

A photograph of a two-story brick house with a stone retaining wall and a driveway. The house has a red brick exterior, a white garage door with diamond-shaped windows, and a large window on the second floor. A stone retaining wall with steps leads up to the front entrance. A large tree with pinkish-red leaves is on the left, and a tall green hedge is on the right. The sky is overcast.

GMT

475 Willis Drive
Oakville

Welcome to 475 Willis Drive

Set on a 60 x 123 ft. lot in West Oakville, this renovated raised bungalow has a warm mid-century modern sensibility, pairing clean lines and natural materials with relaxed, open-concept living. Renovated on the main level in 2022 by Cedar Row, the home features Canadian wire-brushed hickory hardwood, custom built-ins and a beautifully updated kitchen. South of the QEW, the established neighbourhood setting also places many public and private schools within walking distance.

THE GOODALE MILLER TEAM

Listing Agents: Brad Miller, Kieran McCourt & Ryan Maunula



Property Highlights

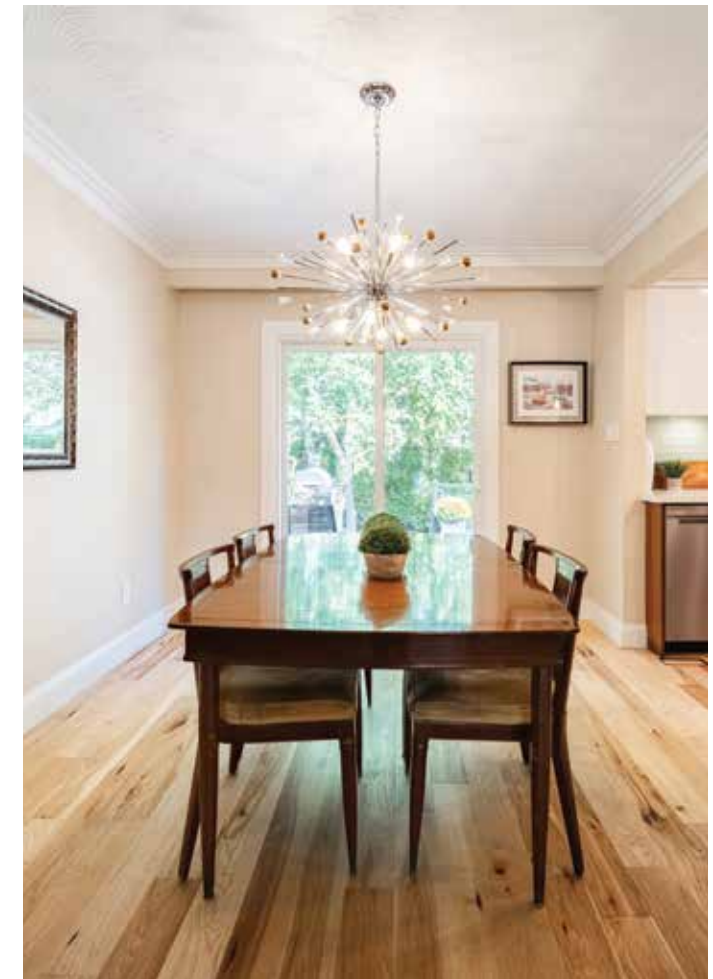
BEDS	3
BATHS	2
LOT SIZE	61.11' x 122.95' x 61.11' x 122.95'
ABOVE GRADE	1,262 sq ft
TOTAL SQ FT	2,211 sq ft
TAXES	\$5,514 / 2026



