

An aerial photograph of a large, dark-colored house with a red base, situated in a snowy landscape. The house has a complex roofline with multiple gables and a chimney. It is surrounded by a dense forest of bare trees and some evergreens. In the foreground, there are several outbuildings, including a small blue shed and a larger wooden structure. The background shows a wide, flat area covered in snow, with distant hills and a cloudy sky.

GMT

5465 No 1 Side Road
Milton

Welcome to 5465 No 1 Side Road

Set along coveted No. 1 Side Road, just north of the 407 and minutes to Oakville and Burlington, this exceptional country property offers a rare blend of privacy, accessibility, and land value. Surrounded by nearly four acres of mature trees, the setting feels peaceful and secluded while remaining effortlessly connected to urban amenities and commuter routes.

THE GOODALE MILLER TEAM

Listing Agents: Brad Miller, Kieran McCourt, Ryan Maunula & Kathy Jopson



Property Highlights

BEDS	3
BATHS	2.1
LOT SIZE	3.989 acres
ABOVE GRADE	2,043 sq ft
TOTAL SQ FT	3,093 sq ft
TAXES	\$3,854 / 2025





Main Level

An open-to-above foyer introduces warmth and architectural character throughout the home. The sunken living room features vaulted ceilings, red oak hardwood floors, and a striking stone wood-burning fireplace.

The main level also includes a formal dining room with hand-scraped hardwood floors, a powder room, laundry with built-in cabinetry and exterior access, and a tastefully updated kitchen with newer cabinetry, Corian countertops, breakfast bar seating, pot lighting, and a bright breakfast area with walkout to the deck.









Second Level

The upper level is anchored by a generous primary retreat with skylight, pot lighting, and private ensuite access. The spa-inspired four-piece ensuite includes a freestanding tub with floor-mounted faucet, walk-in shower, stone-topped vanity, walk-in closet, and pot lighting.

Two additional bedrooms and a full family bath complete the level, along with an open hallway overlooking the main floor with wrought iron railings and abundant natural light.

