



GoodaleMillerTeam
CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



421 Chartwell Road | Oakville



MODERN OASIS ON RAVINE LOT

With a stunning backyard, 5,196 sq ft of above ground living, and quality construction built by Gatestone Homes, this home is truly the total package. Stone, wood, and striking Anderson windows have been eloquently incorporated on the exterior of the home, lending to the superb curb appeal. The thoughtful design fuses modern style with timeless elegance.

The foyer of the home feels as though you are entering a luxury hotel, with a stunning floating staircase and a custom hanging light feature that is a piece of art in itself! The soaring two-storey foyer is flooded with natural light from oversized windows, creating a bright and welcoming space. A custom wooden piece subtly divides the foyer from the traditional dining room that is complete with a temperature-controlled wine room and glass doors that invite you to enjoy the expansive rear deck. The heart of the home is the open concept kitchen-family-dining space that is surrounded by windows and grounded by a beautiful gas fireplace. With an oversized island that allows barstool seating for nine, there is no shortage of space for you and your guests. Adjacent to the kitchen is a conveniently located powder room as well as a laundry/mudroom that can be concealed by a pocket door.

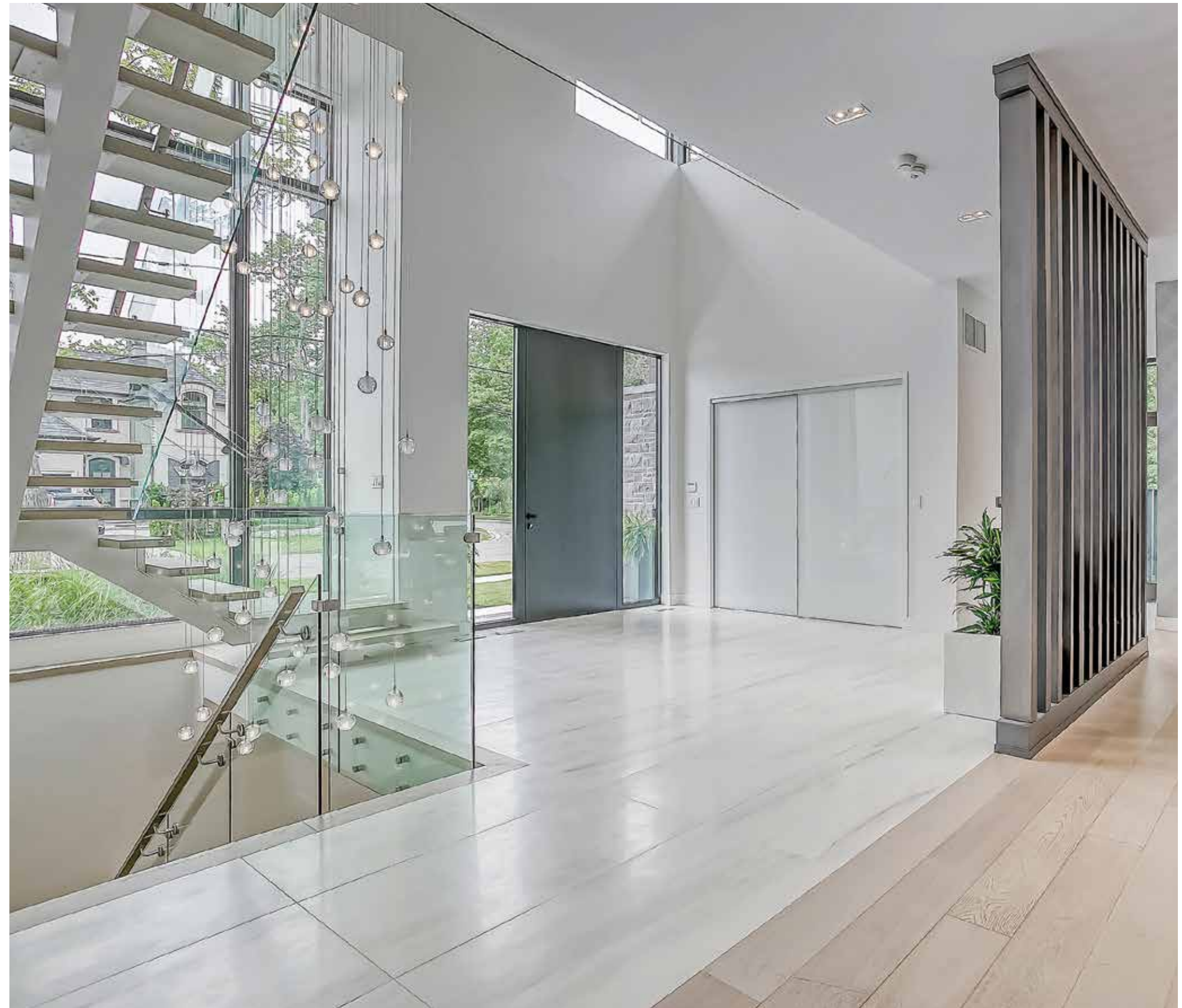
The primary suite is a true oasis. With double door entry, a gas fireplace, and five-piece ensuite, no detail was overlooked. Large format porcelain tiles line the walls and floor of the ensuite, allowing for the luxurious curbless shower to be seamlessly incorporated with the rest of the bathroom. The three additional bedrooms all have access to an ensuite and well as their own walk-in closets. Completing this level is a laundry room and study area with built-in desk space.