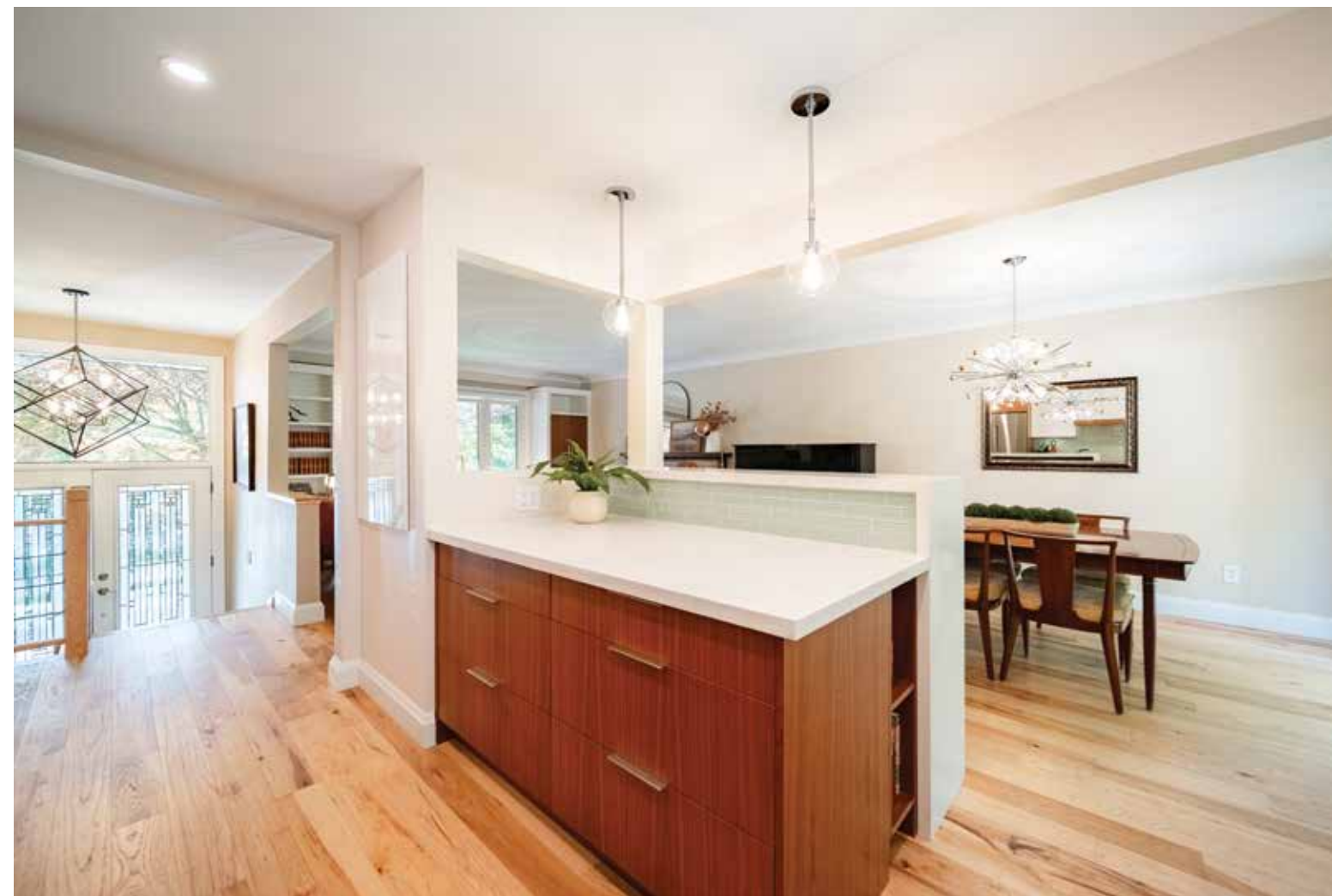


Main Level

Bright, connected living spaces give the main level an easy, welcoming flow. The living room features hardwood flooring, a wood-burning fireplace and custom built-ins, while the adjoining dining room opens directly to the rear deck. At the heart of the home, the 2022 kitchen pairs Trends cabinetry and Caesarstone counters with a breakfast bar, pendant lighting and a Café six-burner gas range with dual ovens.



