

407 Maple Grove Drive

Oakville

Welcome to 407 Maple Grove Drive

Set in one of Southeast Oakville's most established neighbourhoods, 407 Maple Grove Drive offers 3,950 sq. ft. of total finished living space across three levels. The inviting residence blends classic curb appeal with contemporary family living, with a thoughtful layout designed for both everyday life and entertaining. A private, fully fenced backyard, expansive lawn and upgraded saltwater pool extend the living space outdoors.

THE GOODALE MILLER TEAM

Listing Agents: Brad Miller, Kieran McCourt & Brian Lyall

SCAN TO VIEW THE DIGITAL BROCHURE



Property Highlights

BEDS	5+1
BATHS	3.1
LOT SIZE	75.08′ x 151.33′ x 93.17′x 150.24′
ABOVE GRADE	2,680 sq ft
TOTAL SQ FT	3,950 sq ft
TAXES	$13,929 / 2026









Main Level

Bright and welcoming, the main level is centred around a spacious open-concept kitchen, dining and living area designed for both everyday living and entertaining. A generous island with seating for six creates a natural gathering point, while floor-to-ceiling windows in the dining area overlook the rear garden and pool. A private office provides a dedicated workspace, complemented by a practical mudroom.

A complete renovation of the living room, kitchen and mudroom was undertaken in 2022, including a new fireplace and custom mantle, updated stairs and a refreshed overall design that brings a contemporary feel and improved functionality to the main level.