The 2,712 sq ft lower-level walk-up will not disappoint. The large recreation space features a built-in projector, billiards space, and wet bar. You will appreciate the convenience of having a home gym that is complete with rubber floors and wall-to-wall mirrors. Also on this level are two additional bedrooms as well as playroom or cozy home office.

Lush mature trees combined with meticulous landscaping will lure you to the rear yard. With approx. 1,800 sq ft of outside living space, a gunite pool, and cabana, this backyard checks all the boxes! Enjoy the beautiful summer weather in this retreat-like home.



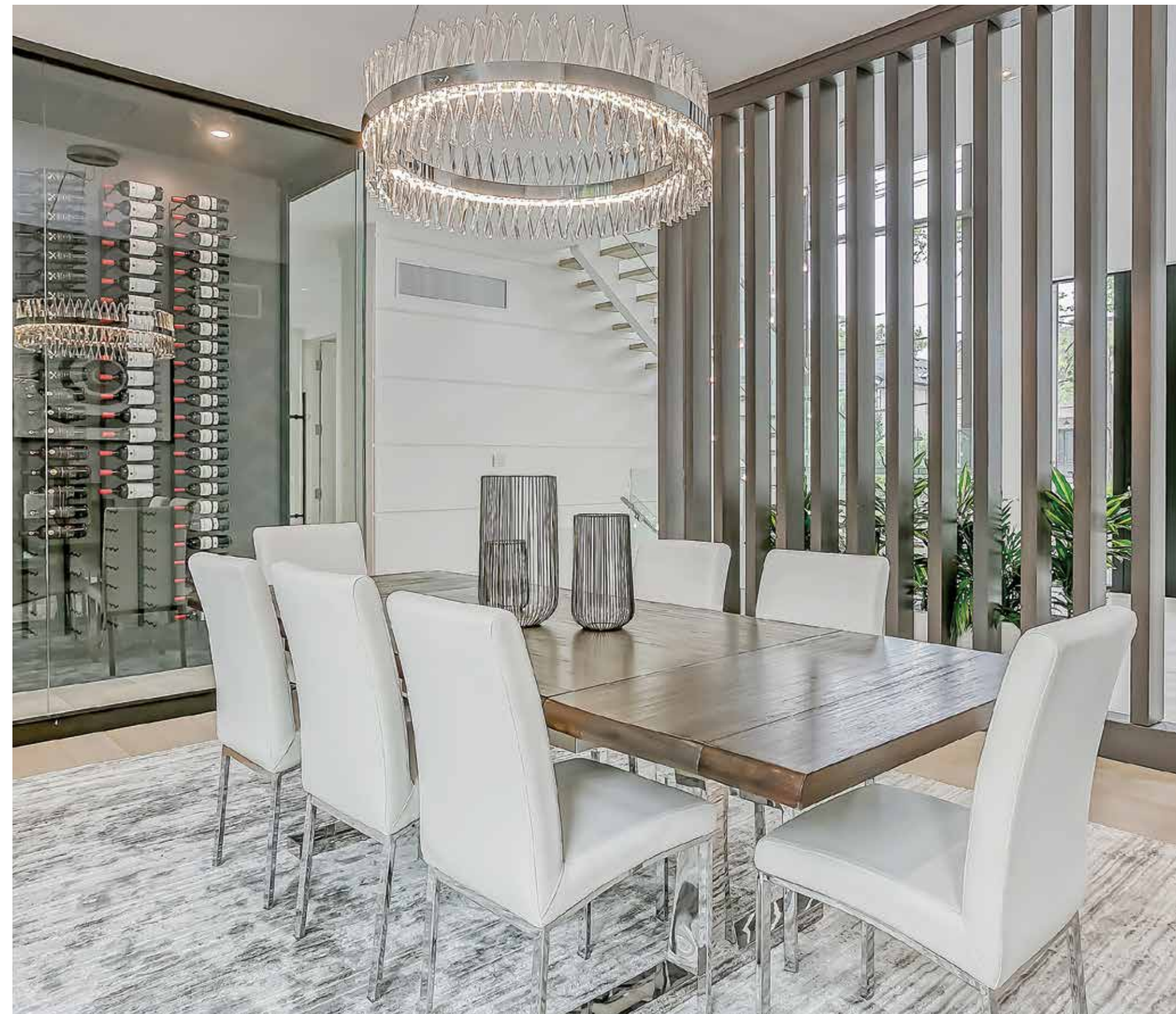
FRONT ENTRY



FOYER



DINING ROOM



DINING ROOM & WINE ROOM

MODERN EAT-IN KITCHEN WITH HIGH END FINISHES & APPLIANCES





KITCHEN



KITCHEN





BREAKFAST AREA



BREAKFAST AREA



FAMILY ROOM



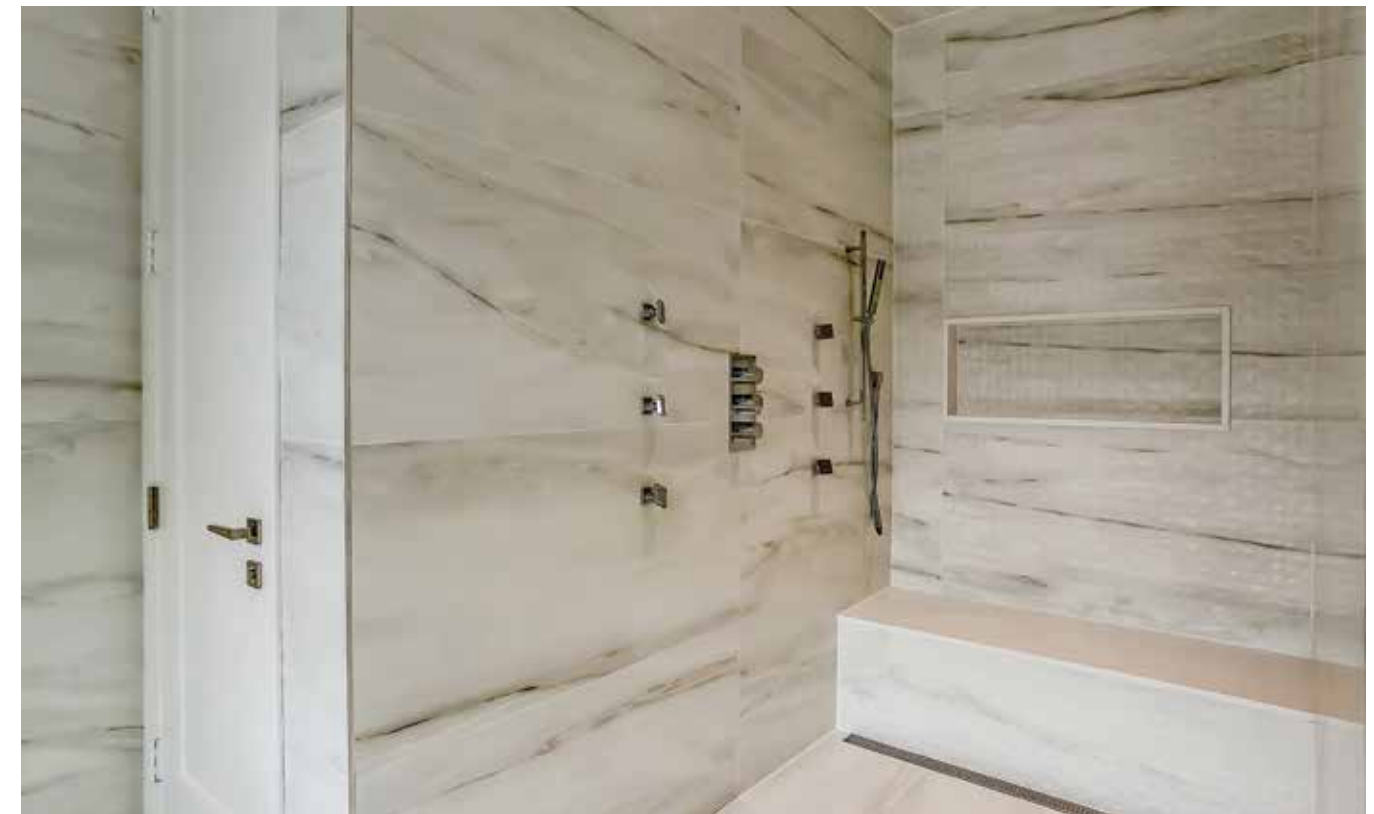
OFFICE



MUDROOM / LAUNDRY & POWDER ROOMS



PRIMARY BEDROOM



PRIMARY BEDROOM
ENSUITE



SECOND BEDROOM



THIRD BEDROOM



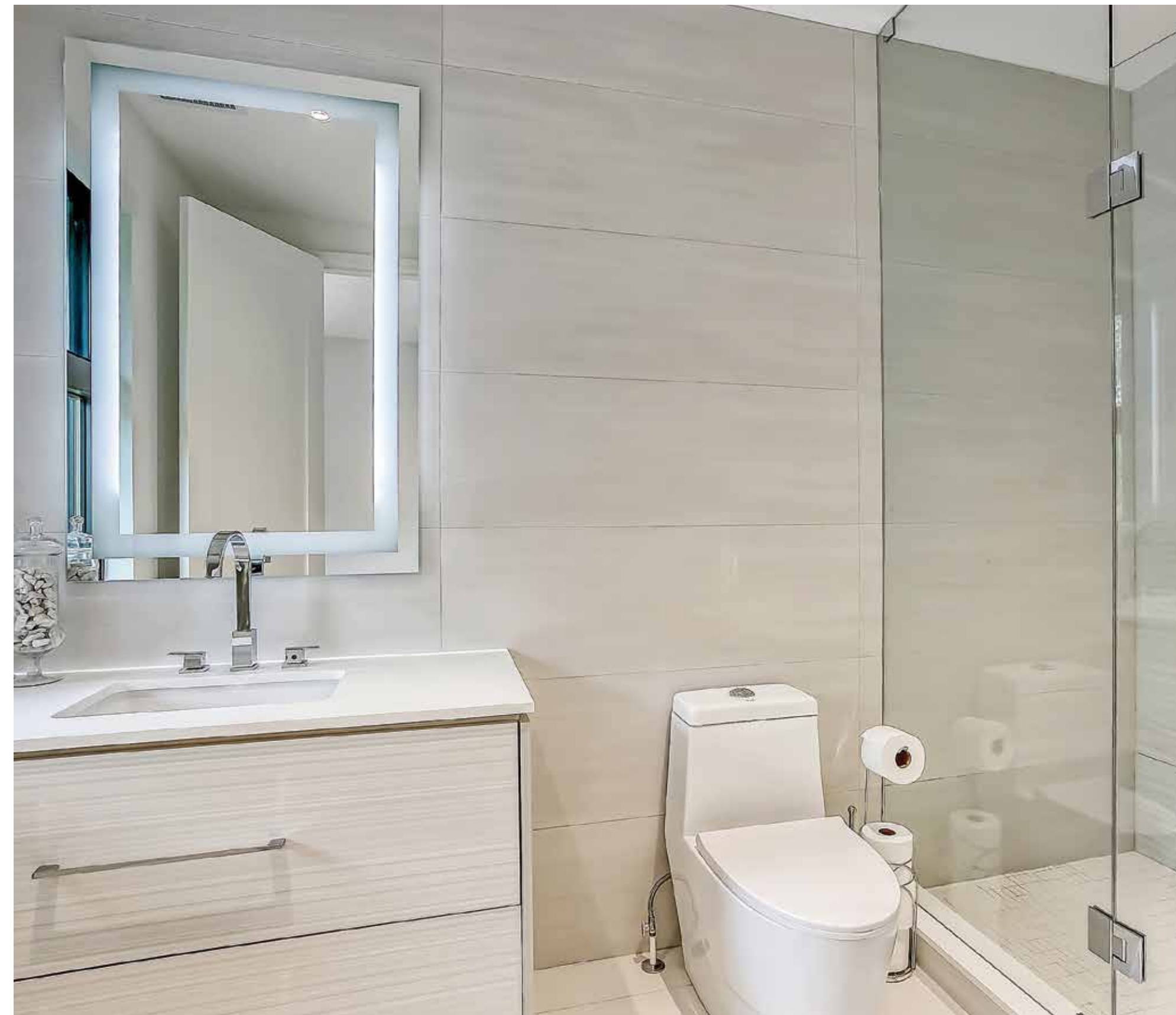
SHARED ENSUITE BATH



SHARED ENSUITE BATH



FOURTH BEDROOM



ENSUITE BATH



STUDY AREA



STUDY AREA



LOWER LEVEL
RECREATION ROOM & LANDING

LOWER LEVEL
WET BAR WITH WALK-UP & PLAYROOM



LOWER LEVEL
BILLIARDS ROOM, EXERCISE ROOM & POWDER ROOM

LOWER LEVEL
FIFTH BEDROOM, SIXTH BEDROOM & BATHROOM



LUXURY FINISHES

LUXURY FINISHES

A modern two-story house with a large glass-walled patio, a swimming pool, and a stone fireplace, surrounded by lush greenery. The house features a mix of stone, wood, and white siding. The patio has a glass railing and is furnished with lounge chairs and a sofa. The pool is rectangular and surrounded by a stone deck. The background is filled with tall trees and a clear blue sky.

