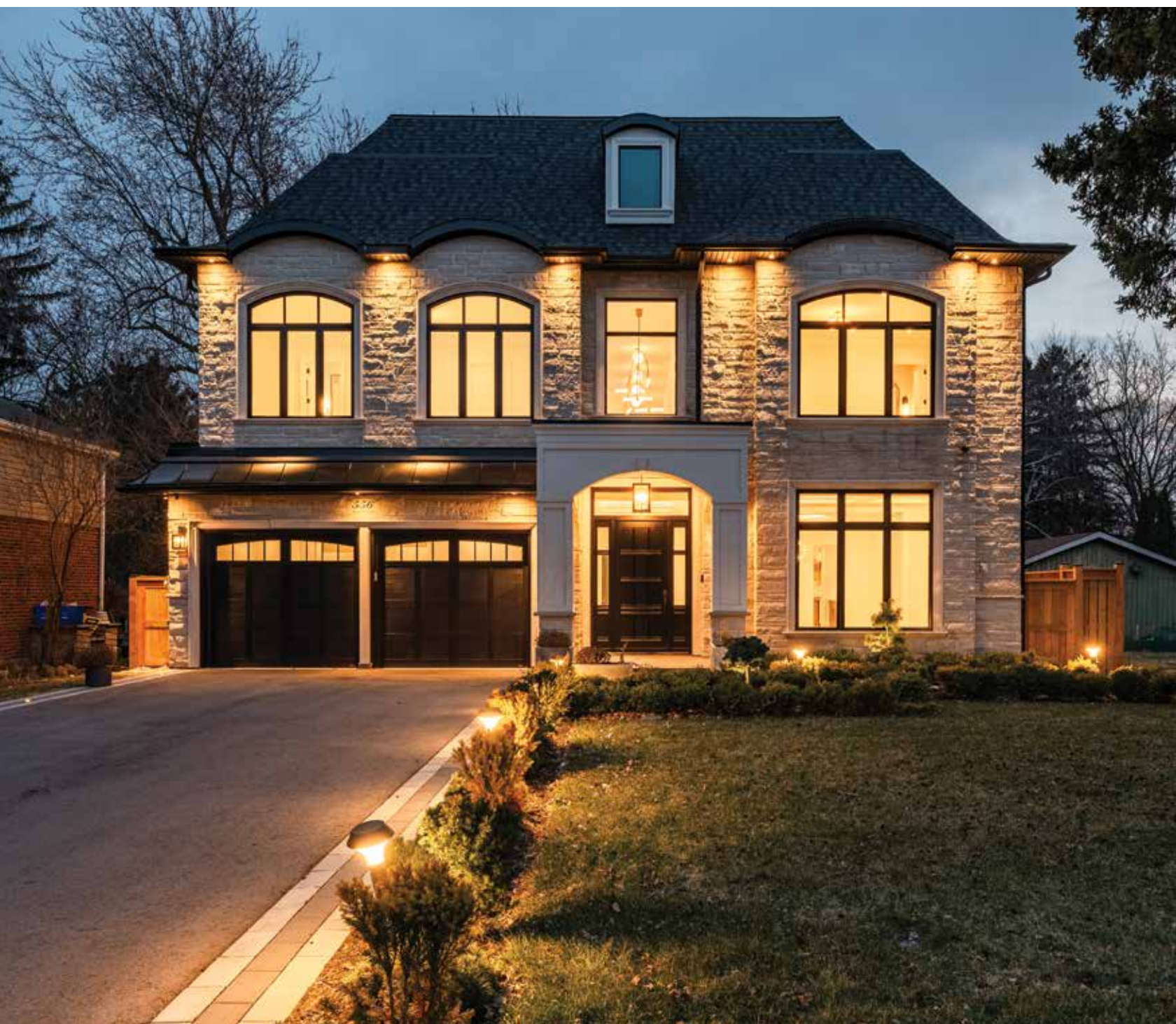




GoodaleMillerTeam
CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



556 Fourth Line | Oakville



FINELY CRAFTED CUSTOM HOME IN WEST OAKVILLE

Pushed back on a rare estate lot in West Oakville, this custom built residence is the epitome of refined comfort. A balance is seen in the thoughtful interplay of textural elements while preserving clean lines, open sightlines and a natural connection between the living spaces.

Intentionally curated; each living space is anchored by custom milled detailing + moulding, bold stone and stately fireplaces, neutral imported woods, designer lighting, expansive glazing and a smart home system fueling the ease of comfort.

The hub of the home is the centre point with a meticulously crafted kitchen that will appease the chef in the family and a server + walk-in pantry that keeps entertaining a breeze. Connected to the two-storey family room with full-wall glazing + bold feature wall with fireplace, this is an ideal spot to gather. The utility wing is cleverly placed, highly functional and even offers a pet wash station.

A stand-alone art piece, the main staircase carries the focus of natural light, clean lines and refined elegance through the upper levels. Each sleeping quarters offers a sophisticated + serene space with luxurious ensuite + custom dressing room. The primary retreat is set behind double doors with both a lounge + sleeping area defined by a double-sided fireplace + triple doors that open to the private patio. The dressing room is fully outfitted + the spa bath offers a thermal experience with steam shower + deep soaker tub. A unique third level offers an additional primary option or a spectacular teen hangout.

The walk-out lower level effortlessly expands the living space with an entertaining space with an exquisite wet bar with raised tasting table, a games area, an inviting rec room with fireplace + clever built-ins, an expansive theatre for movie nights and a private nanny suite.

