



GMT

487

487 Orchard Drive

Oakville

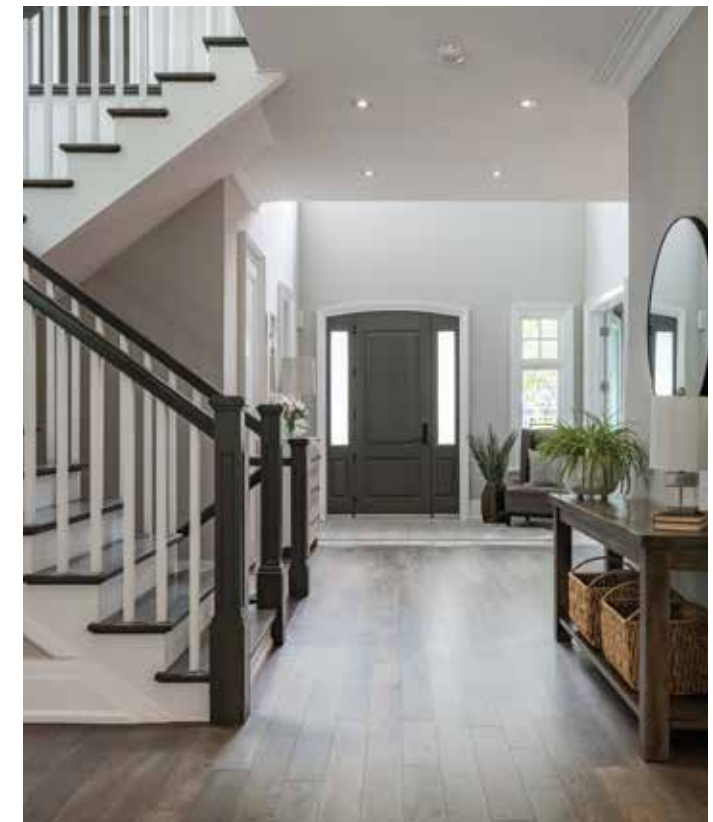
Welcome to 487 Orchard Drive

Set on a beautifully landscaped property in a quiet pocket in south west Oakville, this exceptional custom residence offers a rare blend of architectural presence, meticulous craftsmanship + effortless outdoor living. Built with an uncompromising commitment to quality, the home showcases enduring architecture, refined finishes + superior artistry throughout. A striking streetscape, framed by manicured gardens + thoughtfully curated plantings, creates an unforgettable first impression. Inside, thoughtfully designed living spaces balance elegance with everyday comforts + smart home conveniences, delivering a home that feels both sophisticated + welcoming. Exquisitely built, impeccably maintained + beautifully considered both inside and out, this is a residence that delivers an elevated yet effortless lifestyle in one of Oakville's most desirable neighbourhoods.



Property Highlights

BEDS	4+1
BATHS	4.1
LOT SIZE	60.10' x 130.73' x 60.13' x 130.73'
ABOVE GRADE	3,314 sq ft
TOTAL SQ FT	5,104 sq ft
TAXES	\$14,286 / 2026