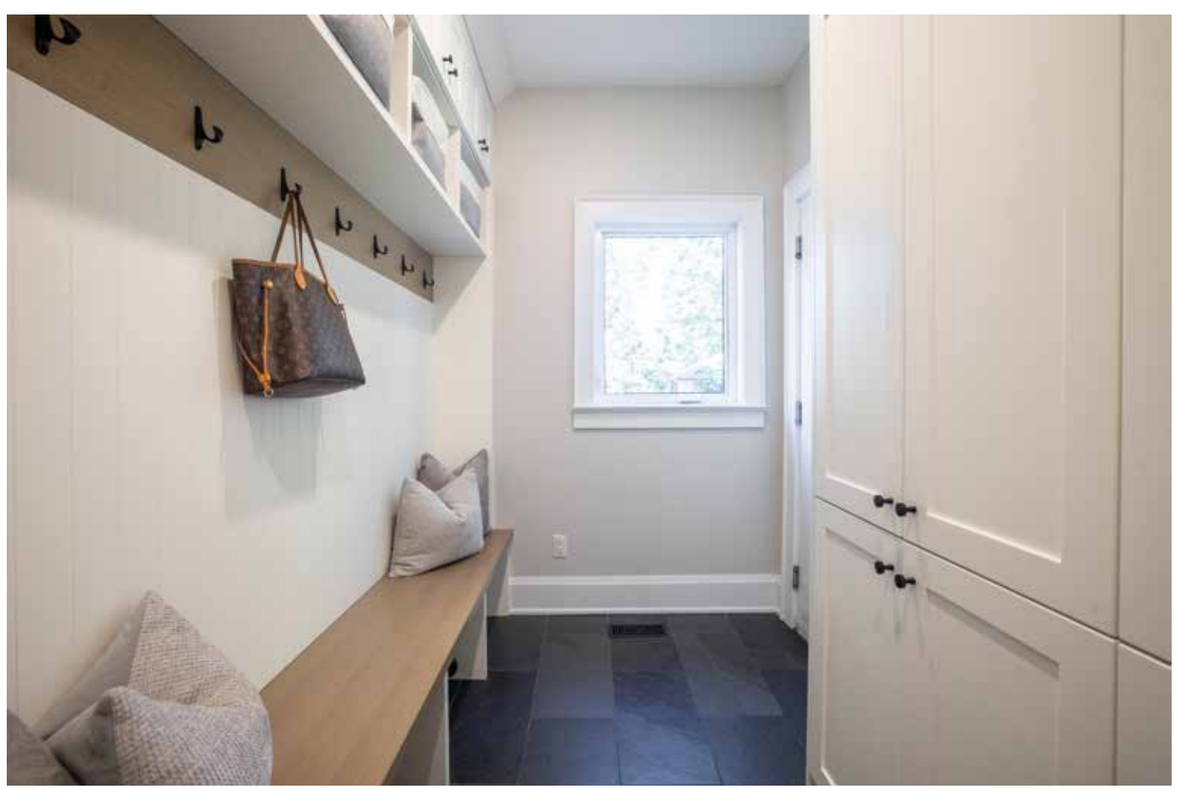




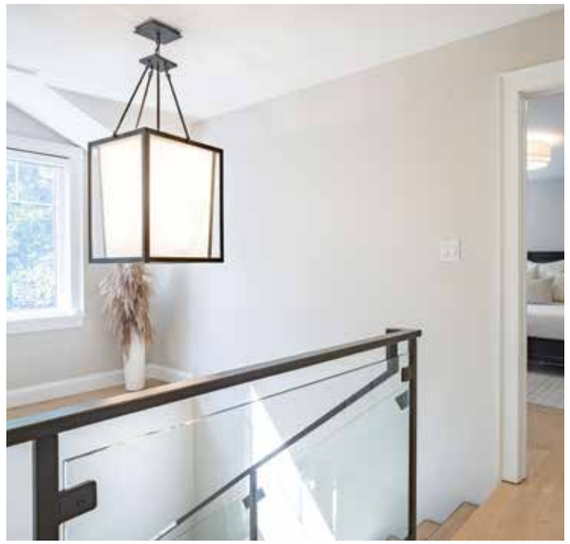
















Second Level

Five spacious bedrooms and two full bathrooms provide flexibility for a growing family and guests. The generous bedroom accommodation creates a comfortable retreat for everyday family life, with a layout that offers versatility as needs evolve.

























Lower Level

Designed with everyday living and recreation in mind, the lower level features a walk-up, recreation and games areas, exercise room, three-piece bathroom, laundry and ample storage. The additional living space offers room to gather, work out, play and organize family life.







Backyard

Designed for summer living, the private, fully fenced backyard (93 ft across the back) features an expansive lawn, generous entertaining areas and an upgraded solar-heated saltwater pool. 2023 improvements include a new heater, liner, chlorinator and pump, along with updates to the driveway, deck, walk-up and fencing.