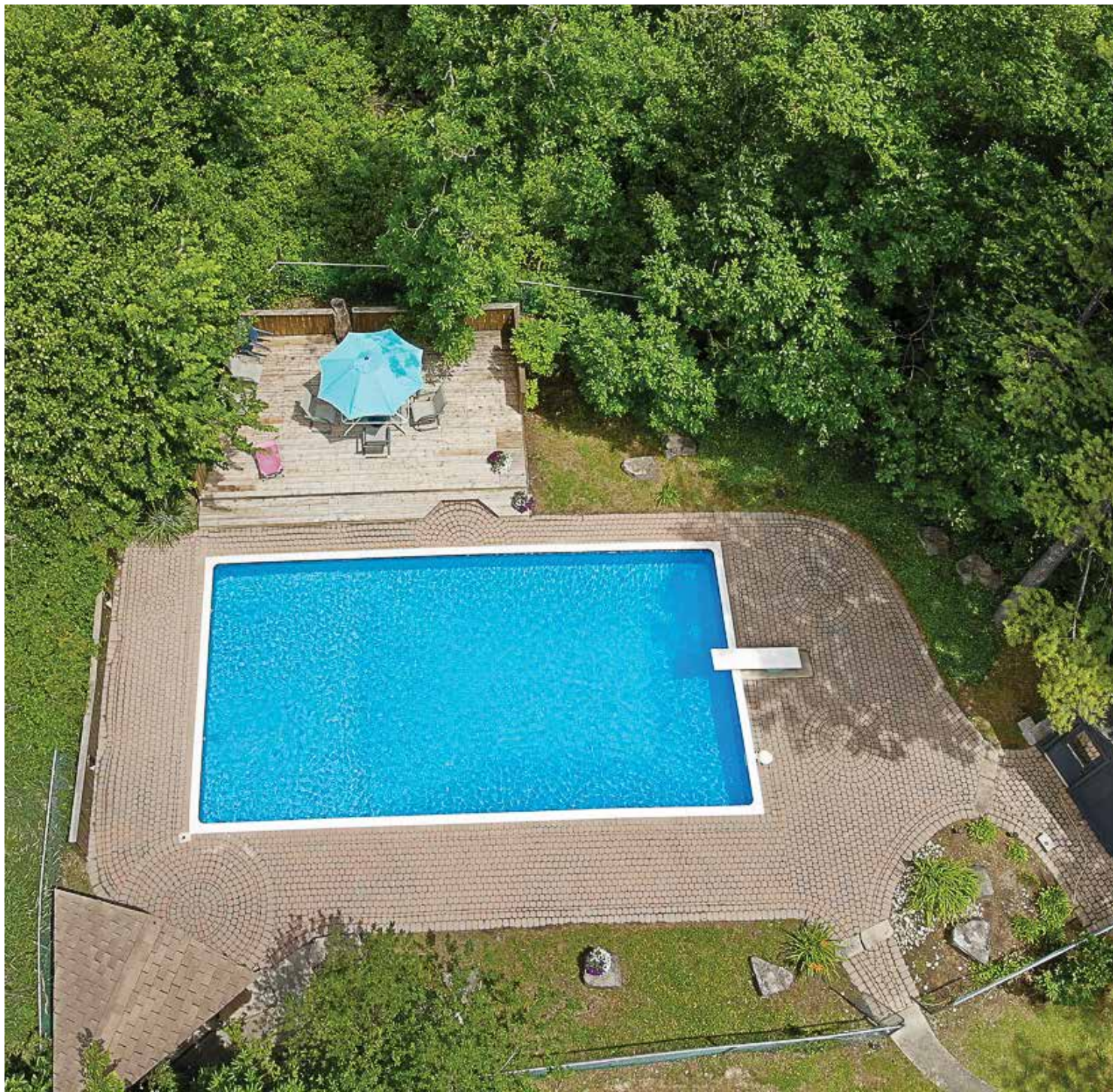


Lower Level

The finished lower level offers exceptional versatility with oversized windows throughout. A cozy recreation room with wood-burning fireplace and built-in cabinetry is complemented by a billiards area with bar and desk space, workshop, separate exterior entrance, and ample storage.