THE GOODALE MILLER TEAM

Listing Agents: Brad Miller, Kieran McCourt & Murray McKeage

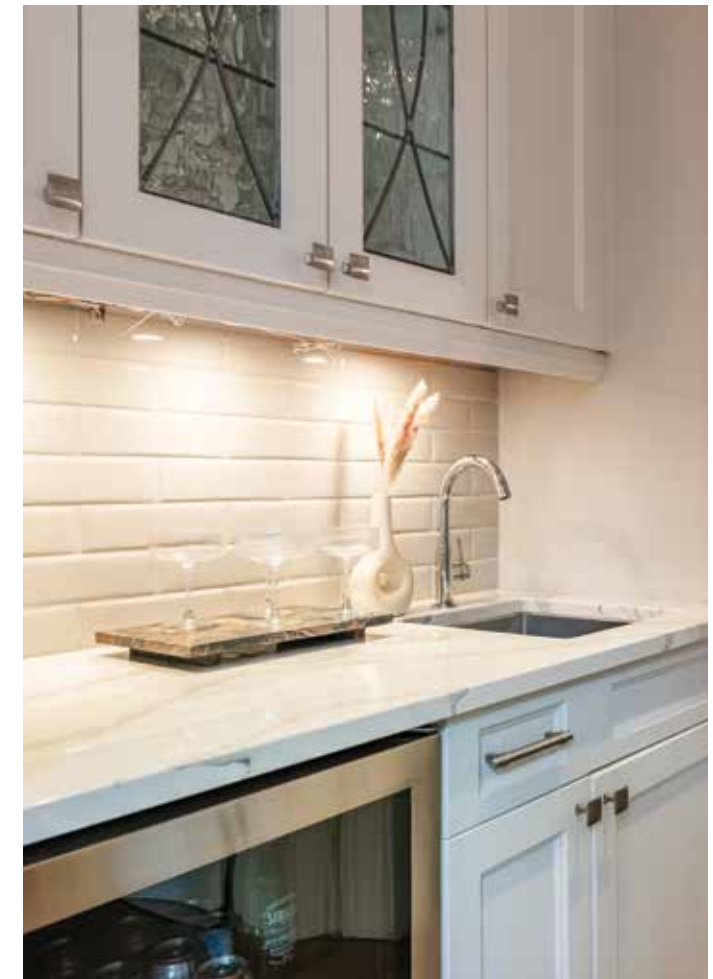
SCAN TO VIEW THE
DIGITAL BROCHURE





Main Level

Inside, a seamless floor plan balances elegant entertaining with everyday functionality. Extended ceiling heights + strategically placed windows fill the home with natural light, creating bright, inviting spaces throughout. A private office offers a quiet retreat for work or study, while the chef-inspired kitchen serves as the heart of the home, complete with a servery, walk-in pantry + exceptional workspace. Open to the great room - an impressive space for family lounging. Thoughtfully connected to the outdoors, double French doors open to the rear portico with fireplace, allowing ease between indoor + outdoor living + effortlessly extending the warmer seasons. An expansive mudroom is tucked away.











Second Level

Curated millwork carries to the upper level, where the primary is a serene space with expansive glazing, out-fitted dressing room + a boutique-worthy spa bath is an ideal place to unwind. An additional three generously sized bedrooms feature elevated ceilings, expansive glazing + ample closet space. One offers a bright ensuite + two share a well-appointed bath. A dedicated laundry with incredible storage, keeps you organized. Open to below, this level welcomes all-day natural light.







Lower Level

Thoughtfully designed as the ultimate entertaining retreat, the lower level is perfectly positioned to host family + friends alike. Highlights include a striking wine cellar, a luxurious terrazzo-inspired spa bath, a private bedroom + expansive recreation areas anchored by a sophisticated lounge + incredible wet bar. A dedicated theatre space creates the perfect setting for movie nights, game days + memorable gatherings. This is the ultimate hang-out space.