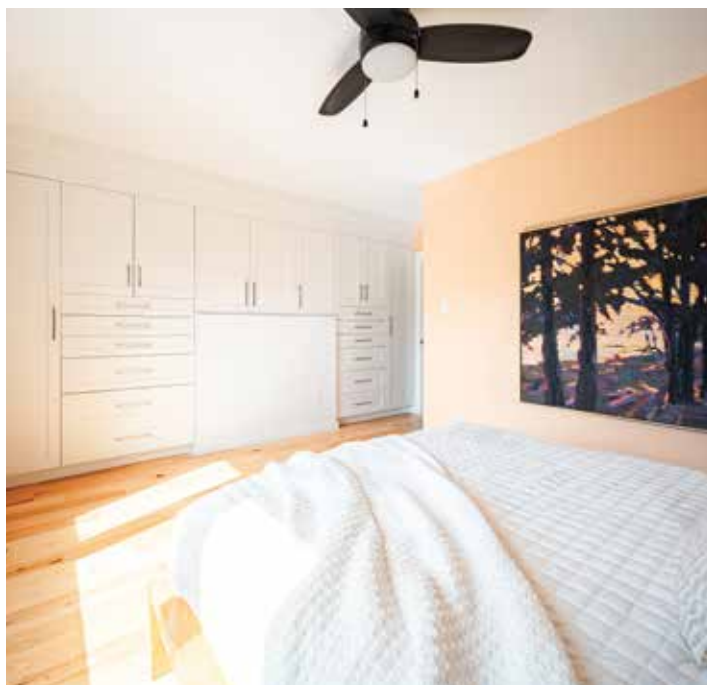






Bedrooms

Three bedrooms are arranged together on the main level, each finished with hardwood flooring. The primary bedroom features a large window and custom built-in closet system added in 2023, while the secondary bedrooms offer comfortable, versatile spaces. A renovated four-piece bathroom completes this level with a Maax deep soaker tub and custom built-in vanity topped in marble.