The exterior is a seamless extension of indoor/outdoor living with a spacious rear portico with open gas fireplace, multiple flat stone patios for dining and lounging and ample extra depth for running + playing. Framed in a mature mixed tree canopy, this is a beautiful space for summer BBQs + evening gatherings alike.

This home is expertly curated with exquisite designer details on a large estate lot with an expansive footprint – an ideal choice for a large family looking for the complete package.



FOYER

LIVING ROOM & DINING ROOM





KITCHEN

KITCHEN



FAMILY ROOM

SERVERY & PANTRY



OFFICE & POWDER ROOM



MUDROOM & UPPER LEVEL LAUNDRY ROOM





PRIMARY BEDROOM & DRESSING ROOM



PRIMARY ENSUITE





SECOND BEDROOM & ENSUITE



THIRD BEDROOM & ENSUITE



FOURTH BEDROOM & ENSUITE



THIRD FLOOR LOFT





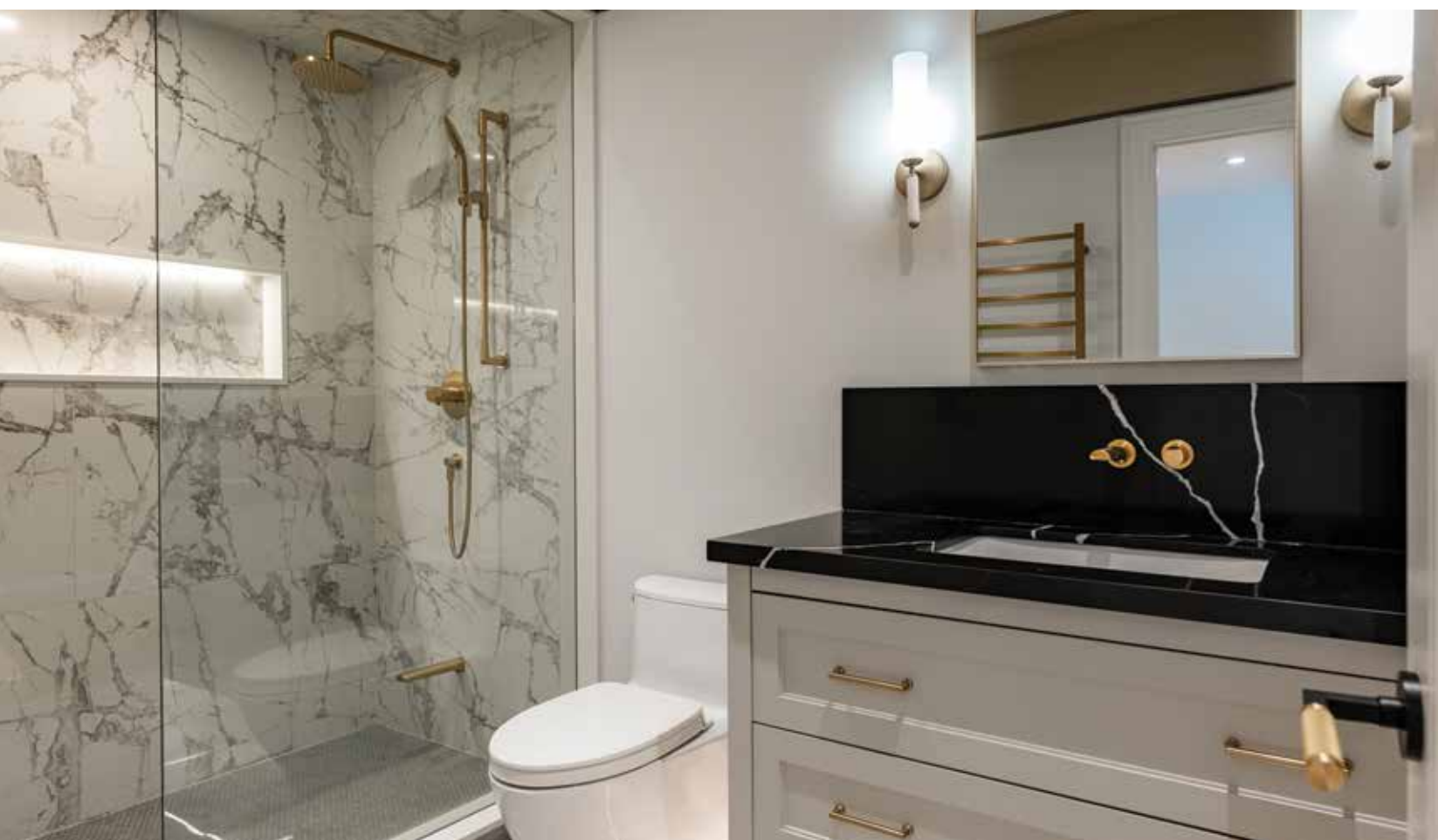
SECOND PRIMARY BEDROOM

SECOND PRIMARY BEDROOM ENSUITE



RECREATION ROOM & GAMES ROOM

RECREATION ROOM & GAMES ROOM



LOWER LEVEL THEATRE ROOM & BATHROOM

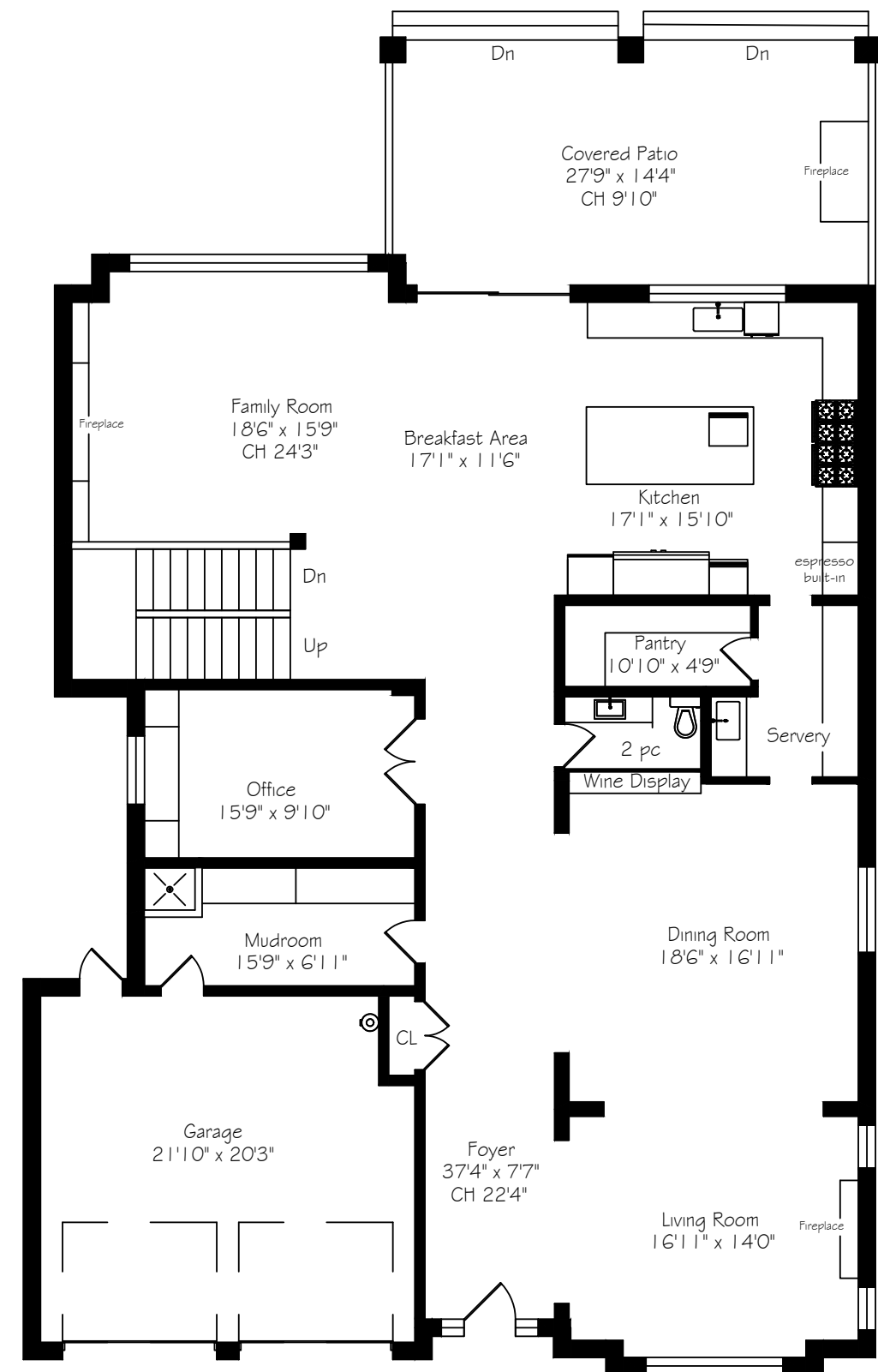