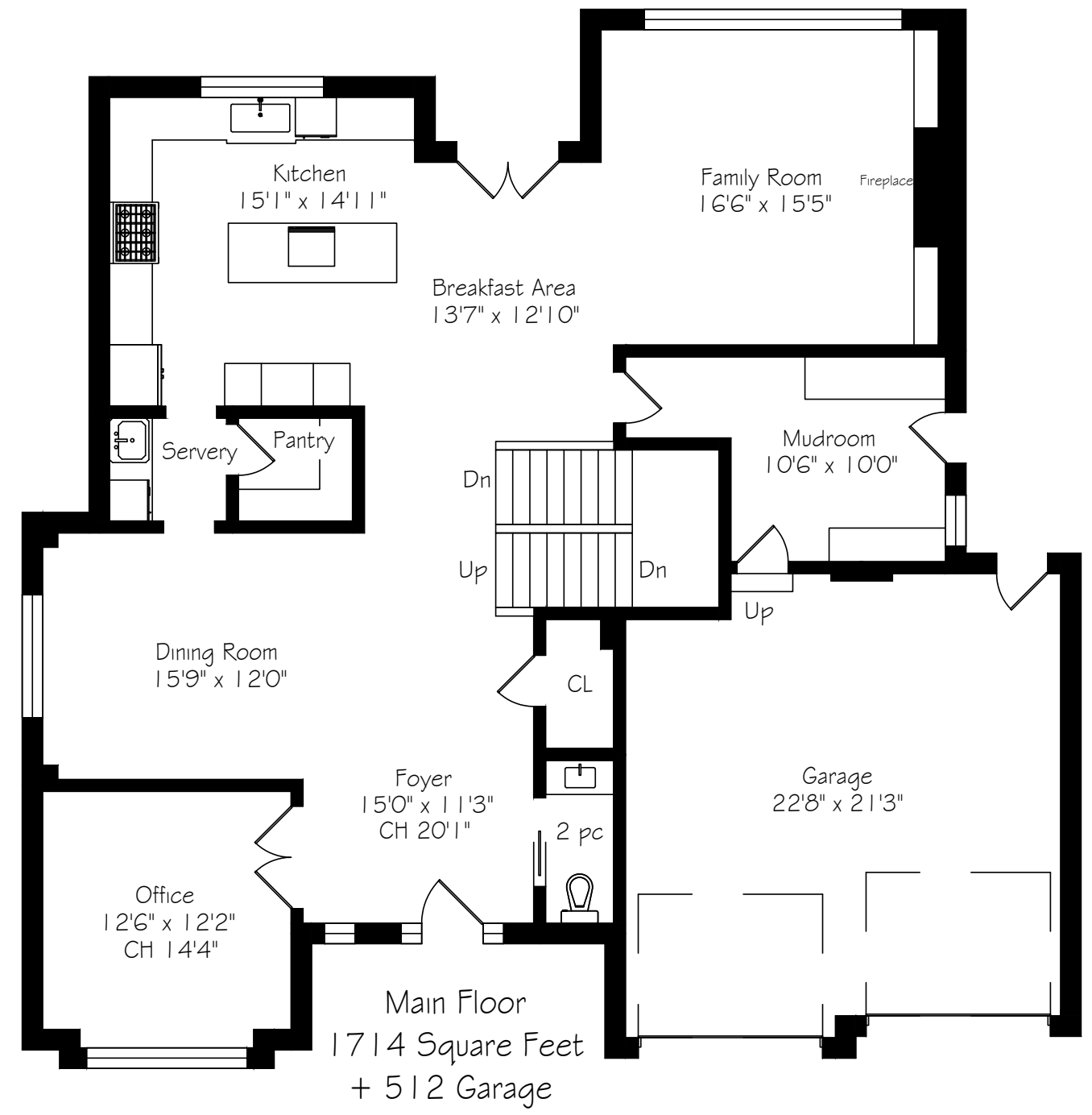
Backyard

Surrounded by mature beech trees + hornbeam hedging, the grounds enjoy exceptional privacy and a remarkable sense of enclosure. The lush perimeter creates a serene backdrop while minimizing maintenance, allowing more time to enjoy the lifestyle this property affords. A covered porch with a stone-wrapped fireplace invites cozy gatherings + the perfect backdrop for relaxed evenings. A beautifully executed stone courtyard lounge provides a sun-filled retreat by day + a warm, inviting atmosphere after sunset. Whether hosting summer celebrations, quiet dinners outdoors or casual weekend get-togethers, every space has been thoughtfully designed for connection + enjoyment.



