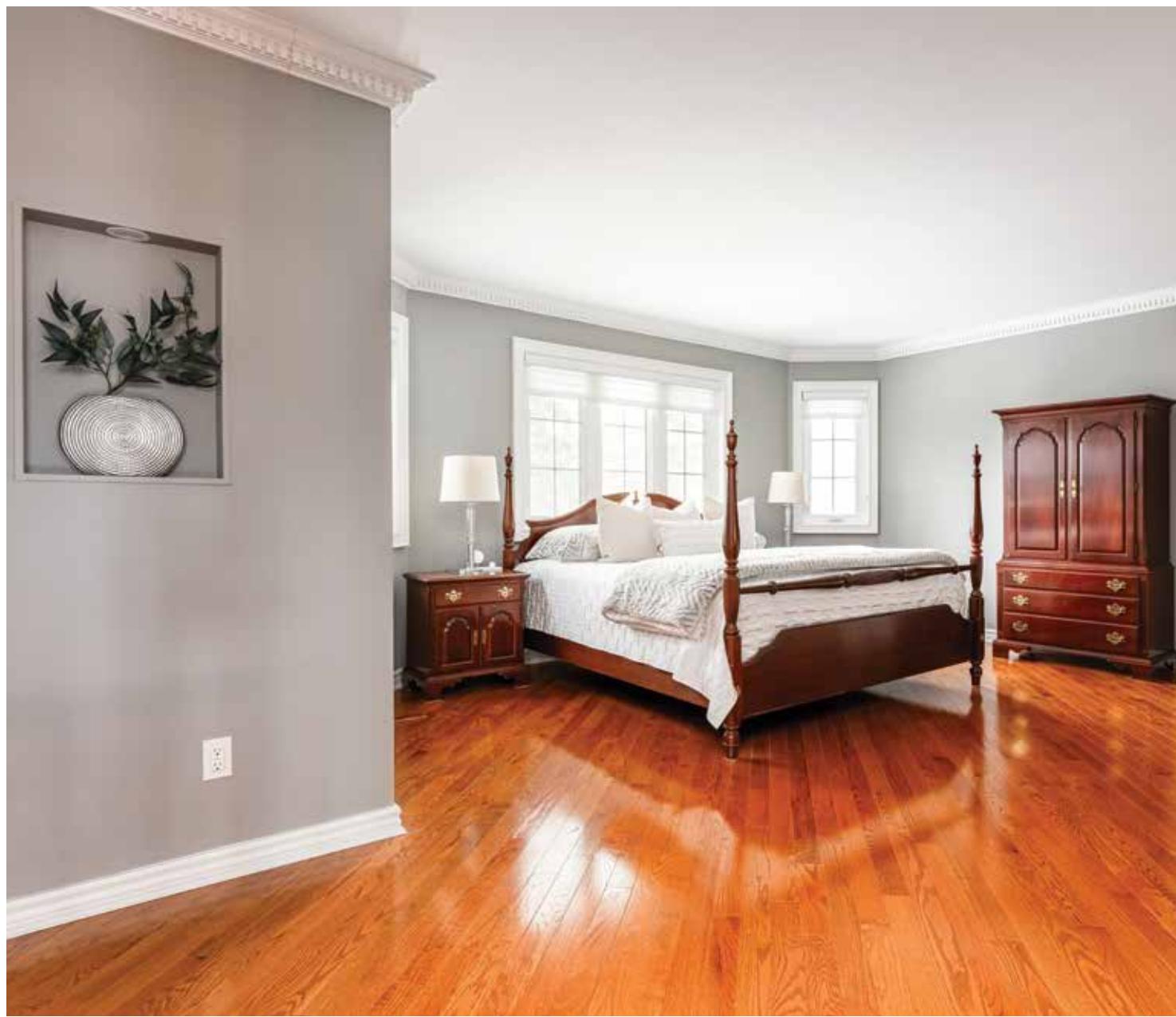
Formal living and dining rooms offer ideal spaces for hosting, while a private office, powder room, and functional laundry room complete the level.