EXPANSIVE REAR YARD WITH OUTDOOR KITCHEN



COVERED PORCH



GUNITE POOL & CABANA



GUNITE POOL



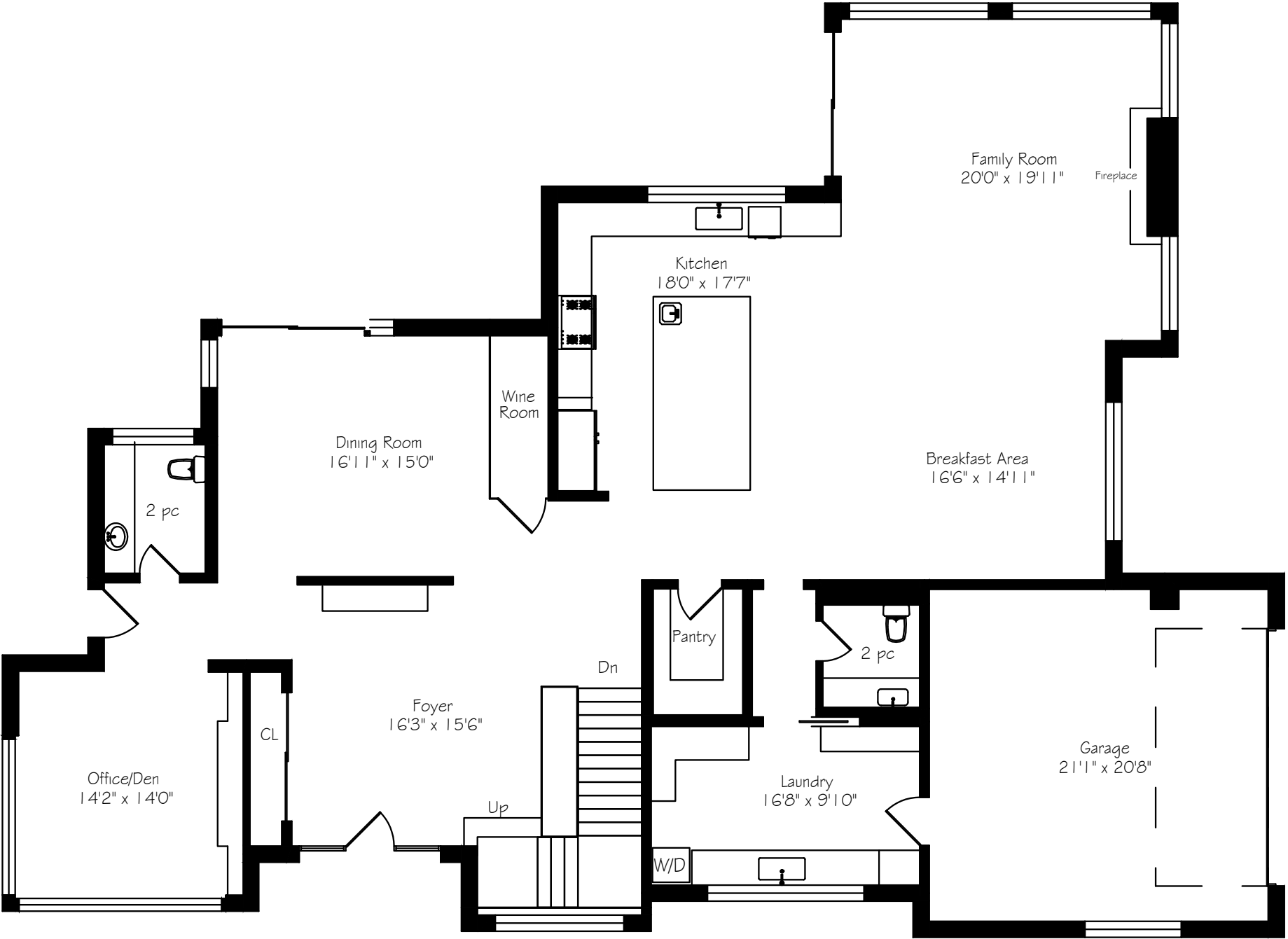
GUNITE POOL & OUTDOOR LIVING ROOM



OUTDOOR KITCHEN & DINING AREA

