



GoodaleMillerTeam
CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



469 Nautical Boulevard | Oakville



END UNIT THAT OUTSHINES!

When you're ready to right-size but refuse to compromise on location or sophistication, this is your opportunity. Welcome to your new freehold lifestyle in Oakville's coveted lakeside community of Lakeshore Woods. This end-unit townhome is among the largest in the complex, offering over 2,000 sq. ft. of living space along with the second-largest backyard!

Every detail has been considered in this sleek, well-appointed home. The open floor plan boasts soaring 10' ceilings, wide-plank floors throughout and built-in cabinetry, including a dining room credenza. The kitchen impresses with an island with seating, extra-height cabinetry and top-tier appliances. The family room features a linear fireplace with porcelain surround, a custom bump-out for seating or a bar area and access to a small balcony. A discreetly located powder room near the entry ensures privacy, while the end-unit positioning floods the interior with natural light from additional windows.

Upstairs, the large primary bedroom offers a walk-in closet plus wall-to-wall custom storage. A charming bump-out creates the ideal space for a vanity or reading nook. The bright and spacious en-suite features a double vanity. The second bedroom is generously sized and enjoys its own private en-suite with a soaker tub, perfect for guests.

The versatile lower level, set at grade, can serve as a retreat, home office or a comfortable third bedroom for guests, complete with a full bath and double closet. Large sliding doors open to the fully landscaped backyard, a private oasis with a water feature, hardscaping, decking, lush plantings, gas bbq hookup and more.

Sophistication meets convenience with a proper double-wide driveway and a single-car garage with inside access. A truly exceptional opportunity to enjoy refined living in one of Oakville's most sought-after communities known for its nature filled walking trails, parks and steps to shopping and lakeside enjoyment.