LOWER LEVEL SIXTH BEDROOM & ENSUITE





PORTICO & REAR YARD

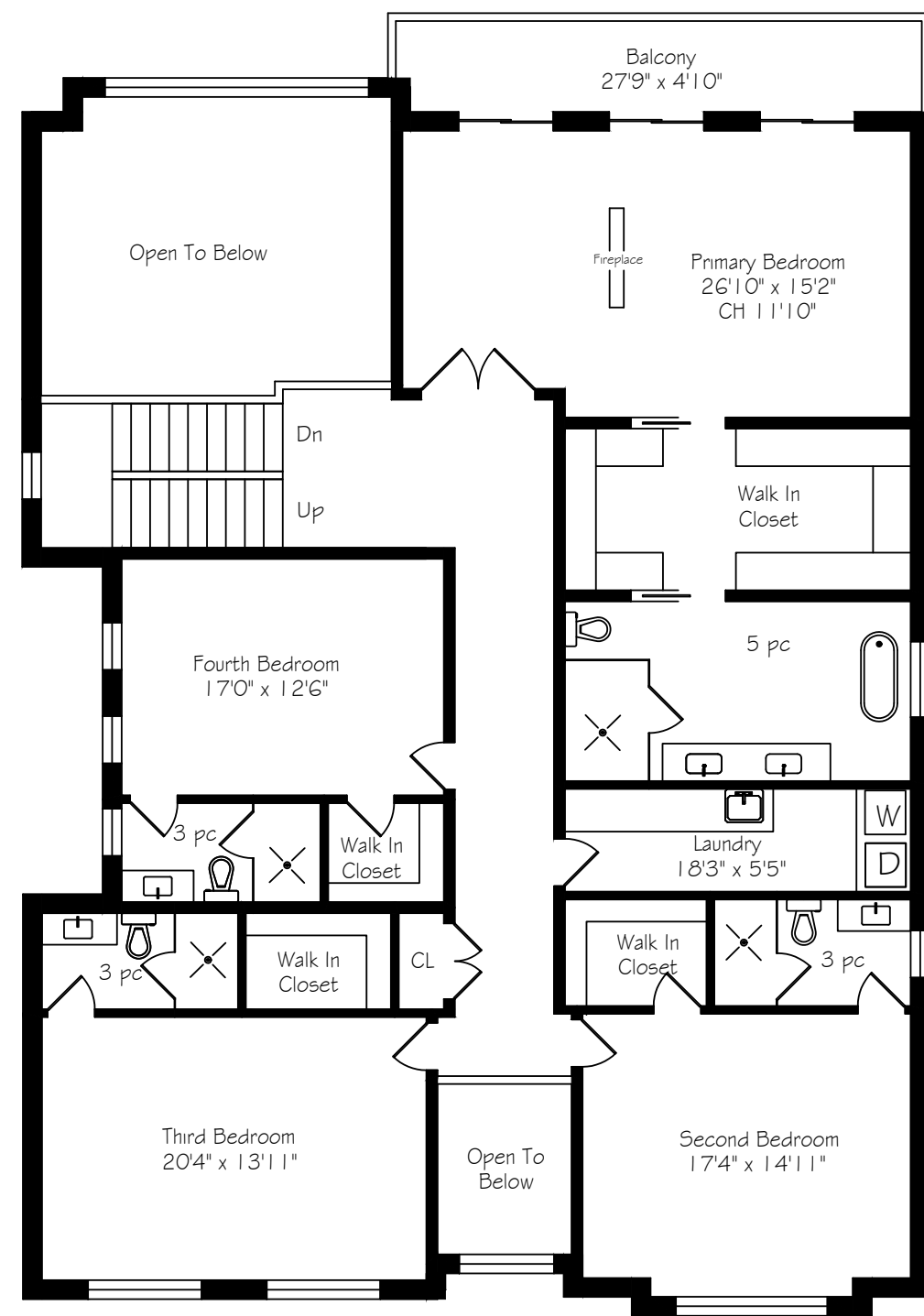
MAIN LEVEL FLOOR PLAN



Main Floor
2525 Square Feet

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

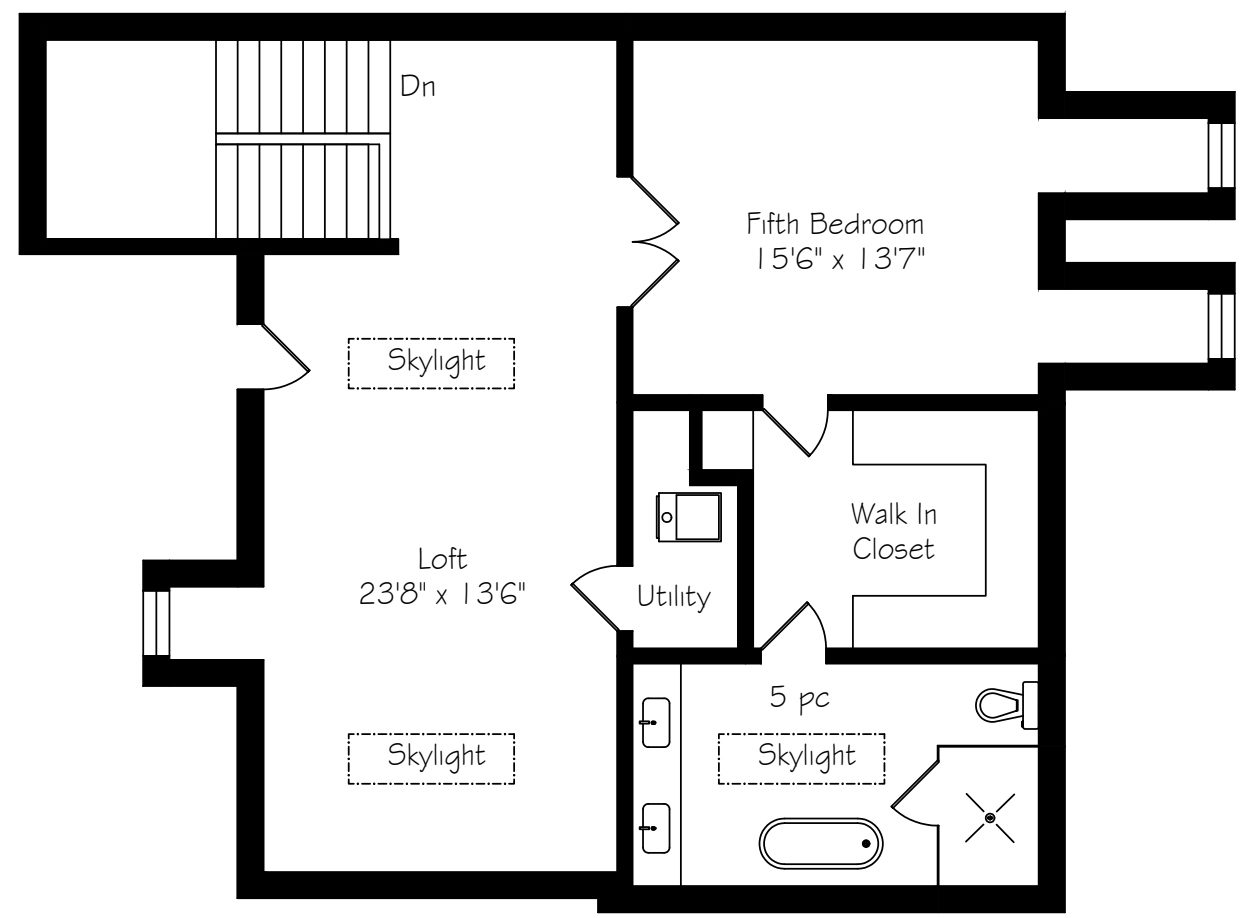
SECOND LEVEL FLOOR PLAN



Second Floor
2615 Square Feet

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

THIRD LEVEL FLOOR PLAN



Third Floor
1238 Square Feet

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

Recreation Room
18'0" x 15'3"