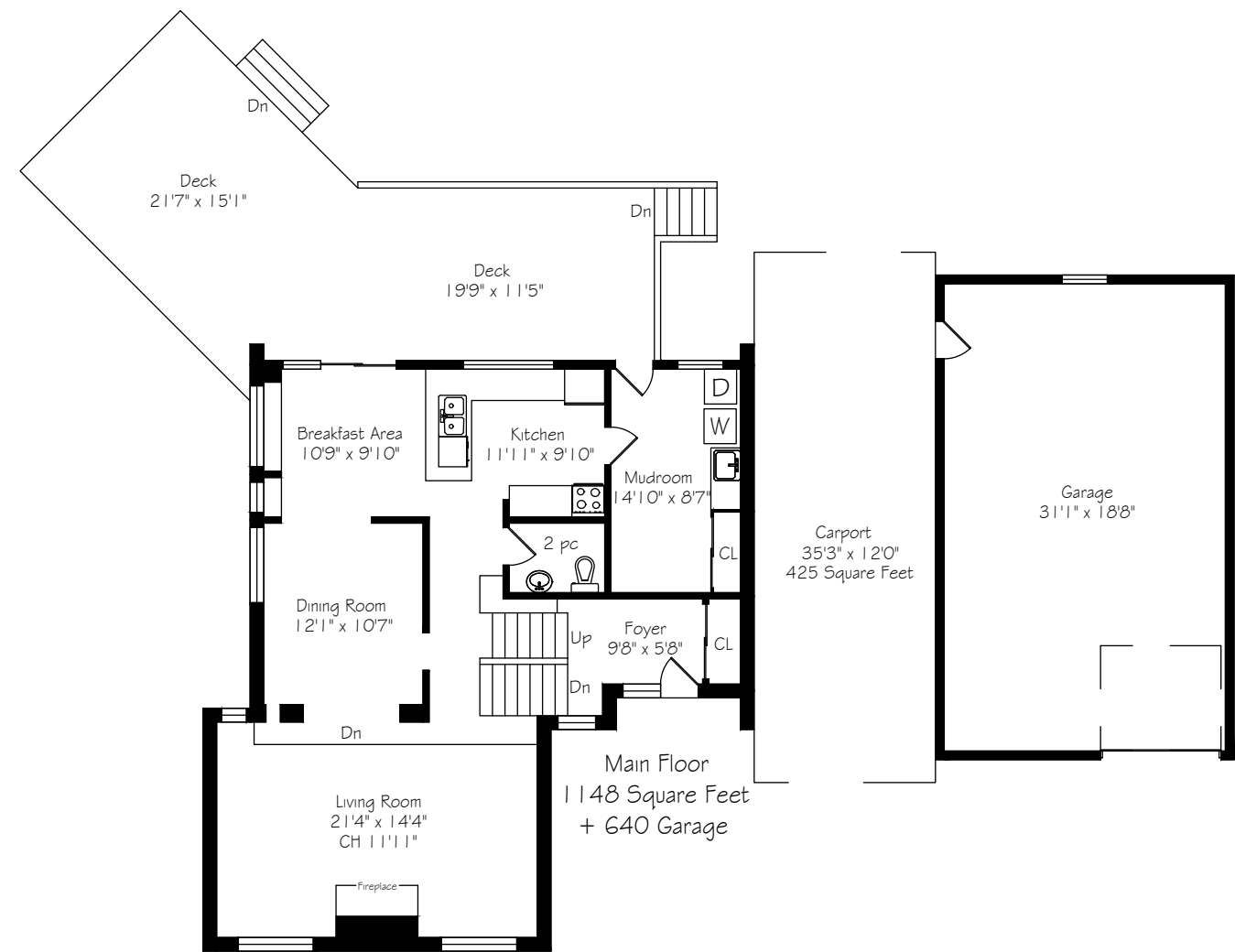


Backyard

Designed to feel like a private resort, the outdoor setting features expansive elevated decking, an inground pool surrounded by interlock stone, multiple lounging areas, a pool shed with tiki bar, hammock space, and a cedar barrel sauna for year-round enjoyment. The grounds provide scale, privacy, and a rare sense of escape just minutes from Oakville and Burlington conveniences.