FOYER & POWDER ROOM

DINING ROOM





KITCHEN

LIVING ROOM



PRIMARY BEDROOM & PRIMARY ENSUITE

SECOND BEDROOM & MAIN BATHROOM



RECREATION ROOM

RECREATION ROOM & BASEMENT BATHROOM

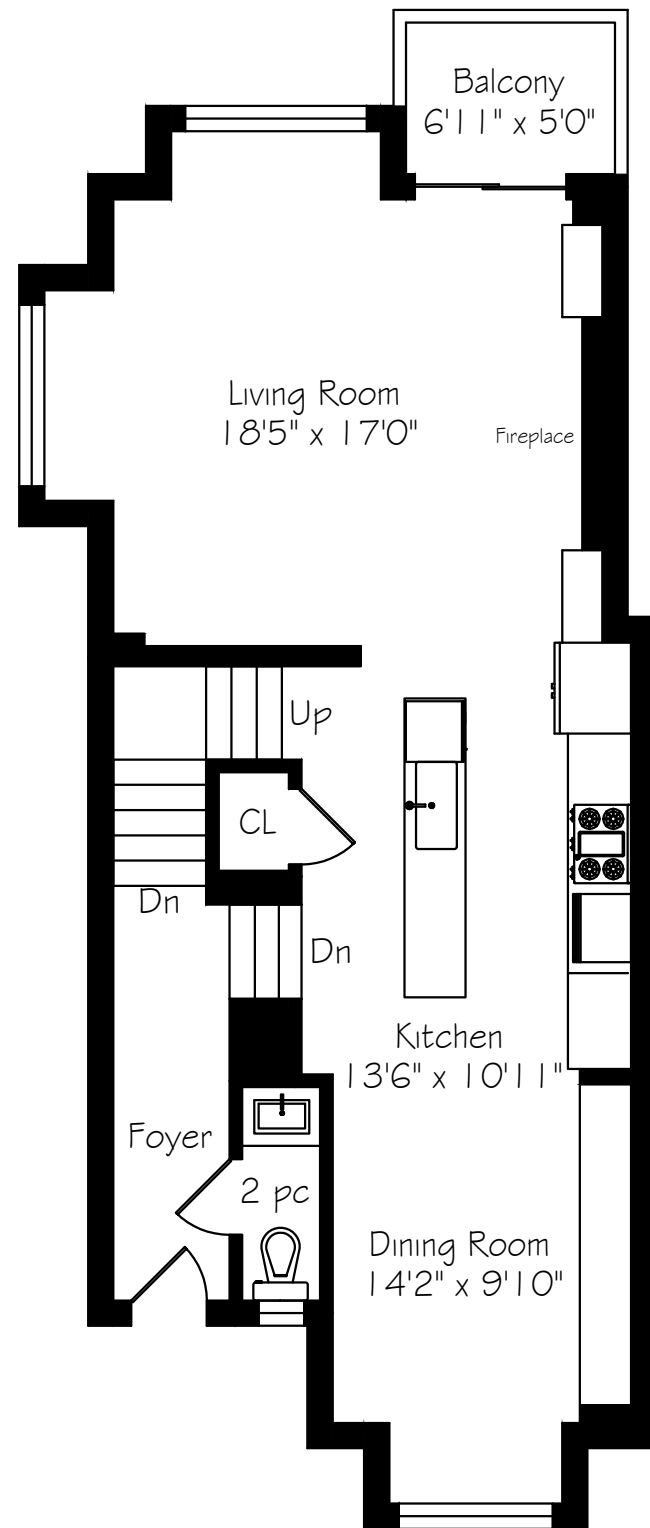




REAR EXTERIOR

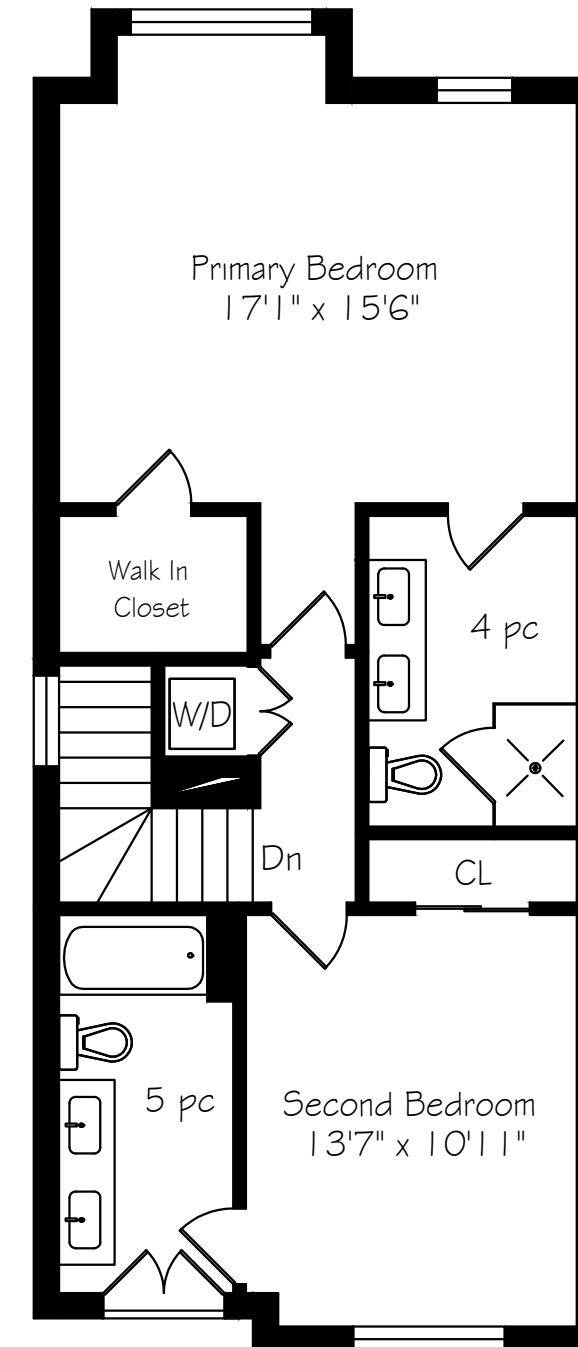
REAR EXTERIOR

MAIN/ SECOND LEVEL FLOOR PLAN



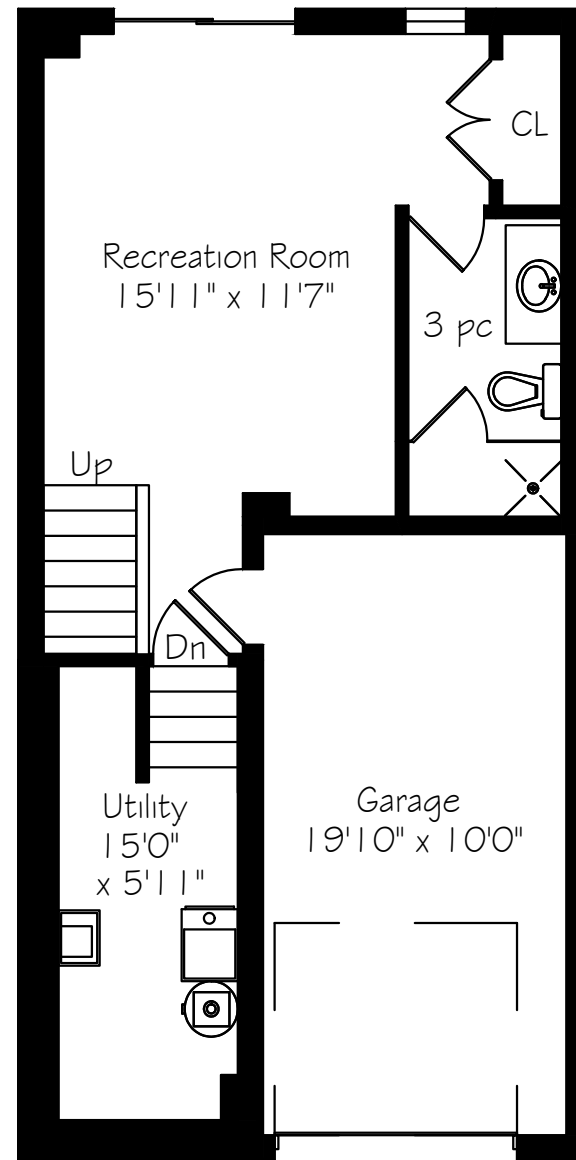
Main / Second Floor
785 Square Feet

THIRD LEVEL FLOOR PLAN



Third Floor
788 Square Feet

LOWER LEVEL FLOOR PLAN



Man / Lower Level
484 Square Feet
+ 212 Garage

LUXURY FEATURES

NOTEWORTHY FEATURES

- Double wide drive
- Hardscaped side yard with ornamental grass
- Side yard with pavers
- Front raised garden bed
- Glass railings
- Covered front entry

FOYER

- Solid front door with transom
- Ceramic floors
- Chandelier
- Floating shelf with coat hooks
- Powder room entry
- Alarm keypad

MAIN LEVEL

- 10' ceilings
- Wide plank floors
- Pot lighting

DINING ROOM

- Wall-to-wall cabinetry with:
- Accent lighting
- Storage cabinets
- Buffet with quartzite countertop
- Deep storage drawers
- Mirrored feature wall with sconce lighting
- Contemporary chandelier
- Nook for credenza

KITCHEN

- Island with sink and seating
- Island with pendent lighting
- Island with waterfall countertop