Fireplace

Up

Games Room
27'5" x 22'6"

Wet Bar

Home Theatre
19'6" x 15'3"

Sixth Bedroom
19'6" x 14'5"

Utility
16'5" x 15'10"

3 pc

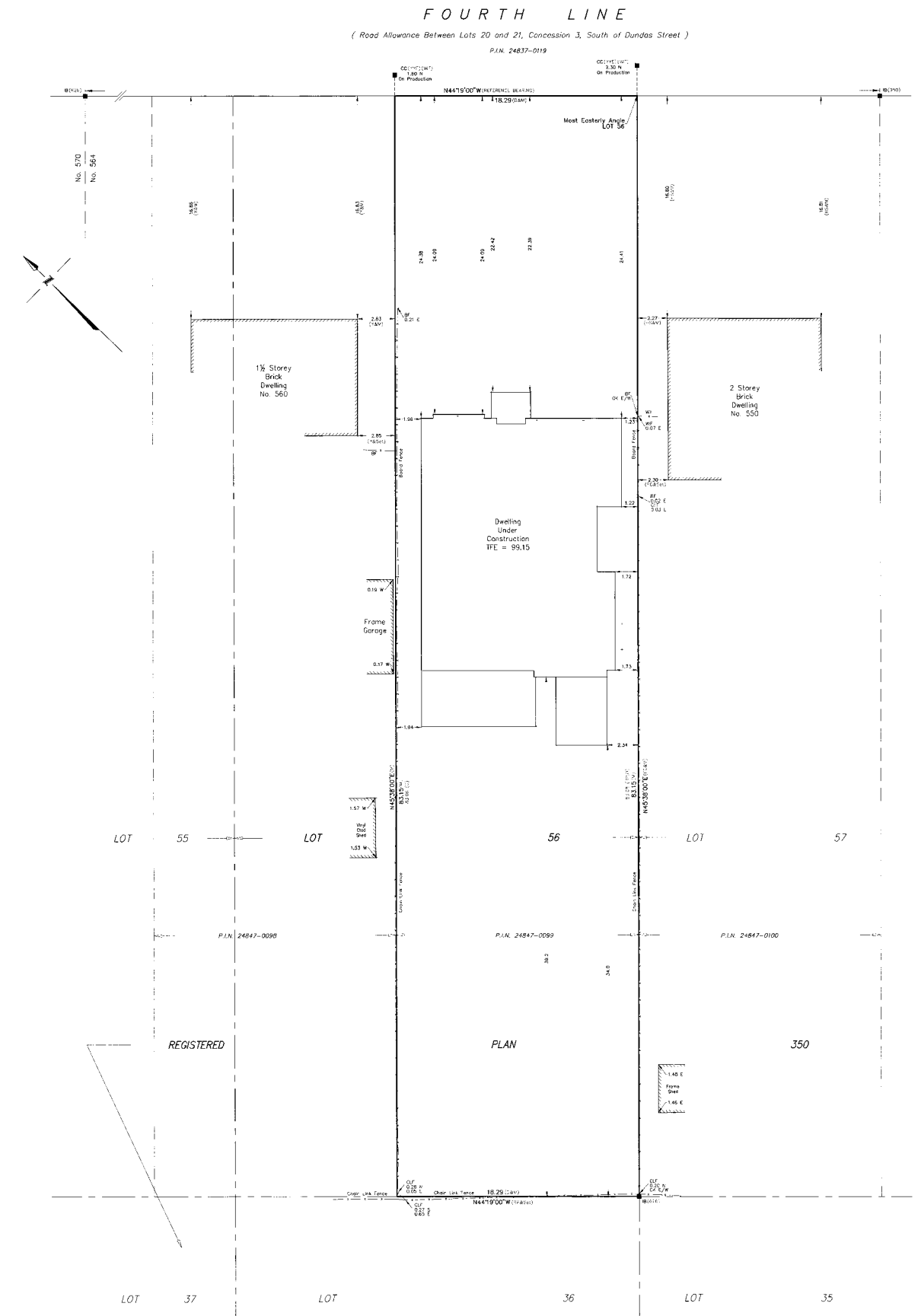
Walk In Closet

3 pc

Cold Cellar
8'0" x 7'1"

Lower Level
2583 Square Feet

SURVEY



LUXURY FEATURES

NOTABLE

- Built 2023
- Control4 home automation
- Pella windows + doors
- Somfy automatic window coverings
- Custom Trillium cabinetry throughout
- Extensive milled details + mouldings
- Imported materials
- Baseboard electrical outlets