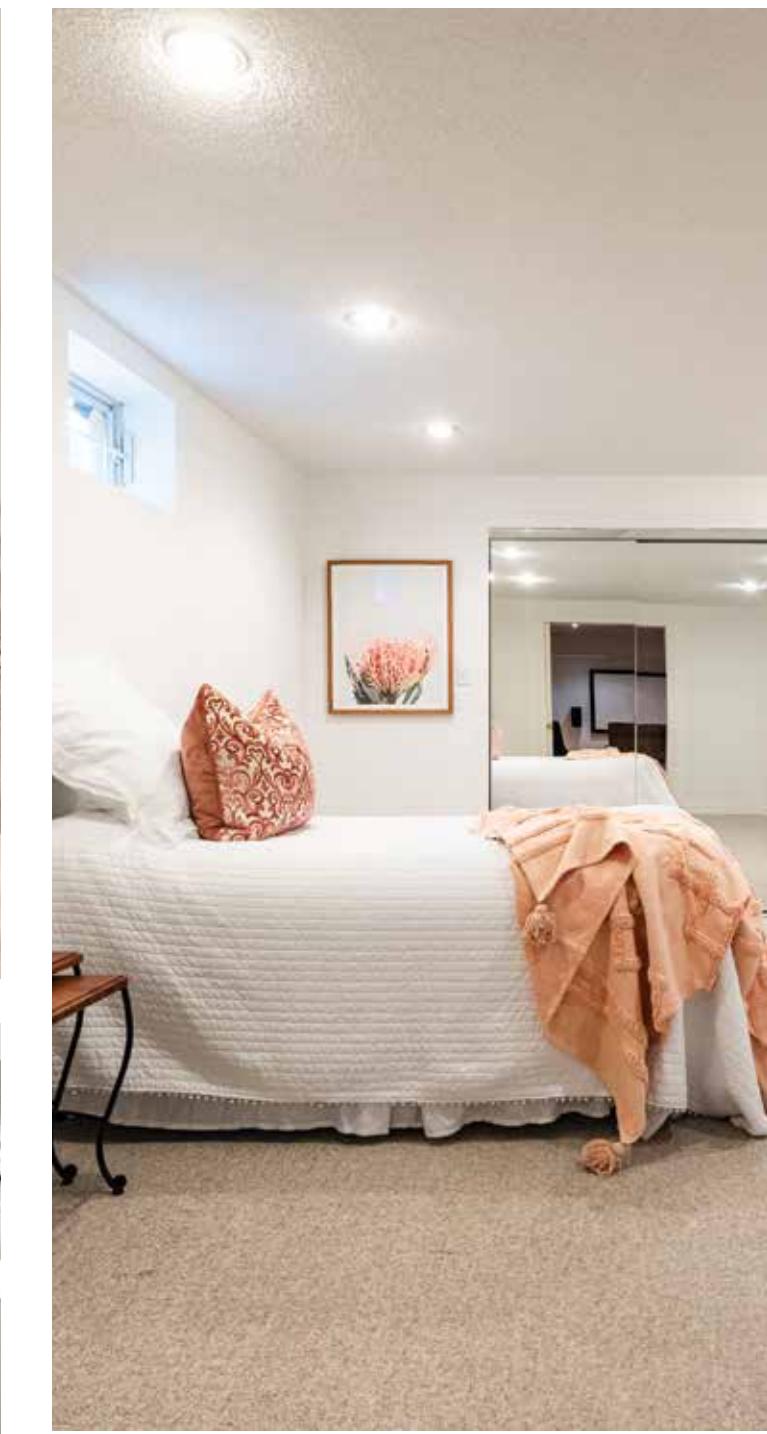


## Second Level

The upper level is anchored by a spacious primary retreat with dual walk-in closets and a spa-inspired five-piece ensuite with heated floors, freestanding tub, and curbless shower.

Three additional bedrooms are well-proportioned and share a beautifully updated four-piece bathroom.