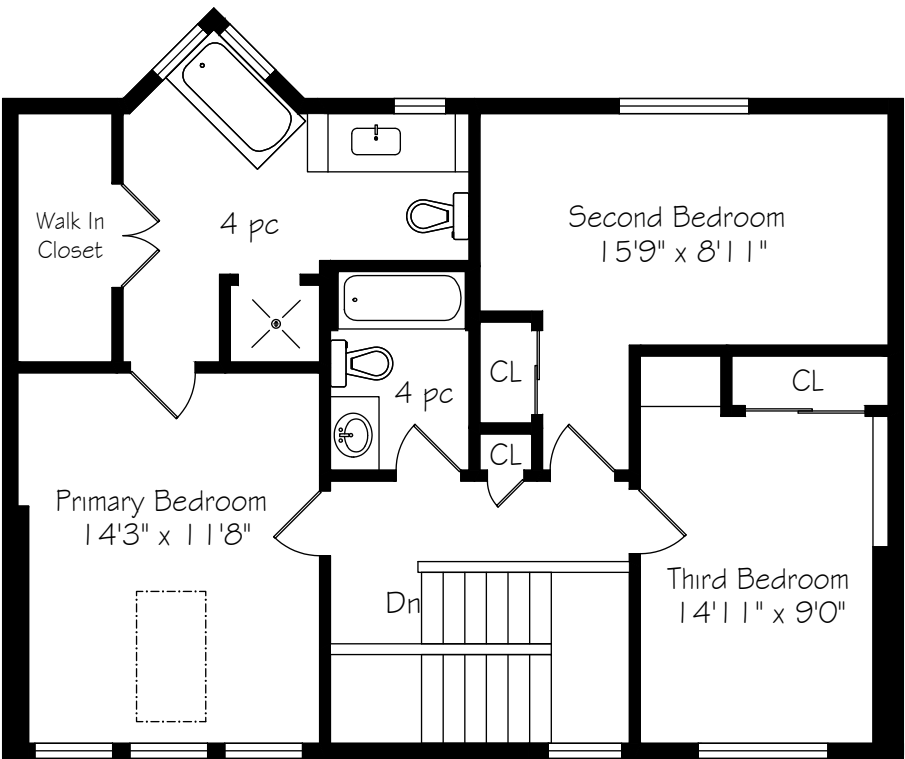


Main Level Floor Plan



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

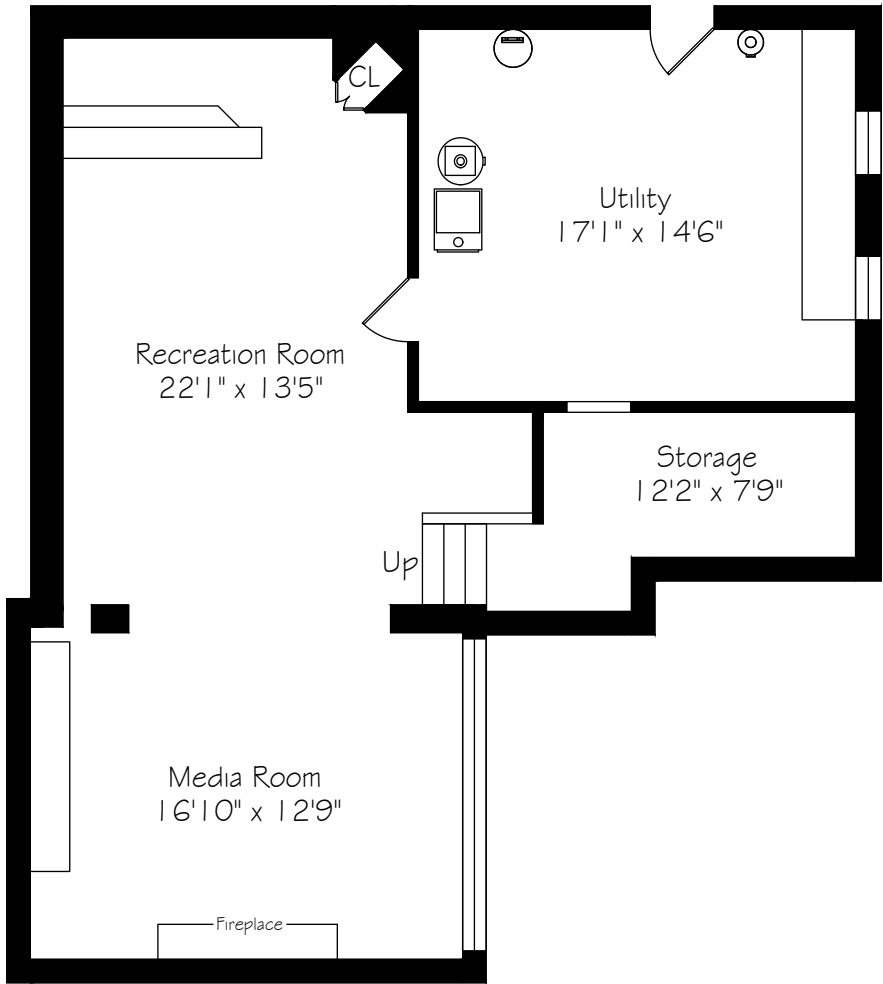
Second Level Floor Plan



Second Floor
895 Square Feet

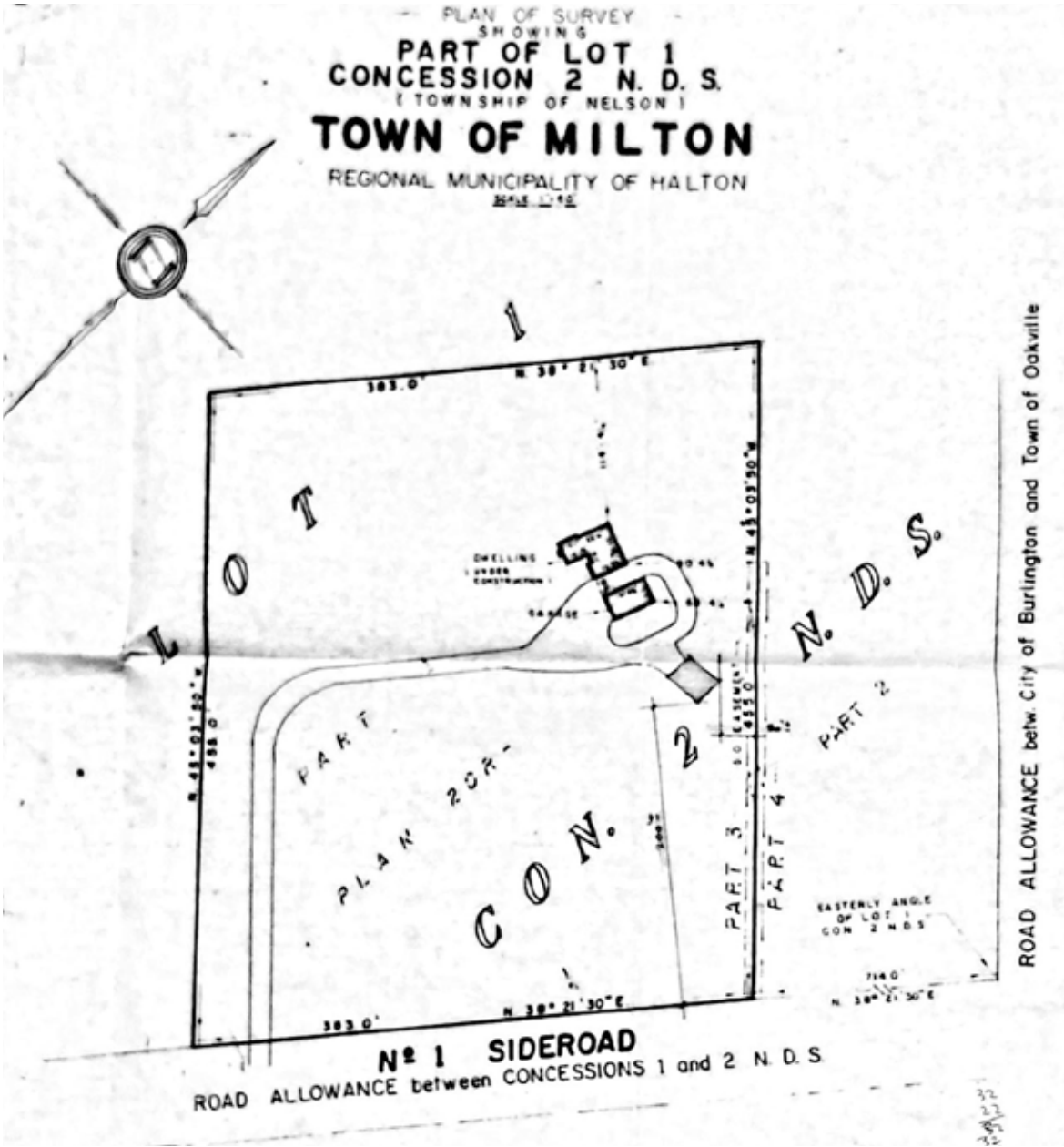
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Lower Level Floor Plan