-MAIN LEVEL -

FOYER

- Stately oversized solid wood entry door flanked by 2 linear sidelights + glass transom
- Formal front entry with 22-foot ceilings
- Heated full-slab warm marbled porcelain tile flooring with black framing
- Expanded baseboards with integrated power
- Custom milled feature panelling
- Designer sconces
- Double coat closet with built-ins
- Milled entranceways
- Milled cove ceiling with pot lighting
- Designer chandelier

FORMAL SITTING

- Milled entrance
- Herringbone white oak flooring
- Expanded baseboards
- Expansive glazing with front garden view
- Milled feature wall with central oversized fireplace with stately warm marbled quartz surround + hearth
- Milled above + flanked by linear glazing

- Coffered ceiling with custom moulding + rope lighting
- Pot lighting
- Connected to dining

FORMAL DINING

- Milled entrance
- Herringbone white oak flooring
- Expanded baseboards
- Expansive glazing
- Coffered ceiling with custom moulding + rope lighting
- Central milled feature with designer chandelier
- Custom metal + glass enclosed wine display case
- Access to servery
- Pot lighting

SERVERY

- Milled entrance
- Herringbone white oak flooring
- Expanded baseboards
- Dark traditional face-frame cabinetry with elegant hardware
- Closed lower cabinetry with dovetail drawers + upper glass features
- Inset lighting
- Warm marbled quartz counters with book-matched backsplash
- Double Zomodo black stainless sink with black Brizo faucet
- Pot lighting

WALK-IN PANTRY

- Herringbone white oak flooring
- Expanded baseboards
- White traditional face-frame cabinetry with elegant hardware
- Warm marbled quartz counters
- Wall-to-wall open white oak shelving
- Pot lighting

KITCHEN

- Milled entrance
- Herringbone white oak flooring
- Expanded baseboards
- Abundance of custom face-frame cabinetry in mixed wood finishes with elegant hardware + inset lighting
- Deep dovetail drawers + closed storage
- Upper glass features with glass shelves + lighting
- Warm marbled quartz counters with book-matched backsplash
- Cooking wall with custom fluted dark range hood + black pot filler
- Oversized seamless central island in dark wood with elegant hardware + warm marbled quartz top with double waterfall edges + seating with hidden storage
- Double Zomodo black stainless sink with Brizo faucet + soap pump
- Milled Hailo recycling sorting station
- Spice racks + deep drawers
- Commercial grade appliances:
- Wolf 6-burner gas stove with grill
- Stainless inset vent
- Double Wolf wall ovens
- Panelled Miele dishwasher
- Miele espresso machine
- Panelled Sub-zero fridge + freezer
- Sub-zero wine fridge
- Sub-zero chiller drawer
- Sub-zero ice drawer
- Wolf convection microwave
- Expansive glazing with rear garden view
- Three Estiluz pendants
- Pot lighting
- Built-in audio
- Open to breakfast + great room

BREAKFAST

- Herringbone white oak flooring
- Expanded baseboards
- Expansive glass sliders open to rear portico + gardens
- Pot lighting
- Open to great room

GREAT ROOM

- Soaring 24-foot ceilings
- Herringbone white oak flooring
- Expanded baseboards
- Oversized glazing spans wall with beautiful rear garden views
- Custom feature wall with linear gas fireplace with stately warm marbled surround, flanked by feature bookshelves with speakers + lighting
- Dedicated media
- Upper white oak feature panelling
- Tray ceiling with crown moulding, framing Euroface chandelier
- Pot lighting
- Built-in audio

OFFICE

- Double French doors
- Herringbone white oak flooring
- Expanded baseboards
- Custom cabinetry with open shelving + closed storage frames
- double window
- Pull-out file storage
- Crown moulding
- Pot lighting

POWDER ROOM

- Heated black marbled porcelain tile flooring
- Expanded baseboards
- Floating white oak vanity with kick lighting, Victoria Albert vessel sink, marbled quartz top + backsplash + artistic Rubinet faucet

LUXURY FEATURES

- Thin framed gold mirror
- Two Anders pendant lights
- Custom textile walls
- Toto lavatory
- Pot lighting

MUDROOM

- Oversized matte black marbled porcelain tile flooring
- Expanded baseboards
- Full-height built-in storage system:
- Closed cubby system with hanging storage + concealed upper shelves
- Bench seating, open upper shelves
- Dog wash station with penny tile flooring, quartz surround + Riobel fixture
- Pot lighting
- Interior garage access
- Wall mounted central vac hose

GARAGE

- Extra-height double garage
- Insulated
- Exterior door to side yard
- Interior door

- SECOND LEVEL -

MAIN UPPER STAIRS

- Steel floating stairs with white oak treads + oak capped glass rails
- Comfort landings
- Oversized linear window at first landing
- Feature designer sconces
- Double linen close with shelving

PRIMARY BEDROOM

- Formal entry
- Herringbone white oak flooring
- Expanded baseboards
- Separate lounge + sleeping quarters, defined by milled feature wall with double sided linear Napoleon electric fireplace

- Double French doors open to private patio
- Two sets of double French doors in sleeping quarters open to private patio
- Sleeping quarters with milled feature wall
- Double tray ceiling
- Glass globe chandelier
- Built-in audio + pot lighting