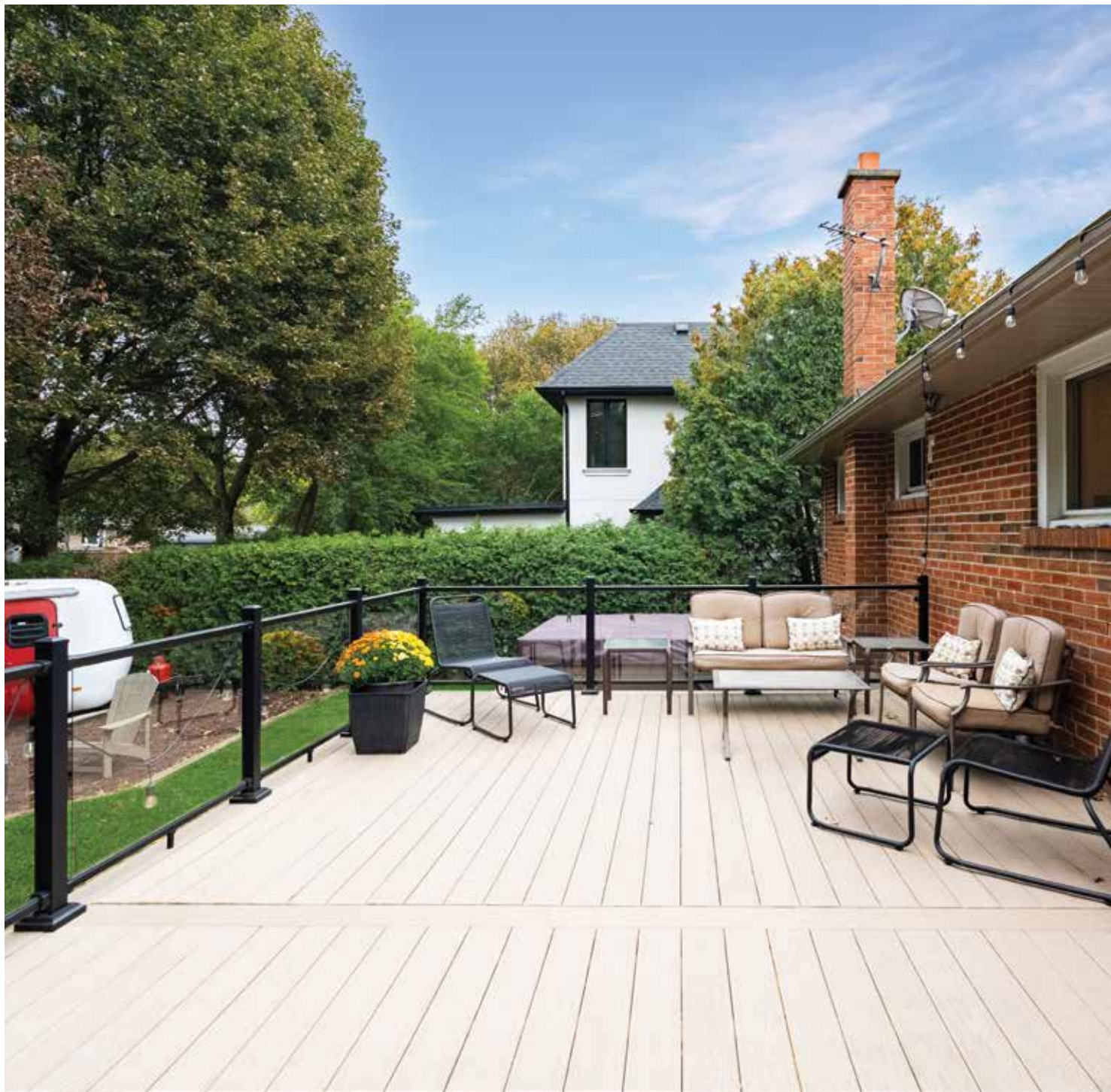




Lower Level

The finished lower level adds space to relax, entertain and adapt to changing needs. A comfortable recreation room centres around a natural gas fireplace, while the adjoining games area features hardwood flooring, heated floors and built-in bar cabinetry with a stainless steel sink. A separate side entrance, mudroom and three-piece bathroom with heated floors and a seamless glass shower complete the level.