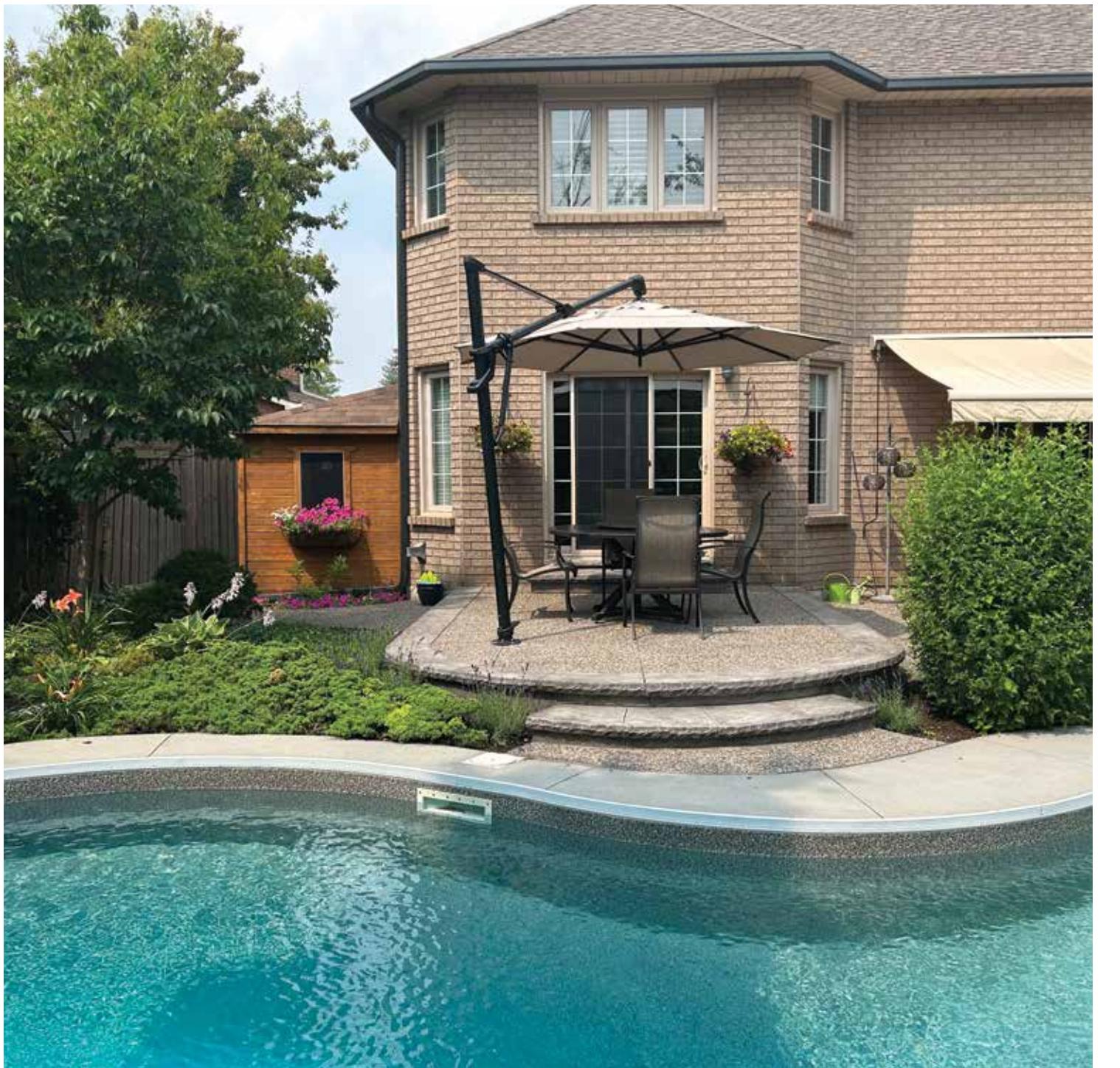




## Lower Level

Designed with entertaining in mind, the fully finished lower level offers a home theatre, games room, recreation area with gas fireplace, dedicated exercise space, fifth bedroom and a three-piece bathroom. Flexible and expansive, it adapts easily to family life and hosting alike.