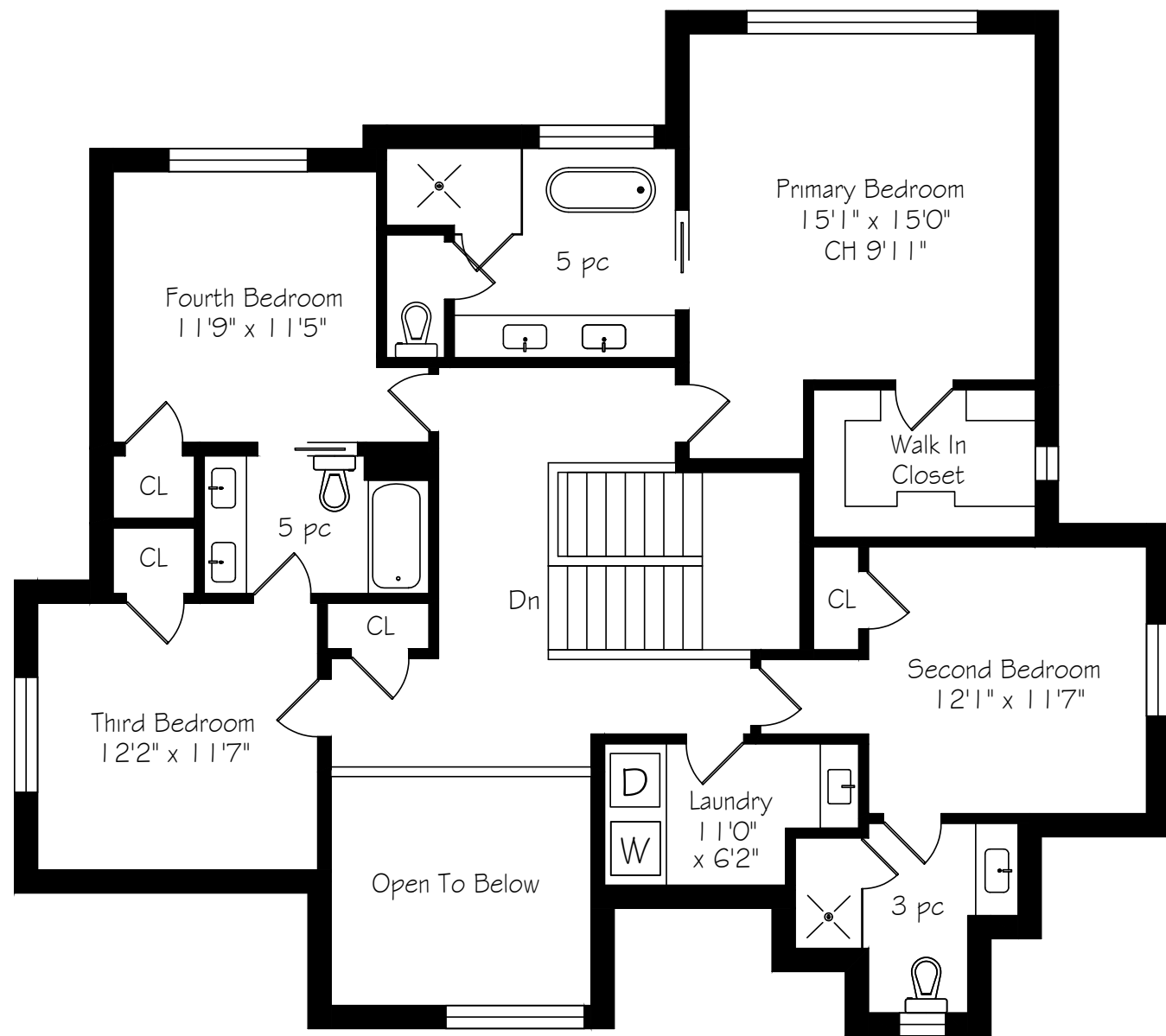


Main Level Floor Plan



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

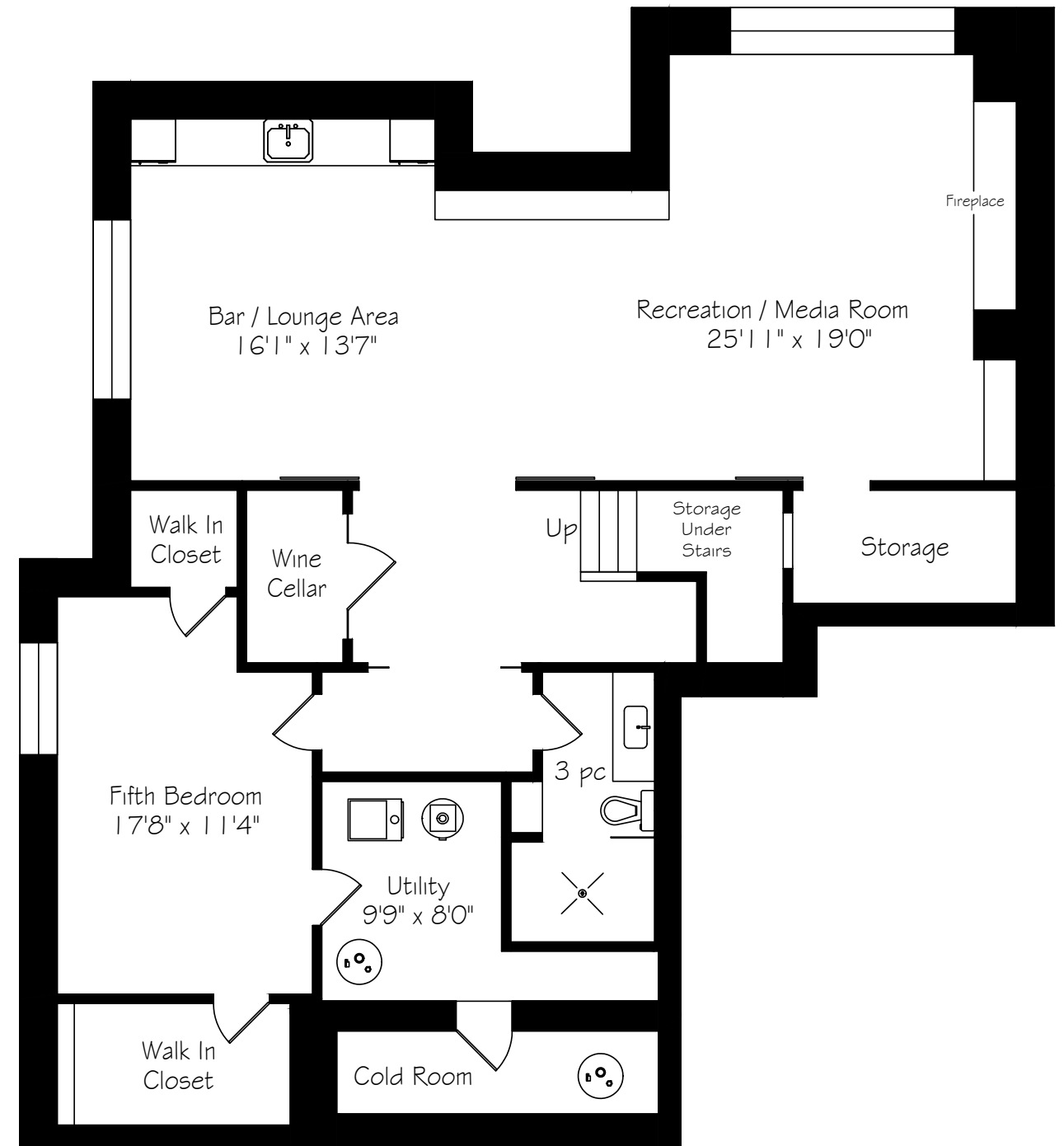
Second Level Floor Plan



Second Floor
1600 Square Feet

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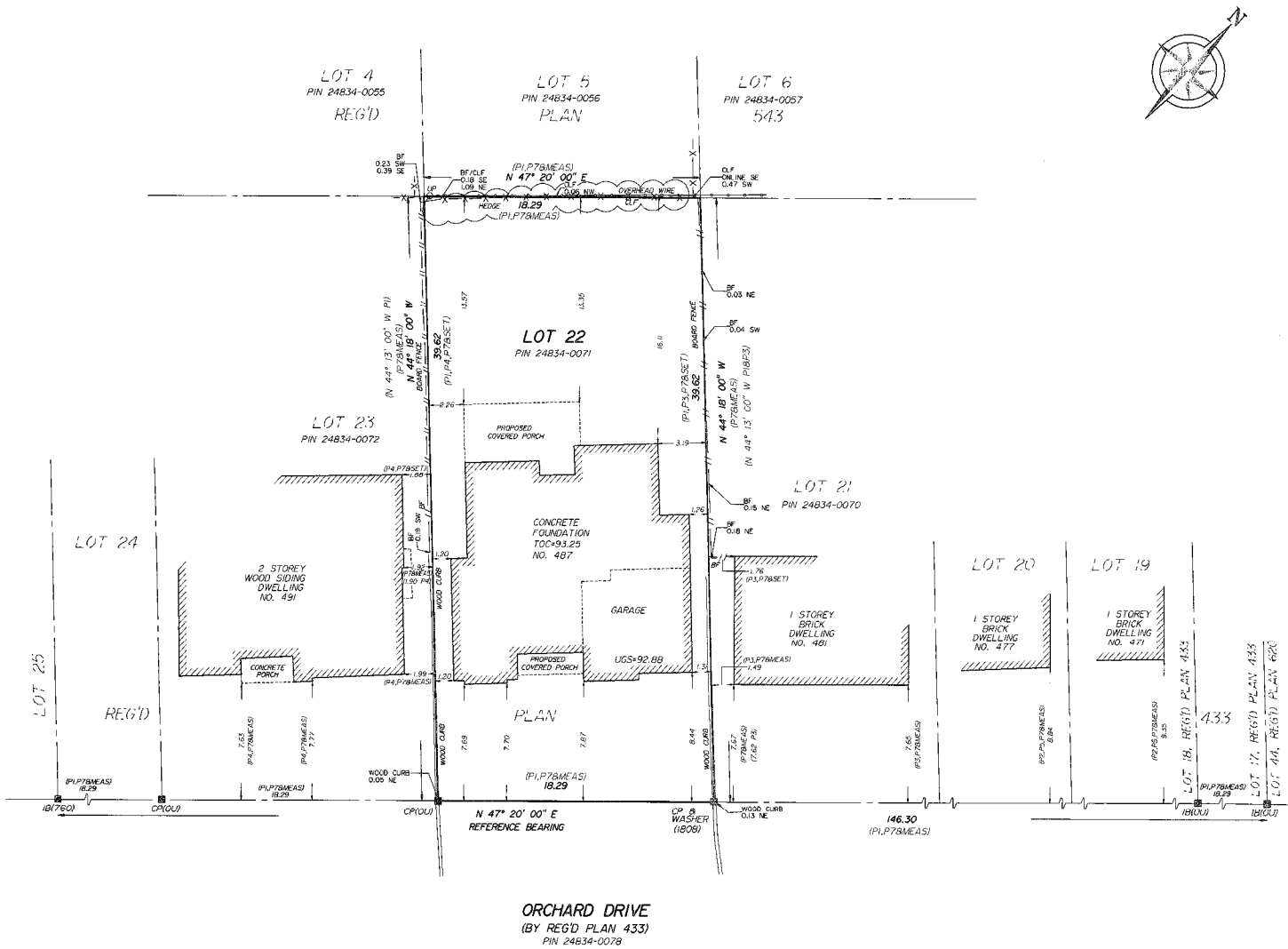
Lower Level Floor Plan



Lower Level
1790 Square Feet

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

Survey



About The Neighbourhood

West Oakville is a welcoming community that combines convenience, green space and a strong neighbourhood feel. Ideally located south of the QEW, it offers easy access to downtown Oakville, Bronte Village and Lake Ontario, along with popular destinations like the Oakville YMCA and Queen Elizabeth Park Community and Cultural Centre. Mature trees and generous green spaces add to its established charm, making it a place where residents feel both connected and at ease.