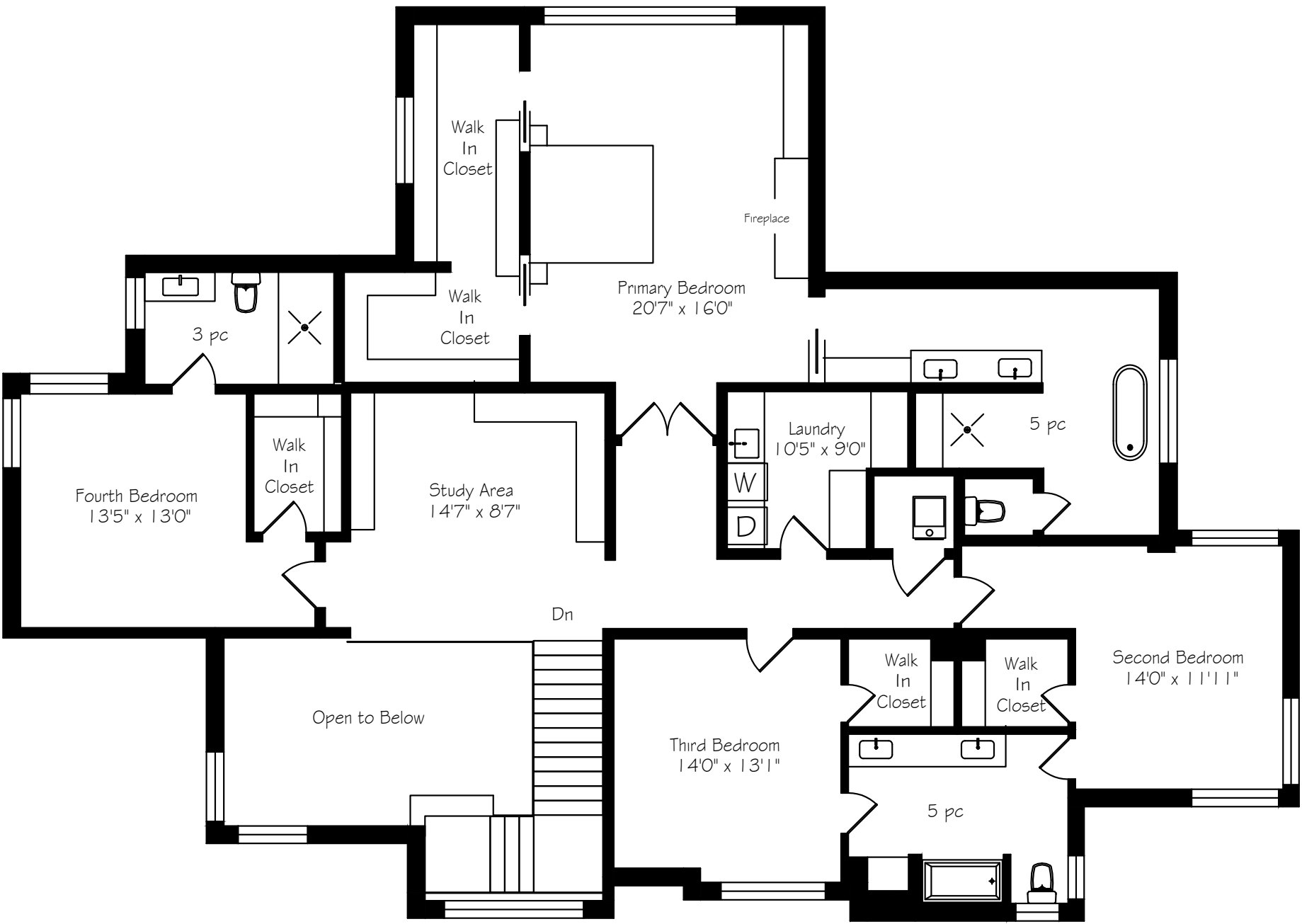
REAR ELEVATION & YARD

MAIN LEVEL FLOOR PLANS



Main Floor
2712 Square Feet

SECOND LEVEL FLOOR PLANS

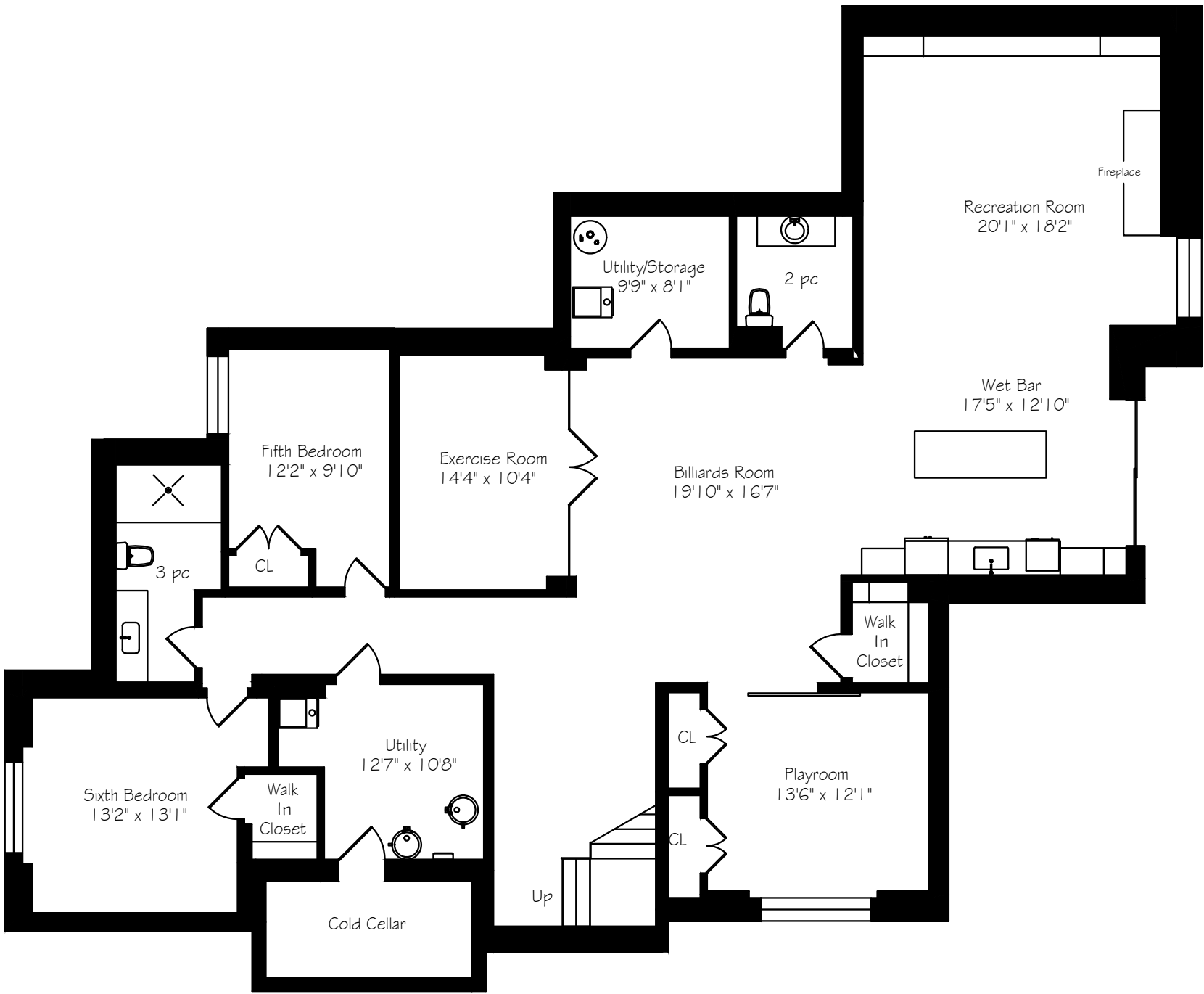


Second Floor
