



**GoodaleMillerTeam**  
CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



211 Church Street | Oakville





## DOWNTOWN LIVING DESIGNED TO PERFECTION

If you've got a sharp eye, a taste for quality and a desire for downtown living, then Church Street delivers. This freehold townhouse is absolutely spot on! Every inch has been considered, every detail executed perfectly. A bright and airy interior with 10' ceilings, large windows (blinds on remote), wide-plank oak floors, Control-4 automation, buttery soft millwork and loaded with custom built-ins and storage throughout, this townhouse maximizes every square inch of space so that you can live effortlessly.

The wonderfully oversized entrance door opens to a lovely front hall with street facing home office, powder room, loads of discreet storage and closets, fully fitted laundry room, and access to your double garage - with parking for 5. The heart of the home is a flight up and offers sunlight front to back, a large and private rear deck with new composite wood and gas bbq. The large family room with contemporary linear fireplace and plenty of seating anchors the space and flows to the dining room. The kitchen is a delightful space with all the trimmings and is as beautiful as it is functional. A hidden pantry cabinet and discreet powder room add to the thoughtful layout.

Upstairs, a skylight bathes the stairwell in natural light. The primary bedroom features a Juliette balcony and a walk-through closet that flows seamlessly into a hotel-style en suite, complete with matte gold fixtures, seamless glass and an abundance of fresh!

The lower level is not to be missed. Use as a third bedroom or perhaps simply as a place to unwind, either way you'll enjoy the full bath with shower, and the finished storage room fit for any need. An inviting space that wraps you in cozy.

Located in the heart of downtown Oakville, on a tree-lined street with everything at your doorstep, it doesn't get easier than this!