DRESSING ROOM

- Herringbone white oak flooring
- Expanded baseboards
- Full built-in face-frame closed storage system with gold + black hardware with hanging, shelves + closed drawers
- Vanity banquet with drawers + side cubbies
- Wall-mounted mirror
- Pot lighting

PRIMARY ENSUITE

- Heated oversized mixed marbled porcelain tile flooring with black frame
- Expanded baseboards
- Oversized glazing
- Floating double vanity with kick lighting, black marbled quartz top + book-matched bold backsplash, porcelain sinks with wall-mounted gold 3-piece faucets
- Milled upper wall with two thin-framed mirrors, flanked with double sconces
- Expansive glass-enclosed steam shower with marbled tile surround, linear niche, bold quartz bench + gold Rubinet fixtures
- Oversized Victoria Albert freestanding soaker tub with floor-mounted Rubinet fixtures
- Tuzio heated towel rack

LUXURY FEATURES

PRIMARY ENSUITE (CONTINUED)

- Designer chandelier
- Wall-mounted lavatory
- Pot lighting

LAUNDRY

- Oversized matte black marbled porcelain tile flooring
- Expanded baseboards
- Upper + lower face-frame cabinetry with undermount lighting + black hardware
- Black marbled quartz counters
- Glossy black linear stacked porcelain tile backsplash
- Black stainless Zomodo sink with black Riobel faucet
- Front-loading LG washer + dryer pair w/black marbled quartz folding counter
- Milled wall with hanging bar

BEDROOM 2

- Wide plank white oak flooring
- Expanded baseboards
- Expansive glazing
- Central semi-flush glass globe light
- Walk-in closet with full built-in storage system
- Crown moulding
- Built-in audio + pot lighting

ENSUITE

- Full-slab patterned porcelain tile flooring
- Expanded baseboards
- Floating vanity with deep drawers, quartz top + bold backsplash with wall-mounted Disegno faucet
- Thin-framed arched mirror flanked by glass + metal sconce
- Casement window

- Glass shower with micro hexagon tile floor, full-slab warm marbled porcelain tile walls, linear niche + black Carimali fixtures
- Aqua heated towel rack
- Toto lavatory
- Crown moulding + pot lighting

BEDROOM 3

- Wide plank white oak flooring
- Expanded baseboards
- Expansive double glazing
- Central semi-flush glass globe light
- Walk-in closet with full built-in storage system
- Crown moulding
- Built-in audio + pot lighting

ENSUITE

- Patterned marble tile flooring
- Expanded baseboards
- Floating vanity with deep drawers, black quartz top + bold backsplash with wall-mounted designer 3-piece faucet
- Thin-framed mirror flanked by glass + metal sconce
- Casement window
- Glass shower with black micro hexagon tile floor, full-slab matte black marbled porcelain tile walls, linear niche + black Carimali fixtures
- Aqua heated towel rack
- Toto lavatory
- Crown moulding + pot lighting

BEDROOM 4

- Wide plank white oak flooring
- Expanded baseboards
- Expansive double linear glazing
- Central semi-flush glass globe light
- Walk-in closet with full built-in storage system
- Crown moulding
- Built-in audio + pot lighting

ENSUITE

- Full-slab patterned porcelain tile flooring
- Expanded baseboards
- Floating vanity with deep drawers, quartz top + bold backsplash with wall-mounted Tenzo gold faucet
- Thin-framed arched gold mirror flanked by glass + metal sconce
- Casement window
- Glass shower with patterned micro tile floor, full-slab warm marbled porcelain tile walls, linear niche + gold Tenzo fixtures
- Gold Aqua heated towel rack
- Toto lavatory
- Crown moulding + pot lighting

- THIRD LEVEL -

- Steel floating stairs with white oak treads + oak capped glass rails
- Comfort landings
- Wide plank white oak flooring
- Expanded baseboards

FAMILY SPACE

- Open bonus space
- Wide plank white oak flooring
- Expanded baseboards
- Two skylights
- French door opens to Juliette balcony
- Casement window
- Pot lighting + built-in audio

FIFTH BEDROOM/ SECONDARY PRIMARY

- Double door entry
- Wide plank white oak flooring
- Expanded baseboards
- Two linear casement windows
- Semi-flush mixed textile chandelier
- Pot lighting + built-in audio

LUXURY FEATURES

DRESSING ROOM

- Wide plank white oak flooring
- Expanded baseboards
- Full built-in face-frame closed storage system with gold + black hardware with hanging, shelves + closed drawers
- Wall-mounted mirror
- Pot lighting

ENSUITE

- Heated oversized warm marbled porcelain tile flooring
- Expanded baseboards
- Linear skylight
- Floating double vanity with kick lighting, marbled quartz top + book-matched bold backsplash, porcelain sinks with wall-mounted gold 3-piece faucets
- Milled upper wall with two thin-framed mirrors, flanked with double sconces
- Glass-enclosed shower with micro hexagon tile flooring, marbled tile surround, linear niche + gold Rubinet fixtures
- Oversized Victoria Albert freestanding soaker tub with floor-mounted Rubinet fixtures
- Gold heated towel rack
- Toto lavatory
- Pot lighting

MECHANICAL CLOSET FOR UPPER HVAC

- HE Lennox furnace with Aprilaire humidifier
- ElectroAir air purification
- HERO HRV system

- LOWER LEVEL -

- Steel floating stairs with white oak treads + oak capped glass rails
- Comfort landings