2484 Square Feet

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

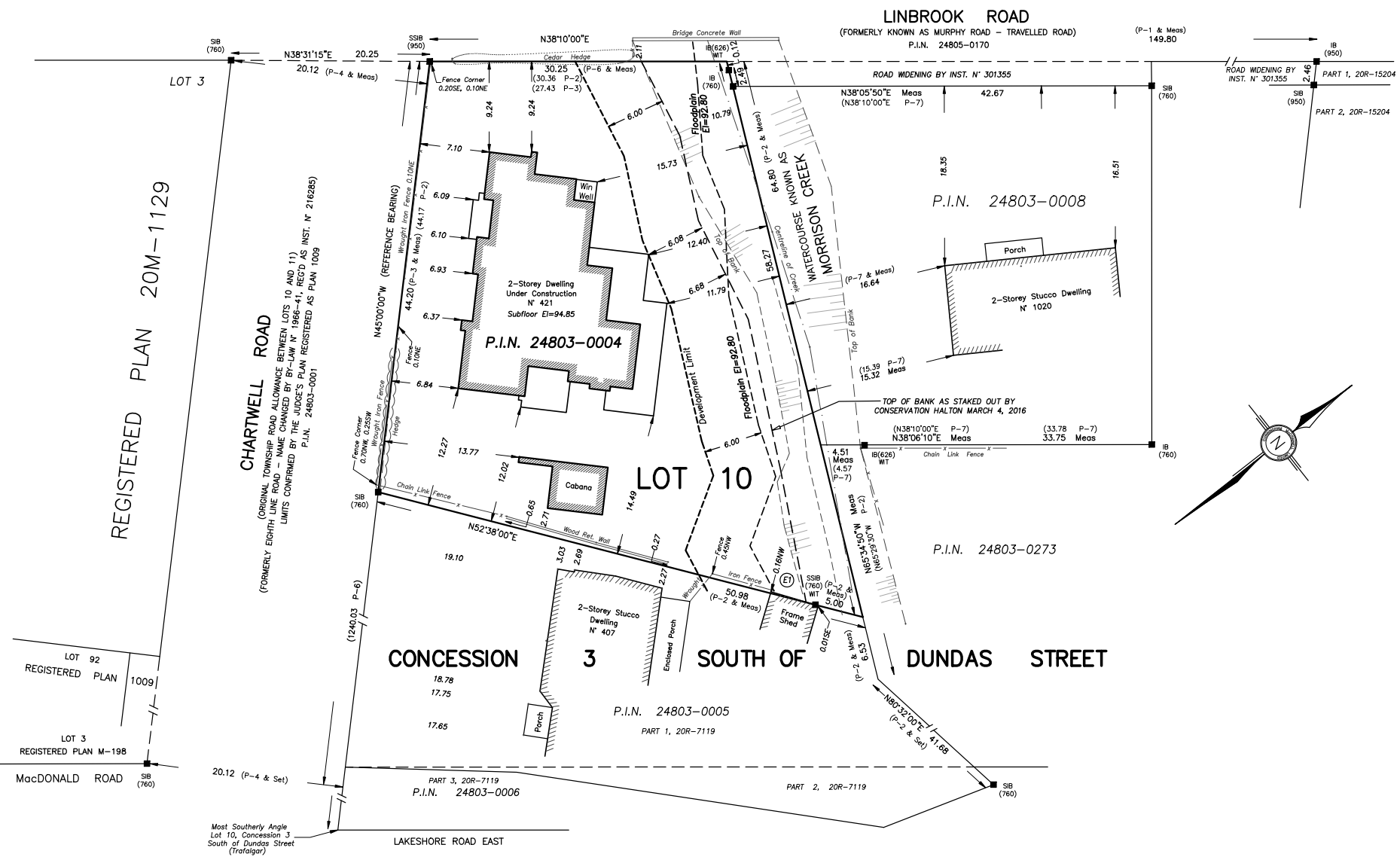
*Room sizes should be considered approximate since measurements are subject to certification.