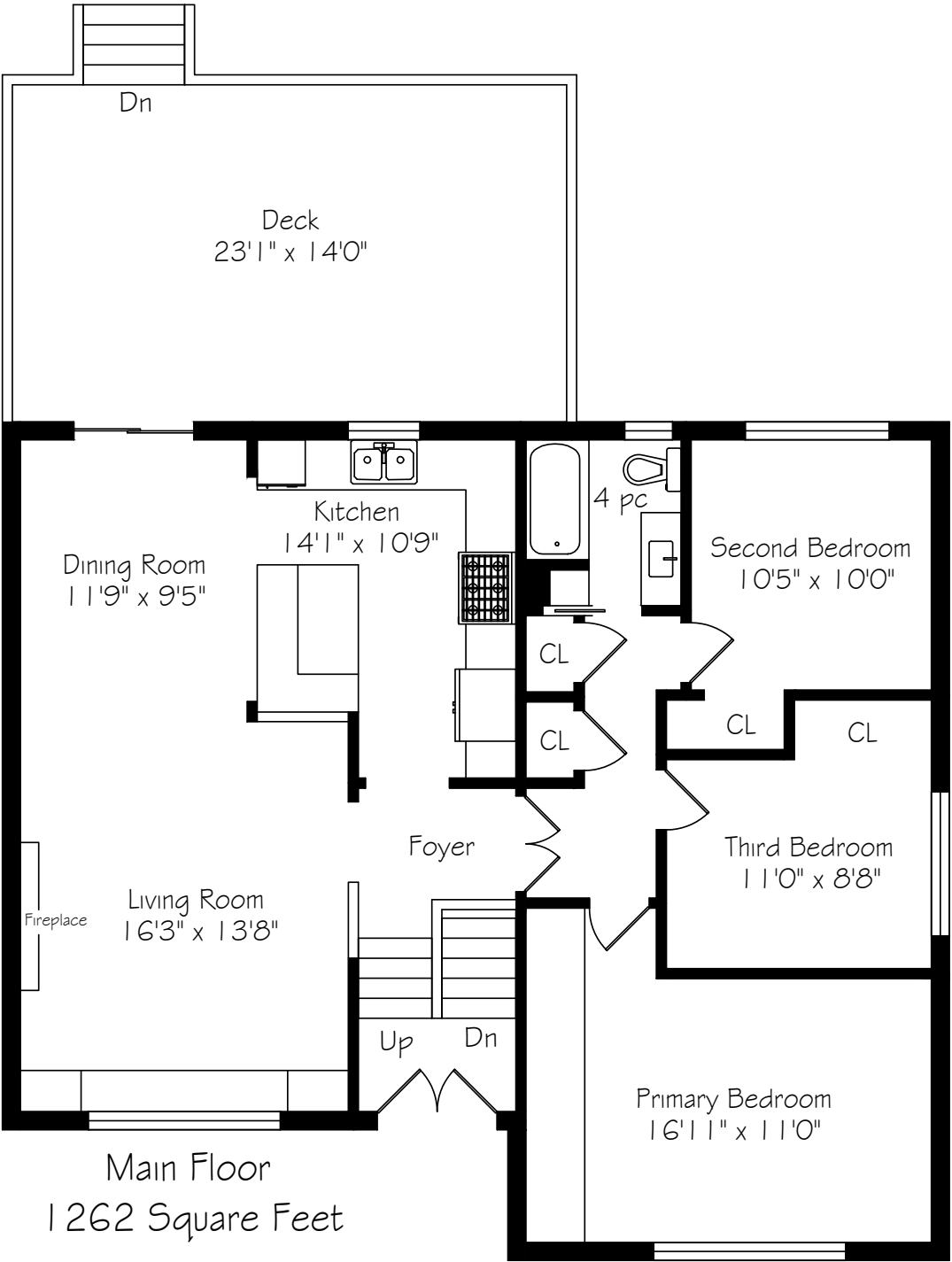


Backyard

Indoor and outdoor living connect naturally through sliding doors from the dining room to the generous 23' x 14' PVC deck. Finished with glass railings, the deck provides ample room for outdoor dining, lounging and entertaining. A flagstone front walkway, permeable driveway by Purepave with parking for four vehicles and an attached single-car garage complete this well-considered property.