- Four burner gas range
- Contemporary extractor fan
- Built-in, drawer style microwave
- French door style fridge with water dispenser
- Dishwasher

- Glass display shelving (doors can be put back on)
- Neutral mosaic backsplash
- White quartzite countertops
- Utility closet

LIVING ROOM

- Linear electric fireplace
- Ceramic fireplace surround
- Mounting for television
- Balcony
- Window at side of home
- Nook for additional seating
- Built-ins with glass display cabinetry

UPPER LEVEL

- Window at stairwell
- Washer/dryer area

PRIMARY BEDROOM

- Wall-to-wall storage cabinetry
- Wall-mount for television
- Walk-in closet
- Nook for vanity or seating
- Ceiling fan with lighting

EN SUITE

- Furniture style double vanity
- Wall-mounted faucets
- Oversized seamless glass shower
- Ceramic tile wall
- Area for additional storage or seating

BEDROOM 2

- Double closet
- Semi flush light fixture

EN SUITE

- Furniture style double vanity
- Soaker tub with seamless glass divider
- Ceramic floors

LOWER LEVEL

- At grade sliding door exit
- Semi flush ceiling light fixture
- Wallpaper feature wall
- Double closet
- Access to garage
- Access for storage/utility room

BATHROOM

- Shower stall
- Double width vanity with single sink
- Ceramic floors
- Auxiliary electric baseboard