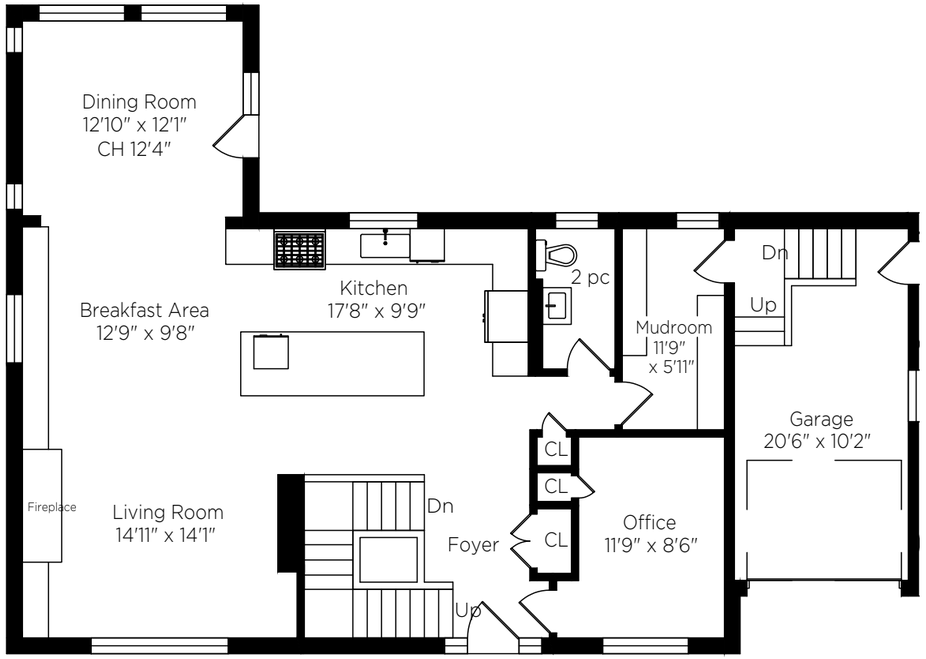








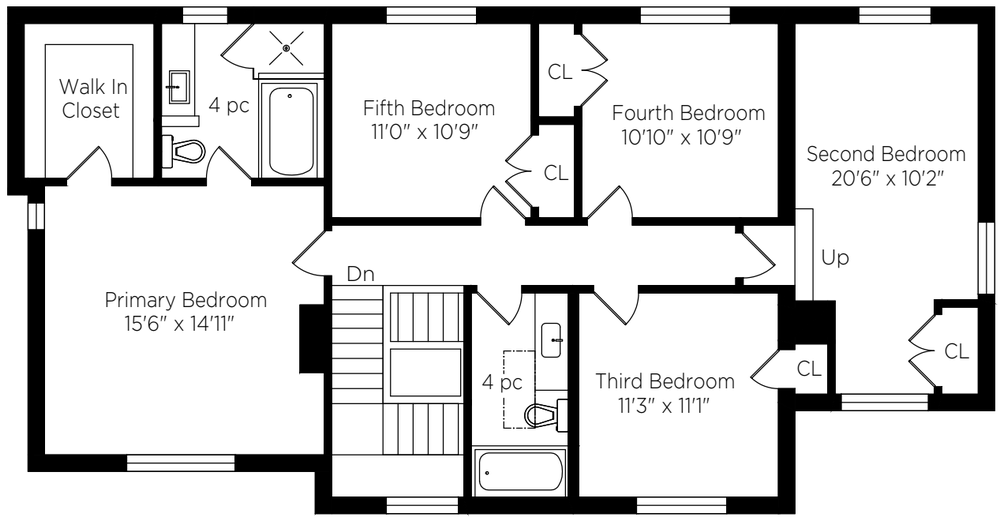
Main Level Floor Plan



Main Floor
1270 Square Feet
+ 246 Garage

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

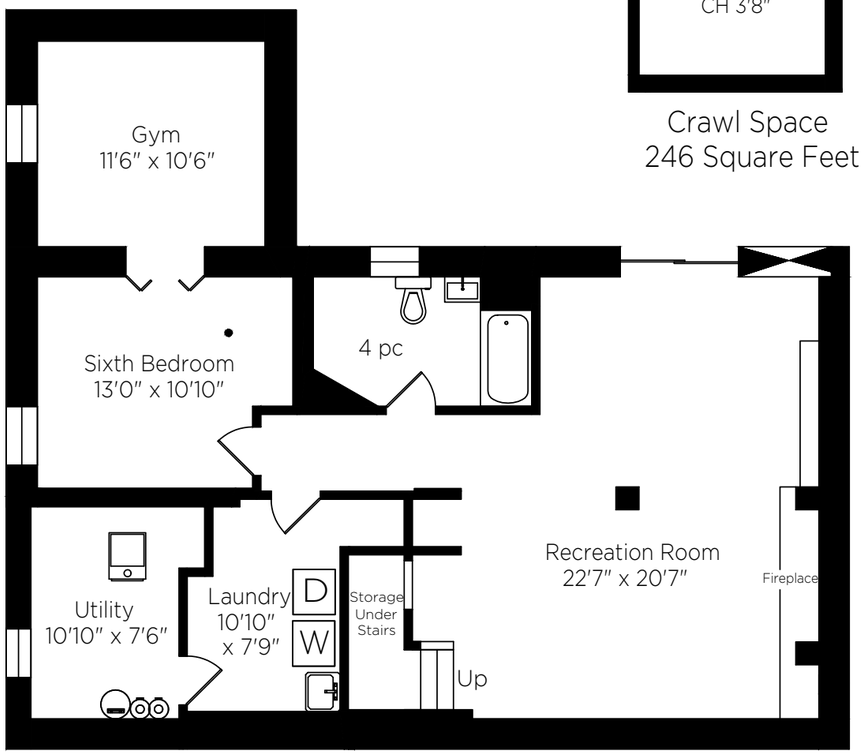
Second Level Floor Plan



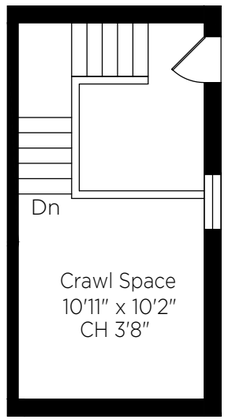
Second Floor
1410 Square Feet

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Lower Level Floor Plan



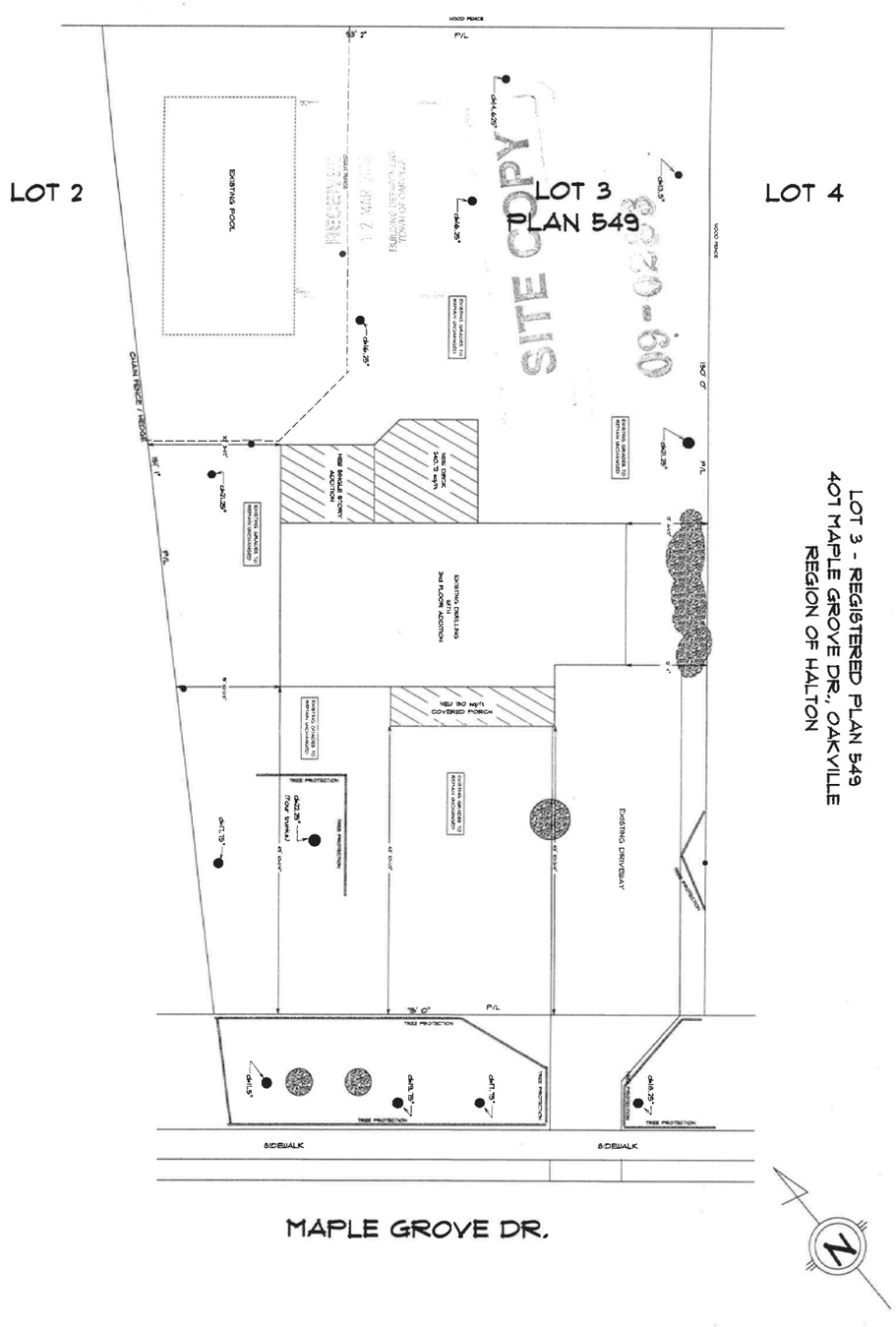
Lower Level
1270 Square Feet



Crawl Space
246 Square Feet

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Survey



Features & Upgrades

DESIGN & INTERIORS

- Professionally designed and comprehensively updated in 2022
- Beautiful Mirage engineered White Oak Character Brushed hardwood flooring, 6½" x ¾", featuring Hula Hoop DuraMatt finish; crafted in Montreal, Quebec
- Custom HanStone Montauk quartz surfaces, Canadian manufactured in London, Ontario
- Expansive kitchen island measuring approximately 45" x 127"
- New fireplace and custom mantle
- Thoughtfully integrated kitchen, dining, living and mudroom spaces

GOURMET KITCHEN

- Bluestar open-flame range/oven
- High-capacity commercial-grade ventilation
- JennAir refrigerator
- Bosch dishwasher