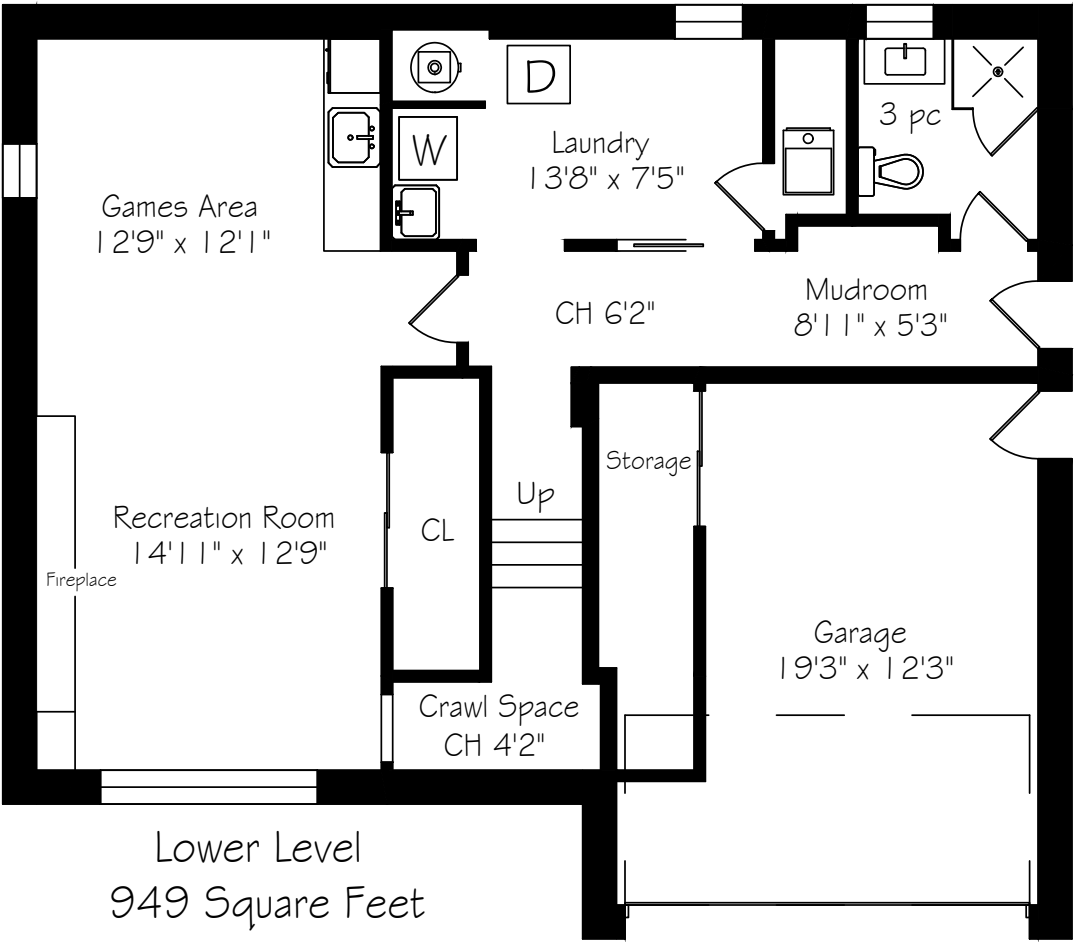
Main Level Floor Plan



Main Floor
1262 Square Feet

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

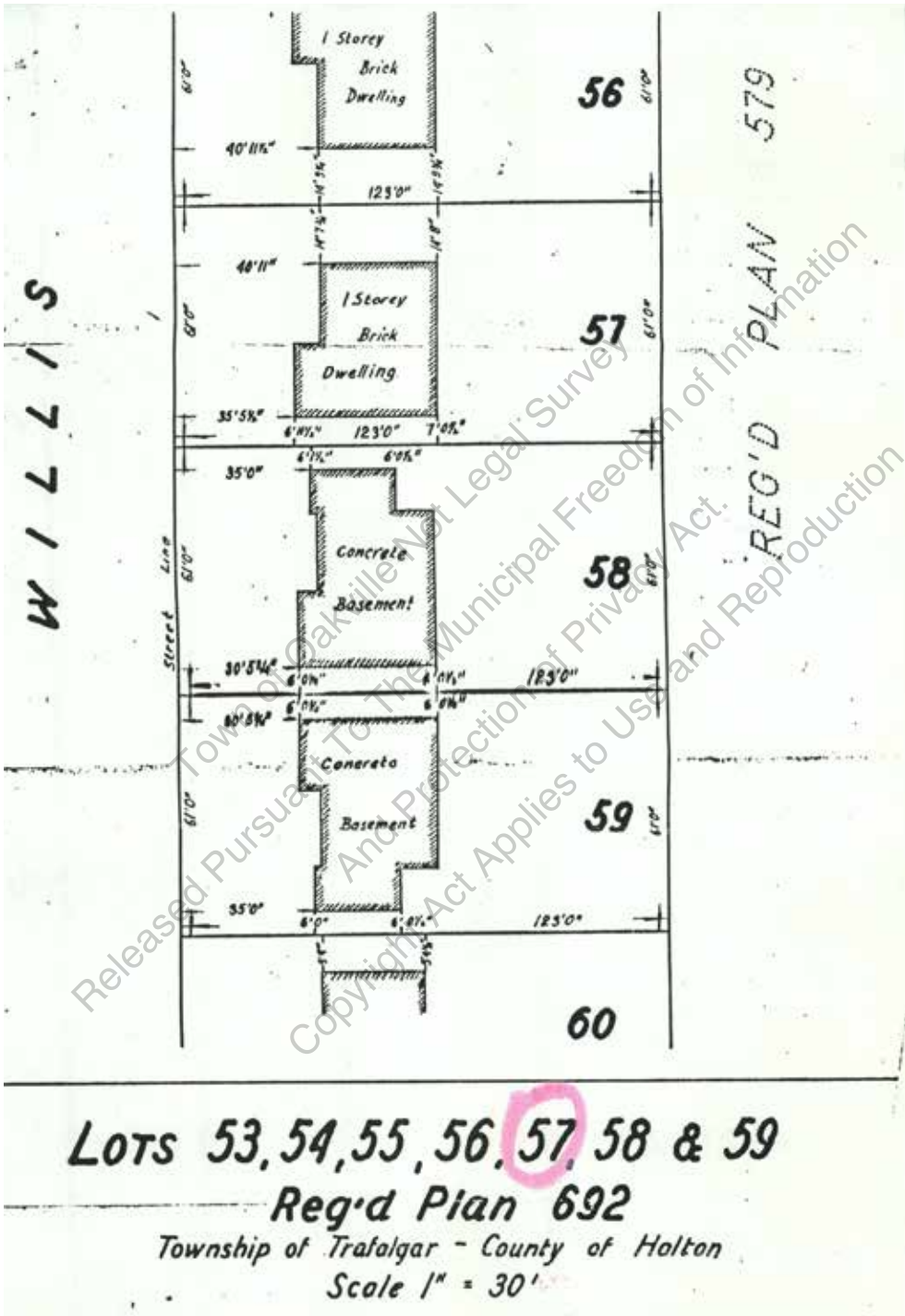
Lower Level Floor Plan



Lower Level
949 Square Feet
+ 302 Garage

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

Survey



Luxury Features

INTERIOR FEATURES

- Renovated in 2022 by Cedar Row
 - All main level flooring, doors, door knobs, baseboards, updated electrical outlets, pot lights
- Open concept kitchen/living/ dining area
- New Kitchen cabinetry in 2022
- Natural gas fireplace in lower-level rec room
- Canadian wired brushed Hickory hardwood flooring
- Upgraded interior doors and trim throughout main level
- Electric in floor heat in lower-level office/games area
- Electric in floor heat in lower-level bathroom
- Lower-level separate side entrance