- Oversized walk-up
- Egress windows with deep wells
- Radiant heated flooring
- Wide plank white oak flooring
- Expanded baseboards
- Cantina storage

REC ROOM

- Wide plank white oak flooring
- Expanded baseboards
- Feature wall with oversized gas fireplace, marbled porcelain tile + milled surround + dedicated media
- Flanked by arched bookcase with open shelving + closed lower cabinetry
- Oversized slider to walk-out
- Designer sconces
- Audio speakers
- Pot lighting

GAMES AREA

- Wide plank white oak flooring
- Expanded baseboards
- Dedicated media wall
- Built-in audio
- Pot lighting
- Open to wet bar

WET BAR

- Wide plank oiled white oak flooring
- Expanded baseboards
- Built-in cabinetry with closed lowers and black + gold metal hardware
- Warm marbled quartz top + book-matched backsplash
- Black stainless Zomodo sink + black Brizo faucet
- Upper features with glass fronts + open shelving + integrated lighting
- Central island with raised white oak bar height counter + closed storage
- Three designer pendants
- Stainless Marvel wine fridge
- Stainless Marvel ice maker

- Stainless Kitchenaid dishwasher
- Pot lighting
- Audio speakers

MAIN BATH

- Gloss porcelain tile flooring
- Expanded baseboards
- Floating vanity with deep drawers, black quartz top + bold backsplash with wall-mounted gold Riobel faucet
- Thin-framed arched mirror flanked by glass + metal sconces
- Glass shower with micro hexagon tile floor, large marbled porcelain tile walls, linear niche + gold Riobel fixtures
- Gold heated towel rack
- Toto lavatory
- Crown moulding + pot lighting

THEATRE

- Sound dampening
- Plush patterned broadloom with tiered flooring
- Milled walls with designer sconces
- Wired for media + sound system
- Pot lighting

SIXTH BEDROOM

- Wide plank white oak flooring
- Expanded baseboards
- Egress window
- Semi-flush mixed textile chandelier
- Pot lighting
- Walk-in closet with full built-in storage system

ENSUITE

- Full-slab matte black marbled porcelain tile flooring
- Expanded baseboards
- Floating vanity with deep drawers, quartz top + bold backsplash with wall-mounted black Riobel faucet

LUXURY FEATURES

ENSUITE (CONTINUED)

- Thin-framed black mirror flanked by glass + metal sconce
- Glass shower with micro hexagon tile floor, large-scale warm marbled porcelain tile walls, linear niche + black Riobel + Rubi fixtures
- Black Aqua heated towel rack
- Toto lavatory
- Crown moulding + pot lighting

MECHANICAL 2

- Sump pump
- NTI Boiler
- NTI instant hot water tank
- HE Lennox furnace with AprilAire humidifier + Electroair Air Purification
- HERO HRV system
- Snow melt system (back landing)
- Control4 system components
- Security system components
- Landscape lighting system components
- Secondary sump pump in cantina

- EXTERIOR -

REAR

PORTICO

- Expansive textured stone portico natural cedar plank ceiling
- Pot lighting + built-in audio
- Fireplace feature with open stainless Napoleon gas fireplace with matte black marbled porcelain surround + upper media
- Built-in audio
- Pot lighting

YARD

- Fully fenced
- Deep lot with mature trees
- Newly planted mixed trees

- Patio with flat stone pavers define the lounging + dining areas
- Expansive stone area framed by mixed perennial evergreens
- Walk-out with wide black granite stairs + glass rails
- Landscape lighting
- Irrigation system

FRONT

- Pristine landscaping + extensive hardscaping
- Mixed tree canopy
- Stone-framed long driveway
- Expansive flat stone walkway + portico
- Arched portico with flat stone pavers + stone columns
- Cedar plank ceiling with pot lighting & metal + glass chandelier
- Framing flowering perennial gardens with evergreens + mixed shrubs
- Concrete planters
- Landscape lighting
- Irrigation system

INCLUSIONS

- Garage door opener with remote(s)
- All electronic light fixtures
- All window coverings
- TV mounts (if applicable)
- Kitchen:
- Wolf 6-burner gas stove with grill
- Stainless inset vent
- Double Wolf wall ovens
- Panelled Miele dishwasher
- Miele espresso machine
- Panelled Sub-zero fridge + freezer
- Sub-zero wine fridge
- Sub-zero chiller drawer
- Sub-zero ice drawer
- Wolf convection microwave

- Wetbar:
- Stainless Marvel wine fridge
- Stainless Marvel ice maker
- Stainless kitchenaid dishwasher
- LG washer + dryer pair
- Central vac + attachments
- Alarm system components (monitoring to be arranged by buyer)
- Control4 System + components
- Security system (cameras + doorbell, record through Control4)
- Built-in speakers
- Rainbird irrigation system

EXCLUSIONS

- All TVs
- All personal pictures/art/décor indoor & out

*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

556 FOURTH LINE, OAKVILLE

Possession: To be arranged
Lot Size: 60.11' (front) x 273.16' x 60.11' x 273.16'
Square Footage: 6,378 sq ft above grade
Total Square Footage: 8,961 sq ft
Deposit: 5%
Taxes: \$7,186 (2024 to be reassessed)
Legal Description: PT LT 56, PL 350, AS IN 501908
Listing Agents: Brad Miller, Kieran McCourt & Murray McKeage



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#1 Team in Canada for Century 21 for 21 consecutive years