Lower Level
1050 Square Feet

Survey



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Luxury Features

- MAIN LEVEL -

FRONT FOYER

- Ceramic tile flooring
- Double closet
- Single door entry
- Pot lights
- Open to above

LIVING ROOM

- Red oak hardwood flooring
- Wood burning fireplace with stone mantle
- Vaulted ceiling

DINING ROOM

- Hand scraped hardwood floors
- Oversized window
- Decorative light fixture

KITCHEN

- Newer cabinetry
- Corian counter tops
- Pot lights
- Under mount stainless steel sink
- Breakfast bar with space for 3

BREAKFAST AREA

- Ceramic tile flooring Newer
- Large sliding door
- Decorative recessed ceiling detail
- Pot lights

LAUNDRY

- Ceramic tile flooring
- Back entrance
- Built in cabinets
- Double closet

POWDER ROOM

- 2 piece

APPLIANCES

- Samsung stainless steel electric stove
- GE stainless steel fridge
- Kenmore stainless steel dishwasher
- Kenmore dryer
- Maytag top load washer

- UPPER LEVEL -

PRIMARY BEDROOM

- Laminate hardwood flooring
- Skylight
- Pot lights
- Private En-suite access

PRIMARY ENSUITE

- 4 piece
- Laminate hardwood flooring
- Freestanding tub with floor mounted faucet
- Built in vanity with ceased stone countertops
- Walk in shower
- Walk in closet
- Pot lights

BEDROOM 2

- Oak hardwood flooring
- Double closet
- Pot lights

BEDROOM 3

- Broadloom flooring
- Double closet

MAIN BATH

- 4 piece
- Shower tub combination

UPPER HALLWAY

- Hand scraped hardwood flooring
- Single linen closet
- Open to below
- Vaulted ceiling
- Great natural light
- Wrought iron railing

- LOWER LEVEL -

REC ROOM

- Broadloom flooring
- Wood burning fireplace
- Built in cabinetry
- Oversized windows

BILLIARD ROOM

- Broadloom flooring
- Built in desk area
- Pool light fixture
- Built in bar with wood plank countertops Walk top
- Wall sconces

FURNACE ROOM

- Separate outdoor entrance
- Work bench

MECHANICAL

- Electric 60-gallon hot water tank (owned)
- ClimateMaster geothermal furnace
- 100-amp electrical panel

Luxury Features

INTERIOR FEATURES

- Alarm system
- Central vacuum
- Open riser staircase
- Wrought iron railing
- Vaulted ceilings
- Great natural light

DETACHED GARAGE

- 2 car
- 485 sq ft loft space above garage (electric heat)

EXTERIOR FEATURES

- Municipal water
- Heavily treed property ultimate privacy
- Approx 4 acres
- 2 garages
- Covered Car port
- Inground pool
- Interlock stone patio
- Elevated wood deck
- Pool shed
- Tiki bar
- Cedar barrel sauna – 6 person (2020)
- Pool Pump & Filter approx. 5-8 years
- Pool Liner – approx. 7-8 years

INCLUSIONS

- All Electrical light fixtures
- All window covering
- All bathroom mirrors
- Samsung stainless steel electric stove
- GE stainless steel fridge

- Kenmore stainless steel dishwasher
- Kenmore dryer
- Maytag top load washer
- Hot water heater
- Central Vacuum
- All pool equipment
- Cedar barrel outdoor sauna
- Garage door opener & remotes

*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.



GoodaleMillerTeam
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