LOWER LEVEL FLOOR PLANS



Lower Level
2712 Square Feet

SURVEY



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



LUXURY FEATURES

INTERIOR FEATURES

- Built by Gatestone Homes
- Designed by Keystone Home Designs
- Construction completed in 2020
- 11 ft ceilings on main floor
- 10 ft ceilings on second floor
- 9 ft ceilings on lower level
- 21 ft foyer entrance and great room
- LED pot lights and Lutron lighting system
- Decorative chandeliers including an 80-glass ball chandelier
- Built-in Russound speaker system
- Custom remote controlled window blinds throughout
- 24-hour home security with launch pad system
- 8 HD cameras and recorder security system
- Numerous built-ins
- Engineered 7.5-inch-wide plank, custom stain white oak floors throughout
- Custom built-in floor registers
- Central Electrolux vacuum

EXTERIOR FEATURES

- Natural stone and zero maintenance longboard siding
- Anderson windows
- Approx. 1,800 sq ft of outside living space
- Flagstone front porch and back terrace
- Rear deck with Fiberon composite decking
- Tempered glass railings

- NewAge outdoor kitchen (built-in NewAge BBQ, sink and bar fridge)
- Covered porch with cedar ceiling, pot lights, fans, built-in speakers, and retractable bug screen
- Separate building structure for storage and generous outdoor change room/washroom
- Hardscaping and landscaping
- Automated Rainbird irrigation system (lawns and flower beds)
- Walk-out gunite/concrete pool
- LED driveway lights
- Walkway and landscape lighting
- Concrete slab walkway
- Fully painted fence
- Mature trees

MAIN LEVEL

- 10 ft aluminium entry door with side lights
- Two-storey 21 ft entry foyer with large format heated porcelain tile floors and a decorative light/art feature
- Floating staircase with oak treads, glass balustrade and 30 ft paneled feature wall
- Three floor-to-ceiling windows to showcase the floating stairs
- Custom wooden wall feature between dining room and entry foyer
- Sliding glass door access to rear deck from dining room
- Temperature controlled, 500 bottle wine room

- Office with built-in wall-to-wall storage solutions and 15ft ceilings
- Two-storey (21ft) family room with large gas fireplace with floor to ceiling stone surround
- Sliding glass door access to rear covered porch from family room
- Spacious kitchen with quartz countertop and porcelain backsplash
- Large island with barstool seating for nine
- Under cabinet lighting and Blanco chrome pot filler over range
- Two Blanco undermount sinks with chrome gooseneck faucet
- Two powder rooms with wall mounted Caroma toilets and built-in vanities
- Mudroom/laundry room with heated tile floors and custom built-ins
- Double car garage featuring finished floor, walls, and ceilings; inside entry to house including shower

APPLIANCES:

- Miele eight burner range with oven, warming drawer, and microwave
- Sharp microwave
- Miele single door fridge with panel front
- Miele single door freezer with panel front
- Miele dishwasher with panel front
- Electrolux front loading washing machine
- Electrolux front loading dryer



LUXURY FEATURES

UPPER LEVEL

- Three bedrooms and a spacious primary suite
- Heated tile floors in each bathroom as well as laundry room
- Study area with two built-in desk spaces
- Bedroom one has a three-piece ensuite with LED mirror and glass enclosed shower with rain head and body washer
- Five-piece Jack and Jill ensuite share by the second and third bedrooms
- Laundry room with under mount laundry sink and built-in cabinetry
- French door entry to spacious primary suite with tray ceiling and gas fireplace
- Five-piece ensuite with floor to ceiling tiling and custom vanity with built-in dressing table
- Large freestanding soaker tub and curbless shower with linear drain, rain head and body washer

APPLIANCES

- Electrolux front loading washing machine
- Electrolux front loading dryer

LOWER LEVEL

- Walk-up with floor-to-ceiling sliding glass doors
- Home gym with rubber flooring, wall-to-wall mirror, and glass door entry
- Powder room with built-in vanity, vessel sink, and LED mirror

- Theatre area with wall-to-wall built-ins and Epson projector
- Linear gas fireplace with stone surround
- Wet bar with large island, built-in shelving, and mirror back splash
- Additional room with sliding barn door and with potential to be an office, playroom, or bedroom
- Two additional bedrooms with large closet space
- Three-piece bathroom with built-in vanity

APPLIANCES:

- Bosch dishwasher
- Vinopazzo bar fridge

INCLUSIONS

- Miele eight burner range with oven, warming drawer, and microwave
- Sharp microwave
- Miele single door fridge with panel front
- Miele single door freezer with panel front
- Miele dishwasher with panel front
- Two Electrolux front loading washing machines
- Two Electrolux front loading dryers
- Bosch dishwasher
- Vinopazzo bar fridge
- New Age built-in barbecue
- Outdoor bar fridge
- Window coverings and remotes
- Hanging light fixtures

- Central vacuum
- Garage door openers and remotes
- Pool equipment (cleaners, covers etc)
- Launch pad system that manages all household apps
- 8 HD cameras and recorder security system

EXCLUSIONS

- None

*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

421 CHARTWELL ROAD, OAKVILLE

Possession: To be arranged

Lot Size: 145.15' x 167.54' x 191.50' x 99.41'

Square Footage: 5,196 sq ft above grade

Total Square Footage: 7,908 sq ft

Deposit: 5%

Taxes: \$28,444 / 2025

Legal Description: PT LT 10, CON 3

TRAFALGAR, SOUTH OF DUNDAS STREET,

AS IN 684900; OAKVILLE/TRAFALGAR

Listing Agents: Brad Miller & Kieran McCourt



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905-338-2121 | **GoodaleMillerTeam.com**

9-209 Speers Rd, Oakville, ON L6K 0H5

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