FRONT ENTRY & FAMILY ROOM

FAMILY ROOM









DINING ROOM

DINING ROOM









KITCHEN

KITCHEN

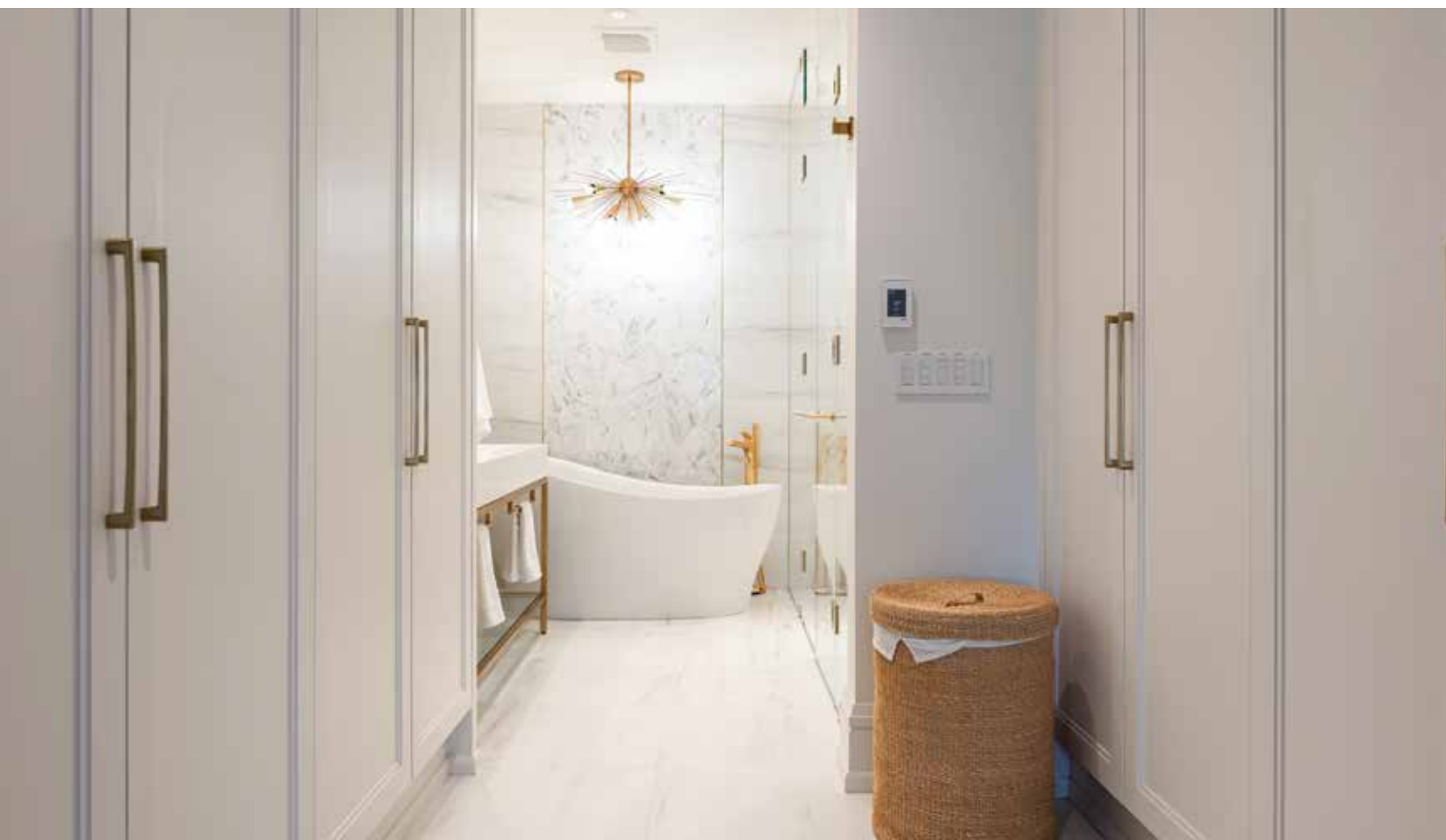




UPPPER LANDING

PRIMARY BEDROOM

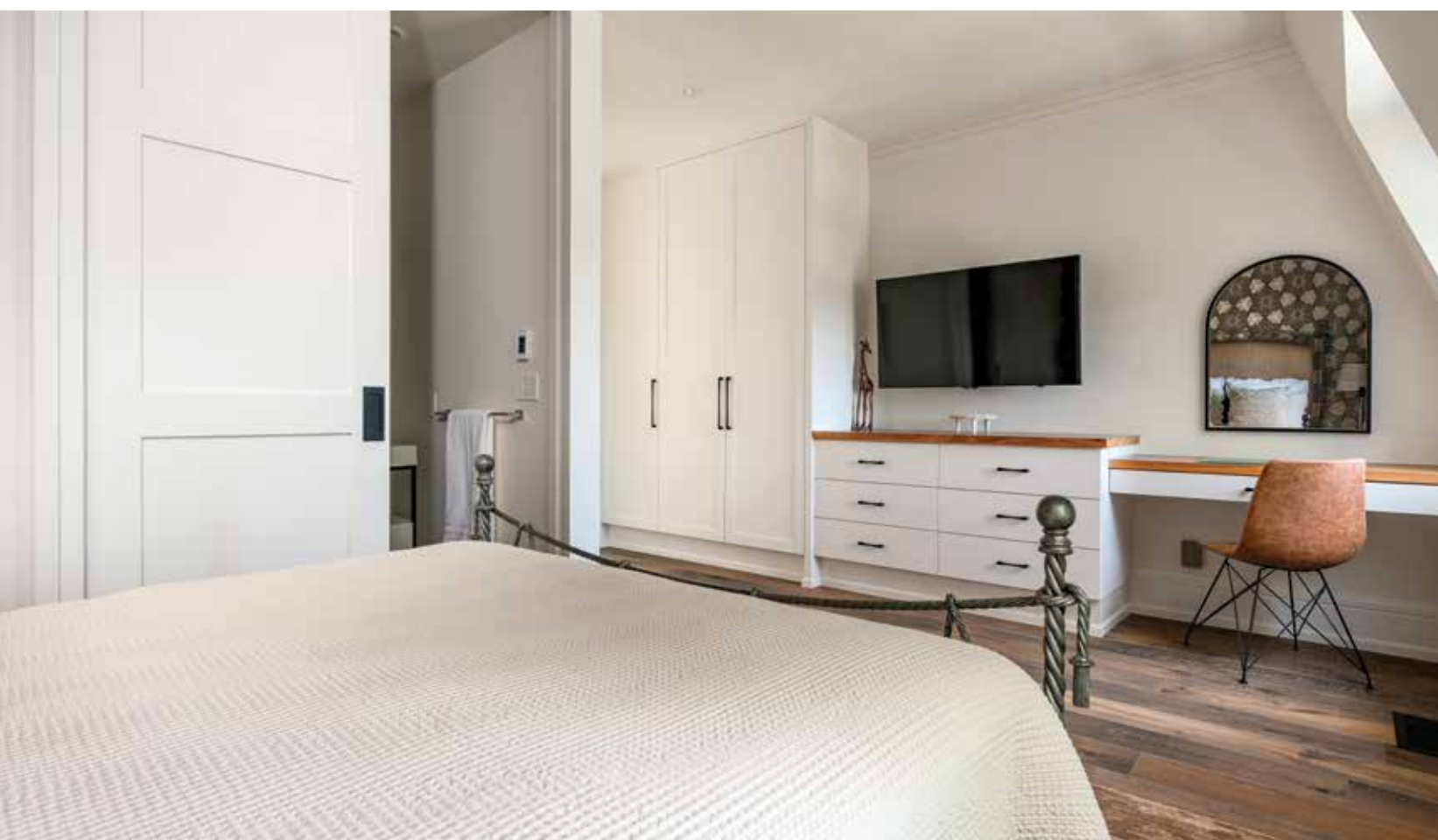




PRIMARY BEDROOM & PRIMARY ENSUITE

PRIMARY ENSUITE





SECOND BEDROOM

SECOND BEDROOM ENSUITE & MAIN FLOOR POWDER ROOM

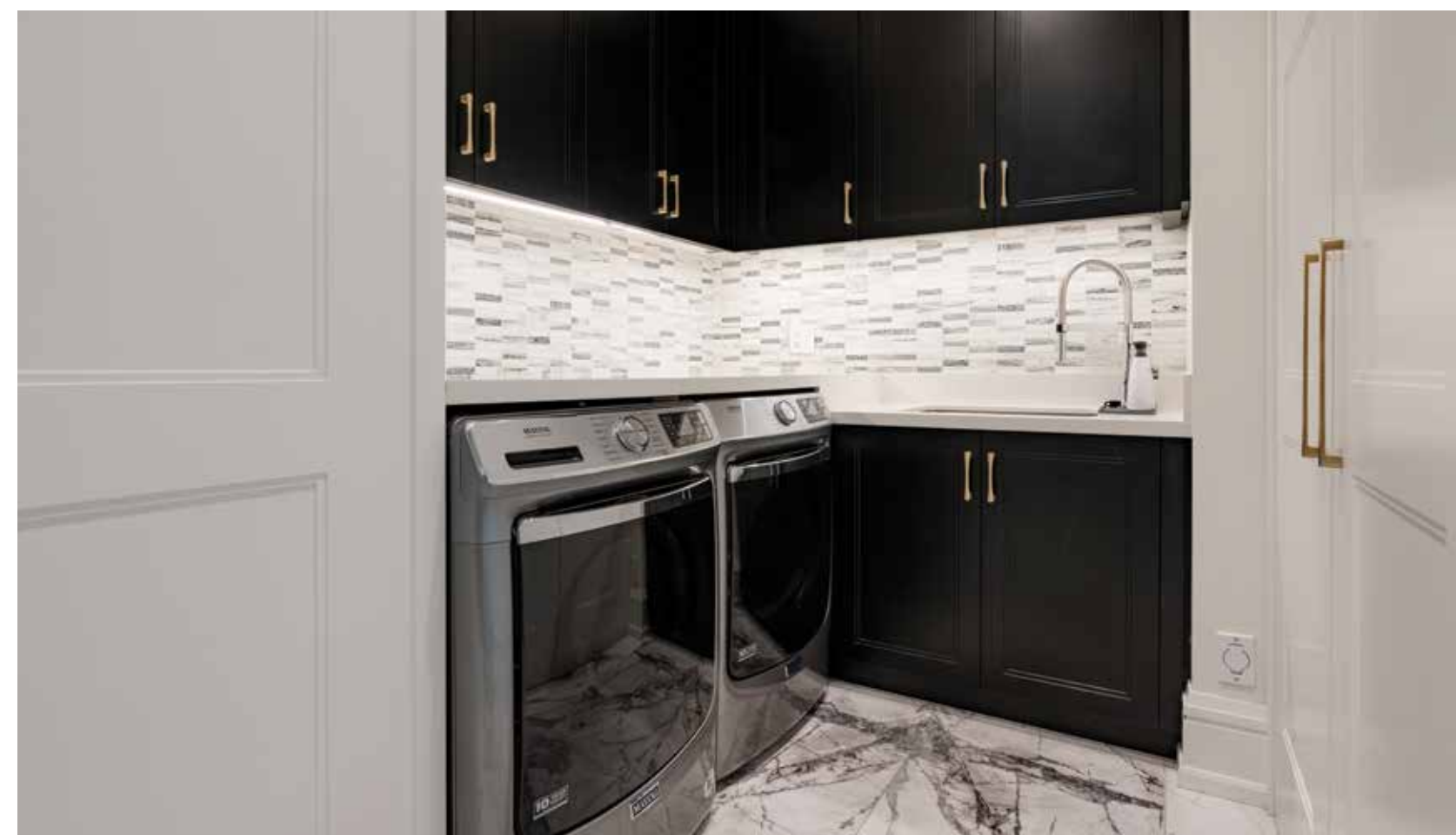




ENTRY LEVEL

ENTRY LEVEL

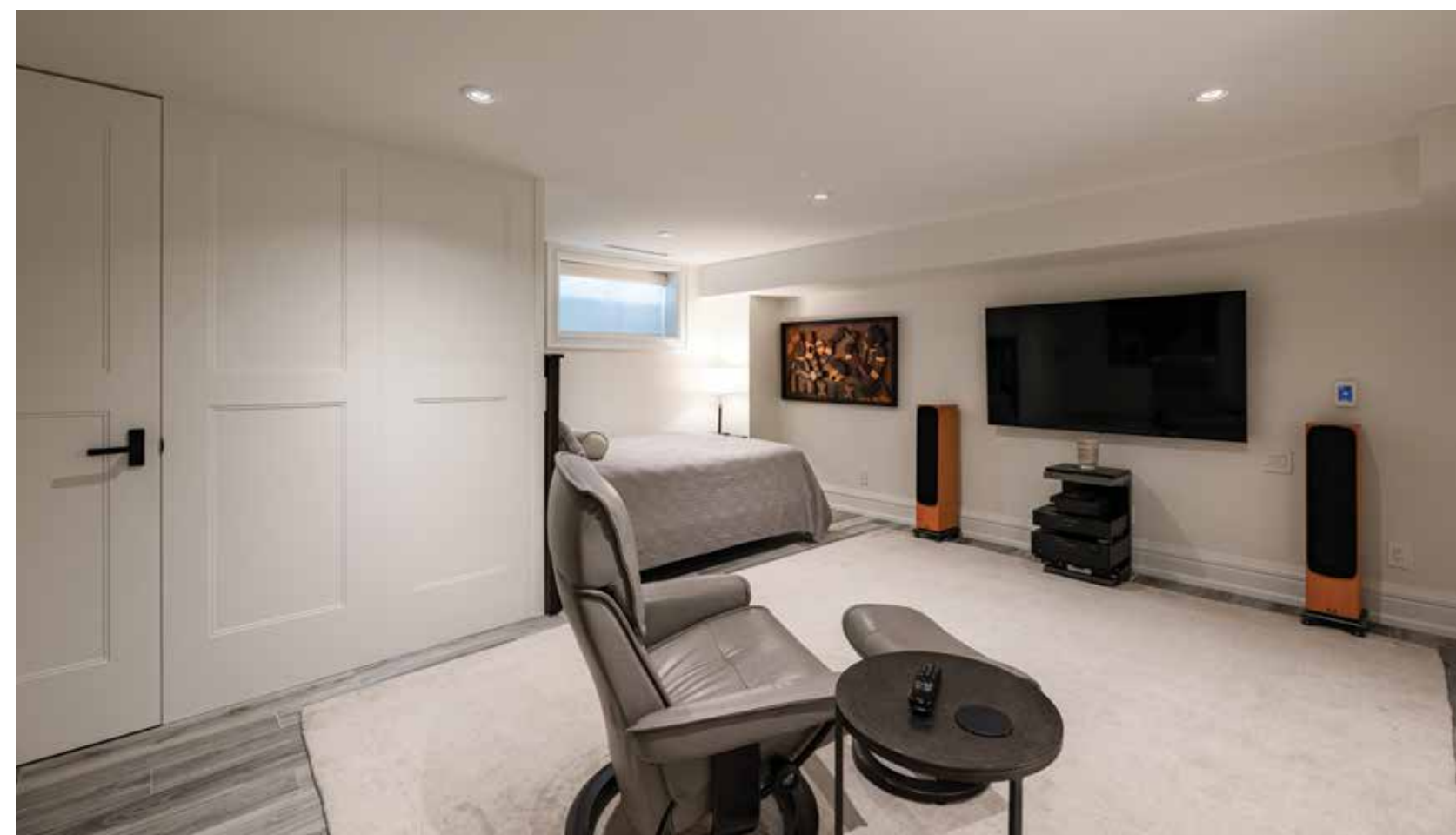