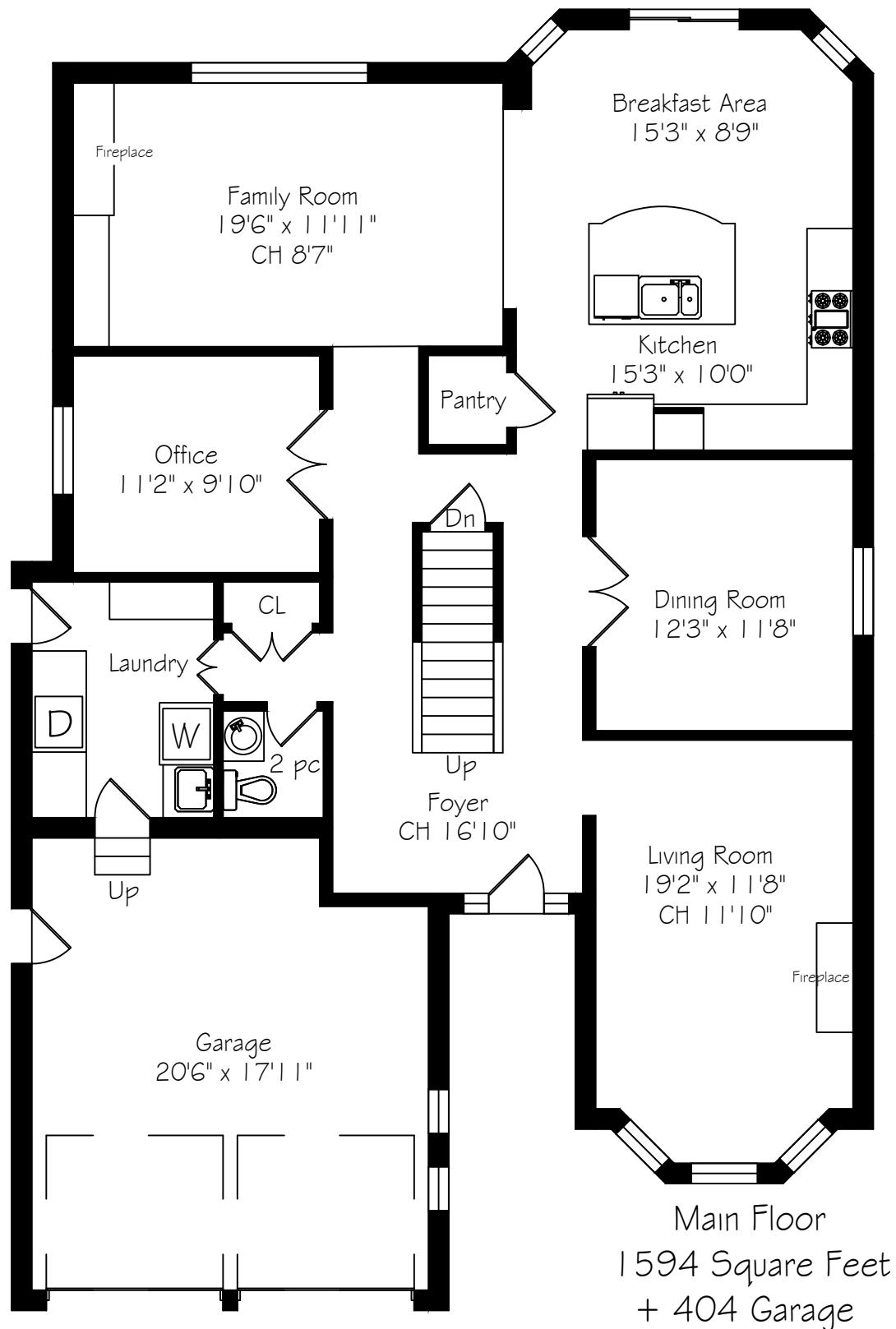


## Backyard

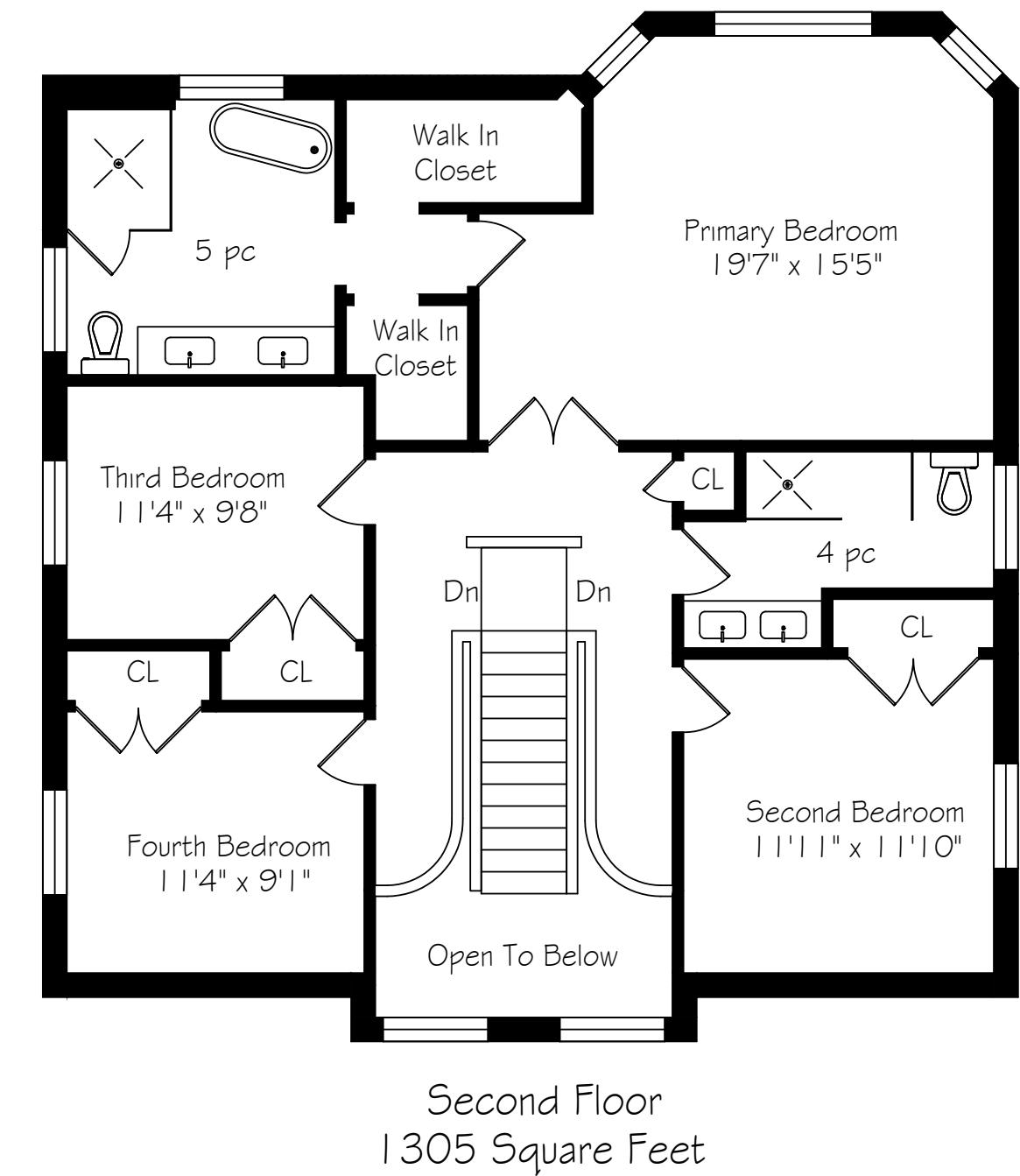
Backing onto the ravine, the backyard is a private outdoor escape. A saltwater pool with rock waterfall is complemented by multiple seating areas, a putting green, and low-maintenance landscaping, all framed by mature trees for exceptional privacy and tranquility.