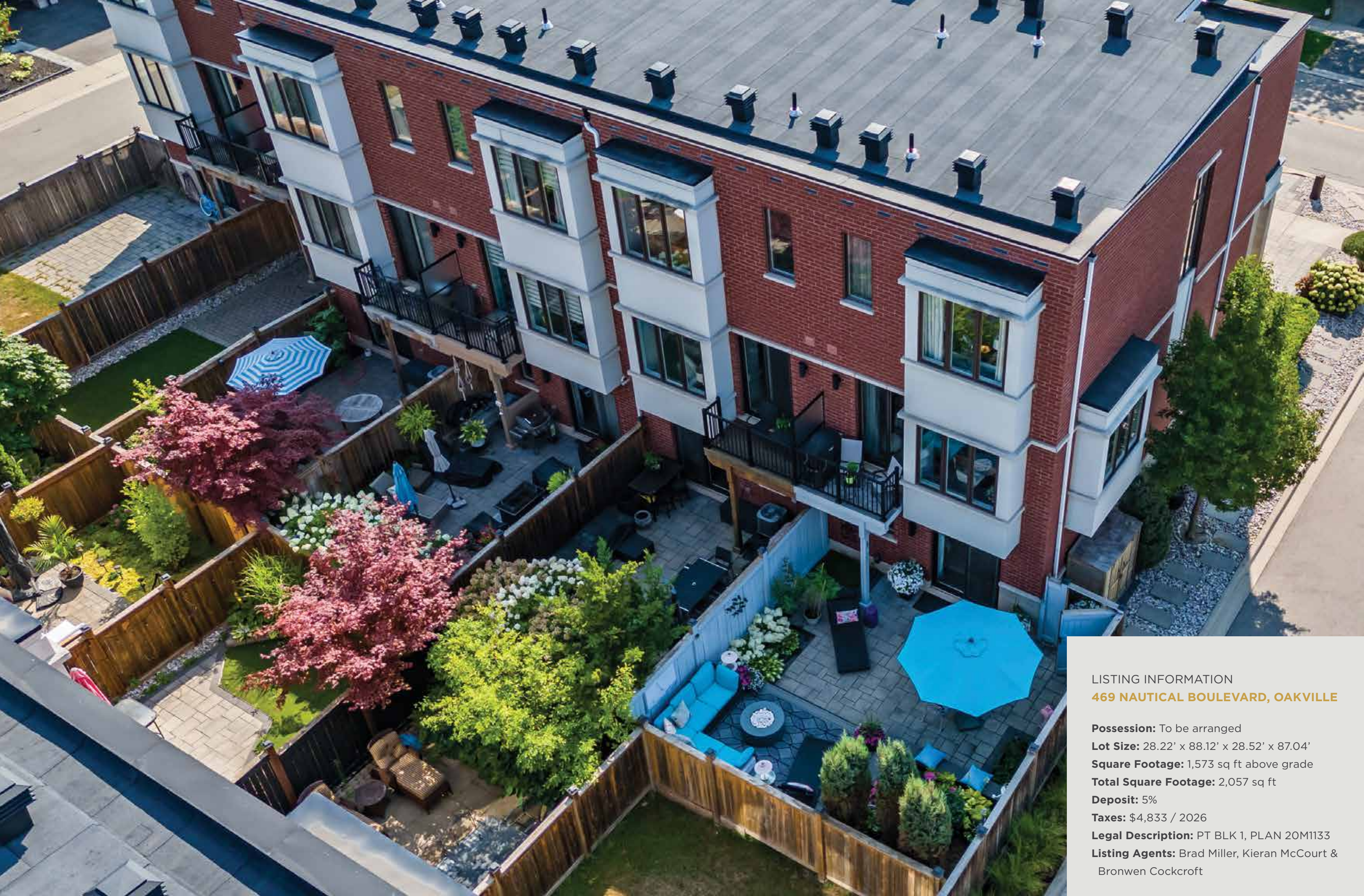
BACKYARD

- Raised garden bed with water feature
- Hardscaped dining area
- Raised composite decking for seating
- Lighting
- Entry/exit gate

INCLUSIONS:

- Garage door opener
- Light fixtures
- Window treatments
- Washer/dryer
- Fridge
- Dishwasher
- Microwave
- Stove

*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

469 NAUTICAL BOULEVARD, OAKVILLE

Possession: To be arranged

Lot Size: 28.22' x 88.12' x 28.52' x 87.04'

Square Footage: 1,573 sq ft above grade

Total Square Footage: 2,057 sq ft

Deposit: 5%

Taxes: \$4,833 / 2026

Legal Description: PT BLK 1, PLAN 20M1133

Listing Agents: Brad Miller, Kieran McCourt & Bronwen Cockcroft



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