OFFICE

LAUNDRY ROOM





ENTRY LEVEL POWDER ROOM & LOWER LEVEL BEDROOM

LOWER LEVEL BEDROOM





LOWER LEVEL BEDROOM & BATHROOM

LOWER LEVEL BATHROOM









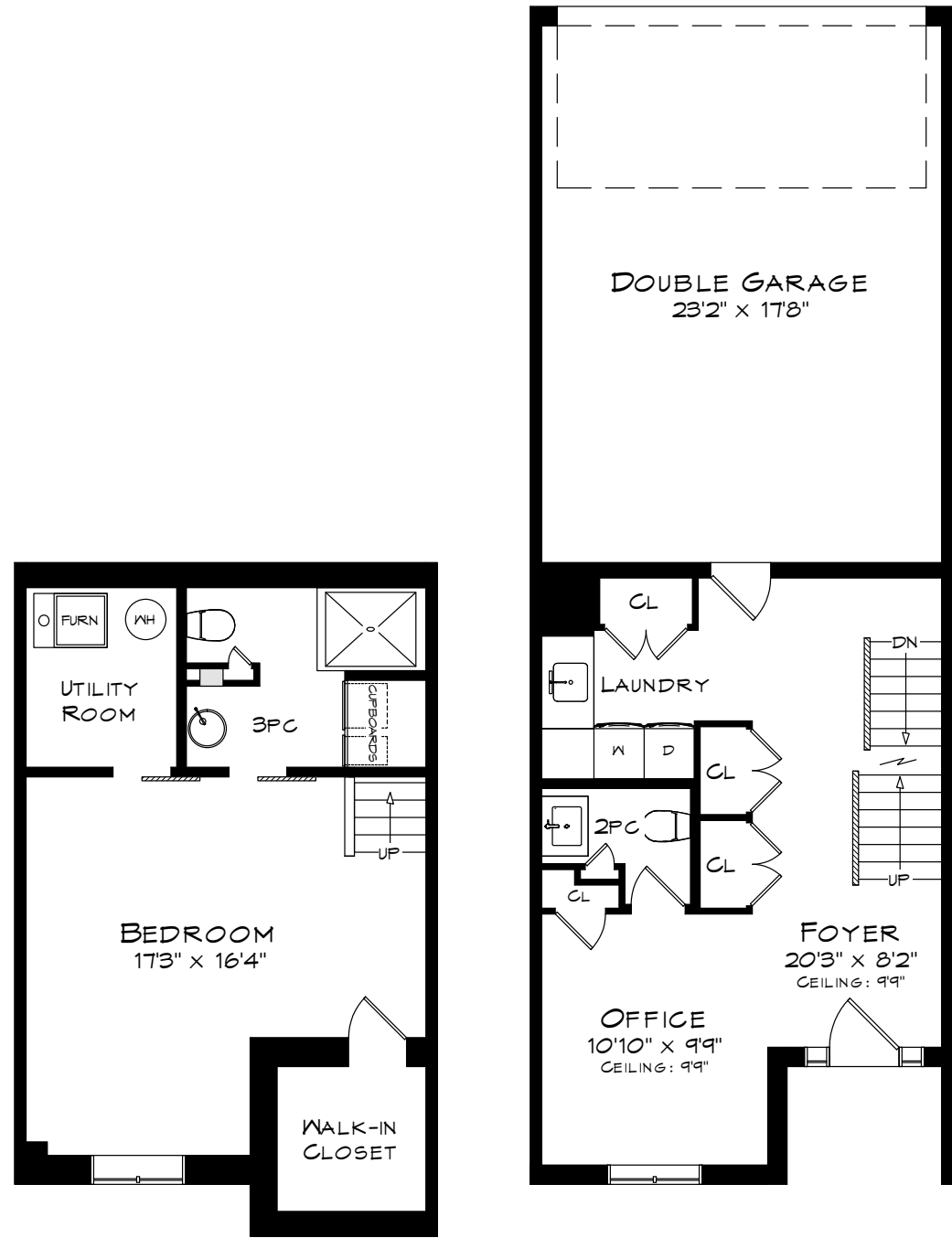
TERRACE



AERIAL VIEWS



LOWER & GROUND LEVEL FLOOR PLAN

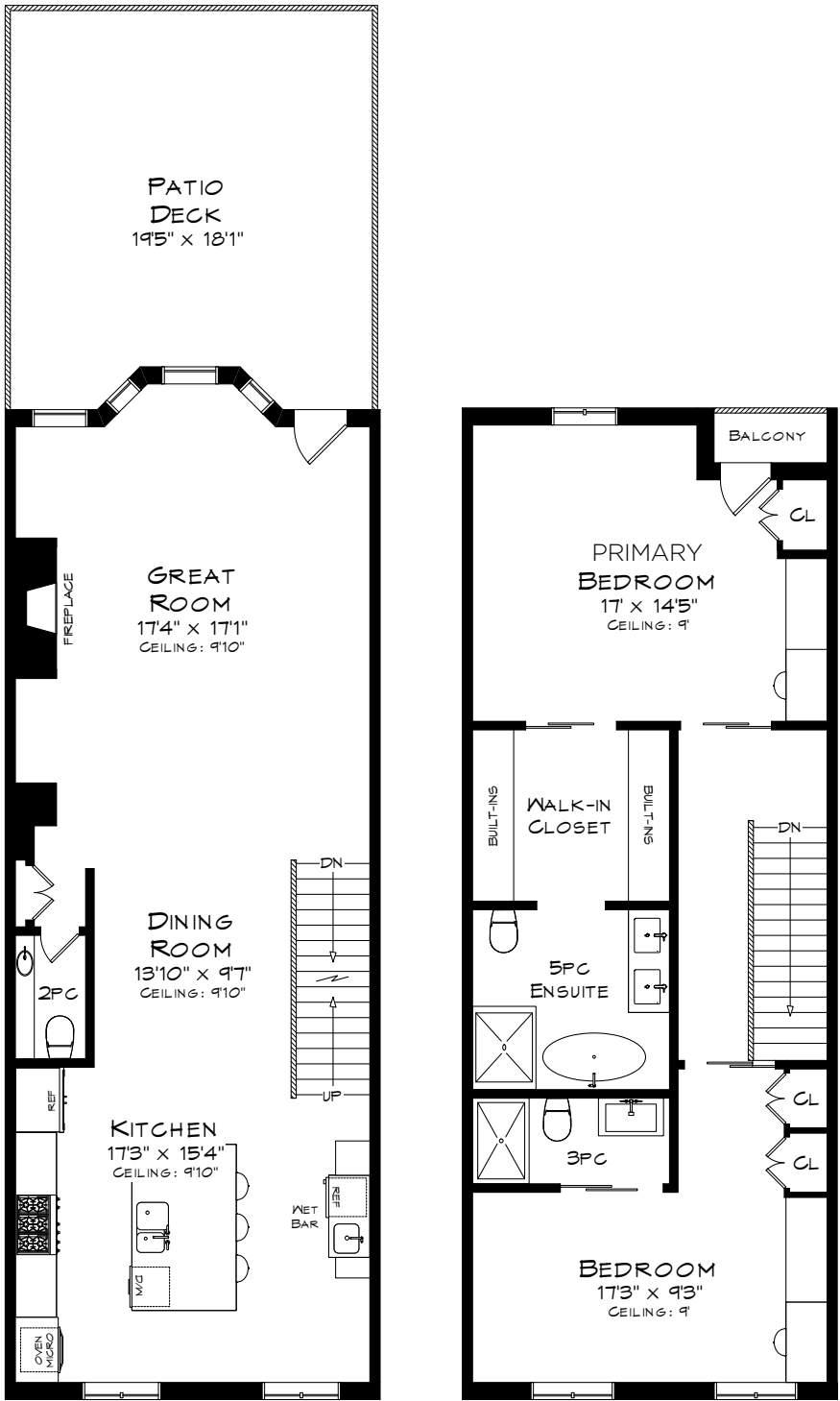


LOWER LEVEL  
508 SQUARE FEET

GROUND LEVEL  
452 SQUARE FEET  
+ 438 SF (GARAGE)

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