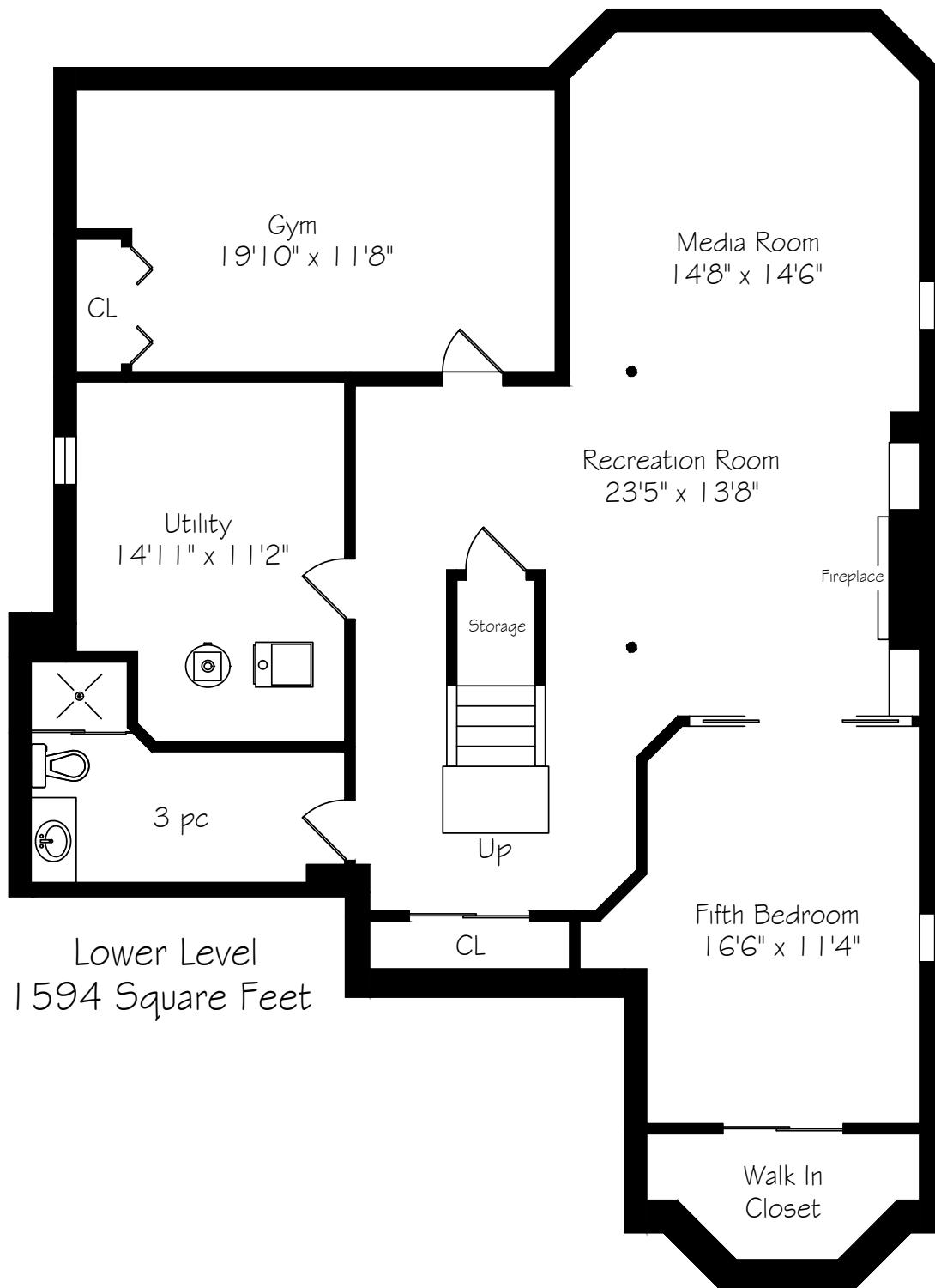
## Main Level Floor Plan



## Second Level Floor Plan



## Lower Level Floor Plan



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



## About The Neighbourhood

Glen Abbey is one of Oakville's most recognized neighbourhoods, famous for its world-class golf course and established community setting. With its schools, shopping centres and recreation facilities, Glen Abbey offers a balanced lifestyle with easy access to both green space and everyday conveniences.

Life here blends prestige with accessibility. Residents enjoy weekends on the trails that wind through wooded areas or attending events at the Glen Abbey Community Centre. The neighbourhood gem is the Glen Abbey Golf Club, where major tournaments and quiet early-morning tee times alike define the spirit of the area.