Life in West Oakville balances accessibility with a relaxed pace. Neighbours gather in local parks, weekends are spent exploring nearby shops and dining in Bronte, and families and professionals alike enjoy the short commute options. Neighbourhood gatherings at Queen Elizabeth Park Community and Cultural Centre or weekends spent exploring Bronte's waterfront trails add to its welcoming character.

Luxury Features

NOTABLE

- Masterfully landscaped by Coivic Landscaping
- Mature mixed tree canopy
- Perennial framing gardens
- Stately stone hardscaping
- Architecture by Keeren Design
- Custom cabinetry throughout by Kakoz Kitchens + Custom Cabinetry
- Laser cut floor vents + air returns
- Control 4 system for smart home automation
 - Central panel
 - Single button light switch control; lights, select blinds, music, interior fireplaces
 - Multi room speakers
 - Home theatre control
 - Alarm
- Front & rear irrigation

- MAIN LEVEL -

FOYER

- Stately entry door flanked by linear $\frac{3}{4}$ sidelites
- Two-storey ceiling height with captain's window
- Linear tile flooring
- Expanded baseboards
- Drop chandelier
- Two-step crown moulding

OFFICE

- Double French door entry
- Engineered white-oak hardwood flooring
- Expanded baseboards
- Vaulted ceilings
- Expansive glazing with front garden views
- Semi-flush central lighting
- Two-step crown moulding
- Pot lighting
- Built-in audio

POWDER ROOM

- Pocket door entry
- Heated linear tile flooring
- Expanded baseboards
- Oversized linear glazing
- Vanity with closed storage, pure white quartz top + chrome Riobel faucet
- Decorative mirror + sconce
- Two-step crown moulding
- Pot lighting
- American Standard lavatory