- Dedicated wine refrigerator
- Custom quartz countertops and oversized island designed for both entertaining and everyday living

SMART HOME & WINDOW COVERINGS

- Hunter Douglas motorized shades throughout the home, installed in 2024
- Smart-home integration of the majority of window coverings
- Smart lighting controls throughout much of the home
- Integrated motion sensors
- Smart security cameras
- Smart alarm/security system

POOL & OUTDOOR LIVING

- Comprehensive pool upgrades completed in 2023
- New pool heater, liner, chlorinator and pump
- Roof-mounted solar panels assist in maintaining pool temperatures from June through August, reducing reliance on the gas heater
- Driveway, walk-up and deck updated in 2023
- New fencing installed in 2023

KEY IMPROVEMENT YEARS

- 2022 — Interior design updates, kitchen, principal living spaces, hardwood flooring, fireplace and finishes
- 2023 — Pool equipment and liner, driveway, walk-up, deck and fencing
- 2024 — Hunter Douglas motorized and smart-integrated window coverings

*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.

The information contained in this feature brochure is based on casual observation and the knowledge of the vendors. This information is believed to be factual; however, it is not warranted and should be independently verified. Items listed in this brochure may not be included in an Agreement of Purchase and Sale unless specifically listed as an inclusion in the chattels section of an Agreement of Purchase and Sale.



About The Neighbourhood

Ford is a neighbourhood defined by its timeless charm, where mature trees and spacious lots create a peaceful, well-established setting. Situated in Oakville's southeastern corner, it offers the perfect balance of natural beauty and accessibility, with quick connections to the QEW, major highways and Oakville GO. Alongside some of the town's most admired lakefront estates, you'll find a mix of classic homes, many beautifully renovated or rebuilt, that contribute to the area's enduring appeal.

Life in Ford is relaxed yet connected. Days can begin with a walk along leafy streets or by the lake, flow into time at local parks or nearby shops and end with dining or gathering just minutes from home. Evenings often bring neighbours together at Maple Grove Arena or for lakeside walks along Lakeshore Road; community traditions that anchor Ford's enduring charm.

GMT

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