SECOND & THIRD LEVEL FLOOR PLAN



SECOND LEVEL  
893 SQUARE FEET

THIRD LEVEL  
864 SQUARE FEET

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



# LUXURY FEATURES

## ADDITIONAL FEATURES

- Control 4 Automation: lighting, HVAC, in-floor heating, blinds and entertainment
- Central vacuum
- Convoy custom Interior cabinetry throughout
- Inset safety lights for each staircase tread
- Two air-conditioning units
- One furnace
- 10’ ceilings
- Skylight with remote blind

## EXTERIOR FEATURES

- Heated 2-car garage with inside access
- Garage door opener
- Additional two car covered parking under rear deck
- Laneway parking for 5th car
- Large rear deck with new composite wood decking
- Privacy fencing
- Gas line for bbq
- Hardscaped front entrance with flower beds
- Gated entrance from street

## - MAIN LEVEL -

## FOYER

- Heated 2’x4’ marble floors
- Pot lights
- Central light fixture
- Crown moulding
- White oak entry door with decorative glass and side lights
- Two double door entry closets
- Frameless glass staircase railing in etched glass with backlighting and a white oak railing

## OFFICE

- Heated 2’x4’ marble floors
- Pot lights
- Crown moulding
- Window overlooking front garden with custom blinds on remote

## POWDER ROOM

- Heated 2’x4’ marble floors
- Pot lights
- Two wall sconces
- Custom secret panel door
- Floor to ceiling built-in storage
- Vessel sink with brass faucet
- Toto toilet

## LAUNDRY ROOM

- Heated 2’x4’ marble floors
- Pot lights
- Crown moulding
- Floor to ceiling cabinetry with built-in storage
- Caesarstone countertops
- Porcelain tile backsplash
- Under cabinet lighting
- Undermount basin sink with single chrome gooseneck faucet
- Access door to garage
- Front loading Maytag washing machine
- Front loading Maytag dryer