EXTERIOR FEATURES

- Raised Bungalow
- 60x123 ft lot
- Permeable driveway with parking for 4 cars by Purepave
- Flagstone front walkway
- Single car garage
- Asphalt Roof 40yr (2011)
- 23x14 ft PVC deck (Tivadek) built by the Deck Store
- All exterior double brick walls insulated with air krete
- Garage walls drywalled and insulated (2018)

MECHANICAL FEATURES

- 60 amp electrical panel
- Rheem 50g Hot Water Tank (owned)
- Trane XV95 Natural Gas Furnance (2009)
- Lennox air conditioner
- Upgraded Attic Insulations R50 (2010)

INCLUSIONS

- All electrical light fixtures
- All window coverings
- Garage door open & remote
- All bathroom mirrors

ALL APPLIANCES

- Bosch Stainless Steel Fridge
- Whirlpool Stainless Steel Dishwasher
- Café 6 burner gas range with dual ovens
- Sharp Microwave Drawer
- Samsung front load washer
- Samsung front load dryer
- Beverage fridge in Rec room

EXCLUSIONS

- Hot Tub

- MAIN LEVEL -

FRONT FOYER

- Moroccan tile flooring
- Double front door entry with stained glass inserts
- Open closet area

LIVING ROOM

- Hardwood flooring
- Crown moulding
- Wood burning fireplace
- Large window overlooking front yard
- Custom built-in bookshelves and cabinets (2023)

DINING ROOM

- Hardwood flooring
- Open to kitchen and living room
- Decorative light fixture
- Crown moulding
- Access to rear deck via sliding glass door

KITCHEN

- New kitchen cabinetry in 2022 “Trends Kitchens”
- Caesarstone countertops
- Dual undermount stainless steel kitchen sink
- Raised bar area with seating for 3
- Pendant lighting above
- LED pot lights
- Hardwood Flooring

APPLIANCES

- Bosch French Door style Fridge/Freezer
- Café 6 burner Gas Range with dual ovens
- Whirlpool Dishwasher
- Sharp microwave drawer

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

Luxury Features

PRIMARY BEDROOM

- Hardwood flooring
- Custom built-in closet system (2023)
- Large window
- Ceiling fan

BEDROOM 2

- Hardwood flooring
- Ceiling fan

BEDROOM 3

- Hardwood flooring
- Ceiling fan

MAIN BATHROOM

- 4 piece
- Renovated in 2022
- Maax deep soaker tub
- Built-in vanity with marble countertop

- LOWER LEVEL -

RECREATION ROOM

- Berber style broadloom
- Pot lights
- Natural gas fireplace

GAMES AREA

- Hardwood flooring
- Pot lights
- Built-in bar cabinetry with stainless steel sink
- Heated floors

MUDROOM

- Separate side entrance
- Ceramic tile flooring
- Custom stone feature wall

LOWER LEVEL BATHROOM

- 3 piece
- Heated ceramic tile flooring
- Walk-in seamless glass shower
- Pot lights

*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

West Oakville is a welcoming community that combines convenience, green space and a strong neighbourhood feel. Ideally located south of the QEW, it offers easy access to downtown Oakville, Bronte Village and Lake Ontario, along with popular destinations like the Oakville YMCA and Queen Elizabeth Park Community and Cultural Centre. Mature trees and generous green spaces add to its established charm, making it a place where residents feel both connected and at ease.

Life in West Oakville balances accessibility with a relaxed pace. Neighbours gather in local parks, weekends are spent exploring nearby shops and dining in Bronte, and families and professionals alike enjoy the short commute options. Neighbourhood gatherings at Queen Elizabeth Park Community and Cultural Centre or weekends spent exploring Bronte's waterfront trails add to its welcoming character.



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