DINING ROOM

- Engineered white-oak hardwood flooring
- Expanded baseboards
- Expansive glazing
- Central chandelier
- Two-step crown moulding
- Pot lighting
- Built-in audio
- Access to servery

SERVERY

- Engineered white-oak hardwood flooring
- Expanded baseboards
- Full-height cabinetry with glass features
- Closed lowers
- Stainless Marvel beverage fridge
- Cambria marbled quartz counters
- Stainless prep sink with Riobel faucet
- Linear subway tile backsplash

WALK-IN PANTRY

- Engineered white-oak hardwood flooring
- Expanded baseboards
- Custom wall-to-wall open shelving
- Pot lighting

EAT-IN KITCHEN

- Custom cabinetry by Kakoz Kitchens
- Engineered white-oak hardwood flooring
- Expanded baseboards
- Abundance of full-height perimeter cabinetry with brushed chrome hardware
- Select glass features with decorative inserts
- Recycling sorting station, pull-out spice + oil racks
- Deep drawers + closed storage
- Select lowers with pull-out drawers

Luxury Features

- Cambria Brittanicca quartz counters with linear subway tile back splash
- Two full-height pantries with pull-out shelves
- Central island with Cambria Brittanicca quartz top + seating, seamless prep space
- Perimeter counter with double Vogt stainless sink with chrome Vogt faucet
- Recessed prep space with matching quartz top
- Undermount lighting
- Commercial grade appliances:
- Wolf 6-burner gas stove
- Chrome pot filler
- Stainless vent hood insert with milled hood
- Stainless Asko dishwasher
- Stainless Panasonic microwave
- Stainless Sub-Zero fridge/freezer
- Pot lighting
- Triple pendant lighting
- Two-step crown moulding
- Built-in audio
- Double French doors open to rear portico
- Open to great room

GREAT ROOM

- Engineered white-oak hardwood flooring
- Expanded baseboards
- Expansive glazing with rear garden views

- Feature wall with full-height built-ins with open + closed storage
- Central linear gas fireplace with wood-effect tile surround, milled mantel + recessed media
- Feature wall with oversized milled gas fireplace with dedicated media
- Two-step crown moulding
- Built-in audio
- Pot lighting

MUDROOM

- Expansive space
- Interior garage access
- Exterior rear door side door opens to side yard
- Matte linear tile flooring
- Expanded baseboards
- Full-height closed cabinetry with hanging storage + pull-out drawers + lower drawers
- Built-in bench seating with hanging + closed uppers
- Expansive glazing
- Pot lighting

GARAGE

- Full-height double garage
- Interior access
- Slat storage walls
- Linear glazing
- Rear yard door
- Automatic opener on doors
- Central vac

- UPPER LEVEL -

- White oak stairs with white spindles
- Milled feature wall
- Double sconces
- Expansive skylight
- Linen closet
- Open to front foyer

PRIMARY BEDROOM

- Semi-vaulted ceiling with two-step crown moulding
- Engineered white-oak hardwood flooring
- Expanded baseboards
- Expansive glazing
- Central chandelier
- Pot lighting
- Built-in audio

DRESSING ROOM

- Engineered white-oak hardwood flooring
- Expanded baseboards
- Built-in closet system with open + closed storage, drawers, hanging storage + dedicated shoe storage
- Circular captain's window
- Pot lighting

Luxury Features

PRIMARY ENSUITE

- Heated linear tile flooring
- Expanded baseboards
- Oversized glazing
- Expansive double vanity with closed storage + brushed chrome hardware
- Quartz top + backsplash, undermount sinks + chrome Riobel faucets
- Thin framed mirrors with sconces
- Expanded glass enclosed shower with micro-tile floor + linear tile surround + niche
- Chrome Riobel fixtures with jets
- Produits Neptune soaker tub with floor-mounted chrome Kalia fixtures
- Water closet with American Standard lavatory
- Pot lighting
- Built-in audio

BEDROOM 2

- Engineered white-oak hardwood flooring
- Expanded baseboards
- Double glazing
- Closet with shelf + hanging storage
- Central chandelier
- Pot lighting