## - SECOND LEVEL -

## GREAT ROOM

- KAFE engineered white oak flooring
- Pot lights
- Crown moulding
- Windows to rear deck with custom blinds on remote
- White oak door to back deck with decorative glass
- Gas fireplace with book matched marble surround

## POWDER ROOM

- KAFE engineered white oak flooring
- Pot lights
- Two wall sconces
- Vessel sink with single chrome gooseneck faucet
- Toto toilet

## DINING ROOM

- KAFE engineered white oak flooring
- Pot lights
- Decorative chandelier
- Two wall sconces
- Crown moulding
- Floor to ceiling wall panelling

## KITCHEN

- KAFE engineered white oak flooring
- Pot lights
- Crown moulding
- Two windows overlooking front garden with blinds on remote
- Porcelain slab countertops and backsplash
- Two pendant lights over island
- Island with seating for three
- Mosaic tile backsplash over stove
- Chrome pot filler
- Metal hood vet
- Custom wood shelving with under lighting
- Undermount double basin sink with single chrome gooseneck faucet
- Interior cabinet upgrades including hidden pull-out waste and pot drawers
- JennAir appliance suite including:
- Wall oven
- Built-in microwave
- Six burner gas range
- Panelled French door fridge and freezer
- Panelled dishwasher

## WET BAR

- Porcelain slab countertops
- Custom wood shelving with under lighting
- Undermount sink with single chrome gooseneck faucet
- Ultraline beverage fridge

## - THIRD LEVEL -

## PRIMARY BEDROOM

- KAFE engineered white oak flooring
- Pot lights
- Decorative central light fixture
- Pocket door entry
- Window overlooking rear deck with blinds on remote
- Custom built-in cabinetry
- Built-in vanity/desk
- Glass door to balcony
- Double pocket door to dressing room with built-in cabinetry

## ENSUITE

- Five-piece
- Heated porcelain floors
- Pot lights
- Two wall sconces
- Decorative light fixture over bath
- Large freestanding soaker tub
- Feature wall in natural stone
- Natural quartzite vanity with undermount sinks and brass faucets
- Curbless glass shower with rain head and handheld faucet feature
- Mosaic tile floor with linear drain
- Porcelain tile backsplash in shower
- Toto toilet

## SECOND BEDROOM

- KAFE engineered white oak flooring
- Pot lights
- Central light fixture
- Pocket entry door

# LUXURY FEATURES

- Two windows with automatic roller blinds
- Custom built-in cabinetry
- Built-in vanity/desk

## ENSUITE

- Three-piece
- Heated porcelain tile floors
- Pot lights
- Two-wall sconces
- Natural quartzite vanity with chrome faucet
- Curbless glass shower with linear drain
- Porcelain backsplash and mosaic tile floor
- Toto toilet

## - LOWER LEVEL -

## THIRD BEDROOM /REC ROOM

- Etched glass door to lower level
- Heated porcelain floors
- Pot lights
- Window with blinds on remote
- Walk-in closet with central light fixture and built-in storage

## ENSUITE

- Three-piece
- Heated porcelain floors
- Pot lights

- Two wall sconces
- Pocket entry door
- Custom vanity
- Curbless glass shower with mosaic tile floor
- Porcelain subway tile backsplash
- Custom cabinetry and under cabinet lighting
- Toto toilet

## INCLUSIONS

- All light fixtures
- All window coverings
- Garage door opener and remotes
- Home automation system
- All appliances:
- Wall oven
- Gas cook top
- Microwave
- Dishwasher
- Refrigerator
- Beverage fridge
- Washer/dryer

\*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

### 211 CHURCH STREET, OAKVILLE

**Possession:** To be arranged  
**Lot Size:** 18.37’ x 104.60’ x 18.41’ x 104.59’  
**Square Footage:** 2,209 sq ft above grade  
**Total Square Footage:** 2,717 sq ft  
**Deposit:** 5%  
**Taxes:** \$11,969 / 2025  
**Legal Description:** PT LT D, BLK 3, PL 1, PTS 3 & 21, 20R12967  
**Listing Agents:** Brad Miller, Kieran McCourt & Bronwen Cockcroft





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