# Luxury Features

## - MAIN LEVEL -

### FRONT FOYER

- Ceramic tile flooring
- Single door entry with stained glass window and side lights
- Open to above
- Decorative light fixture
- Wall sconces
- Scarlet O'Hara staircase
- Double closet

### LIVING ROOM

- Oak hardwood flooring
- Pot lights
- Natural gas fireplace
- Cathedral ceilings
- Silhouette blinds

### DINING ROOM

- Oak hardwood
- Decorative chandelier

### KITCHEN

- Ceramic tile flooring
- Pot lights
- Large island with pendant lighting
- Custom kitchen by Gravelle Woodworking
- Open to family room
- Pantry/storage closet
- Granite countertops

### APPLIANCES

- Dacor double Built-in wall ovens
- Viking 4 burner gas cooktop with griddle
- Viking range hood

- Miele dishwasher (2024)
- Thermador French door style fridge

### BREAKFAST AREA

- Pot lights
- Walk out to rear deck and private backyard

### FAMILY ROOM

- Oak hardwood flooring
- Pot lights
- Silhouette blinds
- Linear natural gas fireplace with stone wall feature
- Built-in cabinetry

### OFFICE

- Oak hardwood flooring
- Pot lights
- Glass double French door entry

### POWDER ROOM

- Oak hardwood flooring
- Porcelain tile wall feature
- Floating vanity
- Vessel sink
- Wall sconce

### LAUNDRY

- Porcelain tile flooring
- Entry from garage
- Side entrance to side yard
- Custom cabinetry
- Stone counter tops
- Pot lights
- Laundry sink
- Double French door entry

## APPLIANCES

- Maytag Maxima front load washer
- Maytag Maxima front load dryer

## - SECOND LEVEL -

### PRIMARY BEDROOM

- Oak hardwood flooring
- Smooth ceilings
- Crown molding
- Silhouette blinds
- His & her Closets with custom organizers
- Access to primary ensuite

### PRIMARY ENSUITE

- Updated
- Curbless - Seamless glass shower
- Double custom vanity with his and her sinks
- Stone counter tops
- Freestanding tub
- Silhouette blinds
- Pot lights
- Heated porcelain tile floors

### BEDROOM 2

- Oak hardwood flooring
- Double closet with organizers
- Pot lights

### BEDROOM 3

- Broadloom
- Double closet

### BEDROOM 4

- Oak hardwood flooring
- Double closet with organizers
- Silhouette blinds

## MAIN BATH

- 4 piece
- Custom floating double vanity
- Newly renovated
- Porcelain tile flooring
- Backlit mirrors
- Pot lights
- Curbless shower
- Rain head with shower bar
- Soap shelf

## - LOWER LEVEL -

### REC ROOM

- Laminate flooring
- Pot lights
- Home theater with wall mounted screen and overhead projector
- Natural gas fireplace
- Custom Built-in cabinetry
- Bar sink

### BEDROOM 5

- Broadloom flooring
- Double closet
- Pot lights
- Pocket doors

### GYM

- Laminate flooring
- Double closet
- Pot lights

## MECHANICAL

- Carrier infinity furnace (2007)
- Air Conditioner (2007)
- Attic insulation upgrade to R60 (2024)

# Luxury Features

## EXTERIOR

- 40 year Roof Shingles (2006)
- Inground pool
  - Installed 1997
  - Converted to salt (2008)
  - New liner 2014
- Garage doors (2016)
- 6" eavestrough & gutter guards (2021)
- Concrete Driveway

## INCLUSIONS

- Dacor double Built-in wall ovens
- Viking 4 burner gas cooktop with griddle
- Viking range hood
- Miele dishwasher (2024)
- Thermador French door style fridge
- All electric light fixtures
- All window coverings
- All bathroom mirrors
- Safe & Fridge in basement
- All home theatre equipment
- All pool equipment & safety cover
- Awning & cantilever umbrella
- Doorbell camera & driveway camera
- Rubbermaid shed

## RENTAL ITEMS

- Hot water heater (reliance)

\*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.



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