ENSUITE

- Matte linear tile flooring
- Expanded baseboards
- Casement glazing

- Expanded vanity with pure white quartz top, undermount sink + chrome Riobel faucet
- Thin-framed mirror + linear sconce
- Glass-enclosed shower with marbled tile surround + chrome Riobel fixtures
- American Standard lavatory

BEDROOM 3

- Engineered white-oak hardwood flooring
- Expanded baseboards
- Double glazing
- Deep closet with shelf + hanging storage
- Central chandelier
- Pot lighting
- Semi-ensuite access

SEMI-ENSUITE BATH

- Oversized matte tile flooring
- Expanded baseboards
- Double vanity with pure white quartz top, undermount sinks + chrome Riobel faucets
- Two framed mirrors + sconces
- Deep soaker tub with textured tile surround, glass shelf + chrome Riobel fixtures
- American Standard lavatory

BEDROOM 4

- Engineered white-oak hardwood flooring
- Expanded baseboards
- Triple glazing

- Deep closet with shelf + hanging storage
- Central chandelier
- Pot lighting
- Semi-ensuite access

LAUNDRY

- Linear tile flooring
- Expanded baseboards
- Front loading Samsung washer + dryer pair
- Pure white quartz folding counter + closed upper cabinetry with shelving
- Closed lowed cabinetry with deep stainless sink, chrome Webert faucet + upper hanging rod
- Pot lighting

- LOWER LEVEL -

- White oak stairs with white spindles
- Milled feature wall
- Premium vinyl flooring
- Expanded baseboards
- Egress windows throughout
- Ample storage
- Pot lighting
- Built-in audio

WINE CELLAR

- Secured Black framed glass door entry
- Premium vinyl flooring
- Expanded baseboards
- Custom bottle storage system
- Wall sconces

LOUNGE + BAR AREA

- Custom modern sliding doors with linear brushed gold handles
- Premium vinyl flooring
- Expanded baseboards
- Triple egress window
- Ample lounge space
- Custom wet bar wall:
- Deep blue wood cabinetry with dove-tail drawers + brushed gold hardware
- Two panelled Kitchenaid beverage fridges
- Panelled recycling sorting station
- Two on counter closed cabinets with shelving
- Marbled quartz counter with Blanco silgranit prep sink + mixed metal Riobel faucet
- Brick feature wall with two floating wood shelves with inset lighting
- Wall mounted quartz rail counter with two feature sconces – ideal gathering space

RECREATION ROOM

- Premium vinyl flooring
- Expanded baseboards
- Expansive egress window
- Large space for family gatherings
- Select walls with milled panelling
- Feature wall with recessed media nook with 110” projector screen + lower linear electric fireplace
- Flanked by brushed gold sconces + three floating wood shelves
- Epson projector + surround speaker system

Luxury Features

- Pot lighting
- Custom modern sliding door with linear brushed gold handle opens to extra storage

BEDROOM 5

- Premium vinyl flooring
- Expanded baseboards
- Egress window
- Pot lighting
- Walk-in closet with shelves + hanging
- Additional walk-in storage

BATHROOM

- Oversized terrazzo style tile flooring
- Expanded baseboards
- Floating wood vanity with marbled quarts top + backsplash
- Inset porcelain sink with 3-piece black Riobel faucet
- Think-framed round mirror + top hung globe pendants
- Recessed closed storage
- Seamless shower with oversized terrazzo style tile, black Riobel fixtures with rain shower head + shower niche
- Pot lighting
- Kohler lavatory

MECHANICAL

- Extra storage area
- Sump pump
- HE Carrier furnace
- Venmar HRV system
- Rheem hot water heater (rented)
- Cold storage room with sump pump

- EXTERIOR -

REAR

- Fully fenced
- Framing perennial gardens with dense, low-maintenance ground cover
- Beech trees on east/west perimeter for privacy
- Horn beams along north perimeter
- Framing topiary including white flowering dogwoods
- Stone portico with fireplace – incredible spot for al fresco dining
- Central stone courtyard
- Gas BBQ line
- Landscape lighting
- Irrigation system

FRONT

- Pristine landscaping
- Mature mixed tree canopy
- Framing perennial gardens
- Stone walk-way leads to portico
- Landscape lighting
- Irrigation system

*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
CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE

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