



GoodaleMillerTeam
CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



317 Chartwell Road | Oakville



ONE OF CHARTWELL ROAD'S MOST ICONIC HOMES

One can't help but to appreciate the proud stature of this 3-storey home with its quintessential Old Oakville exterior by Gren Weis/2012 with Kolbe windows, extensive hardscaping and circular drive.

At over 5,200 square feet above grade this absolutely meticulous home will wow you with its impressive open-concept living space with 10' ceilings and wall-to-wall windows perfectly designed to enjoy every green vista this massive 300' deep lot has to offer.

An impressive 20' x 20' primary suite with luxurious bath with laundry chute. Remodeled kid's bath and three well-sized bedrooms. No need to have kids and friends in the basement with this home's amazing 32' x 22' loft space. Vaulted ceiling, gas fireplace, full bath, skylights and more, the perfect retreat.

While this sun-filled home with its ideal location is sure to impress it's the backyard that will melt your heart. The amount of effort, detail and resources spent is not to be overlooked. Completely overhauled in 2018 by Fitzgerald & Rodderick the backyard is now an entertainers paradise with four season sun room, several natural stone patios, built-in bbq zone, lighting, irrigation, water feature, fire table, audio and of course the stunning salt water gunite pool.

But perhaps the best feature of the land, the feature that took the most time to create, are of course the stunning trees. At a height hard to capture, these massive trees border the land in the most picturesque of ways and come summer create a beautiful private setting while leaving the skies wide open for sunshine all day long.

A truly rare find, a one-of-a-kind home awaiting its next proud owner.



FOYER & FRONT ROOM

DINING ROOM

GOURMET EAT-IN KITCHEN WITH HIGH END APPLIANCES





KITCHEN

BREAKFAST AREA



GREAT ROOM

LAUNDRY ROOM & OFFICE NOOK



PRIMARY BEDROOM

PRIMARY ENSUITE



SECOND & THIRD BEDROOMS

MAIN BATHROOM & LOWER LEVEL EXERCISE ROOM



LOFT FAMILY ROOM & DEN

LOFT BEDROOM & BATHROOM

BACKYARD OASIS WITH SALTWATER POOL





REAR ELEVATION & YARD

PATIO AREA



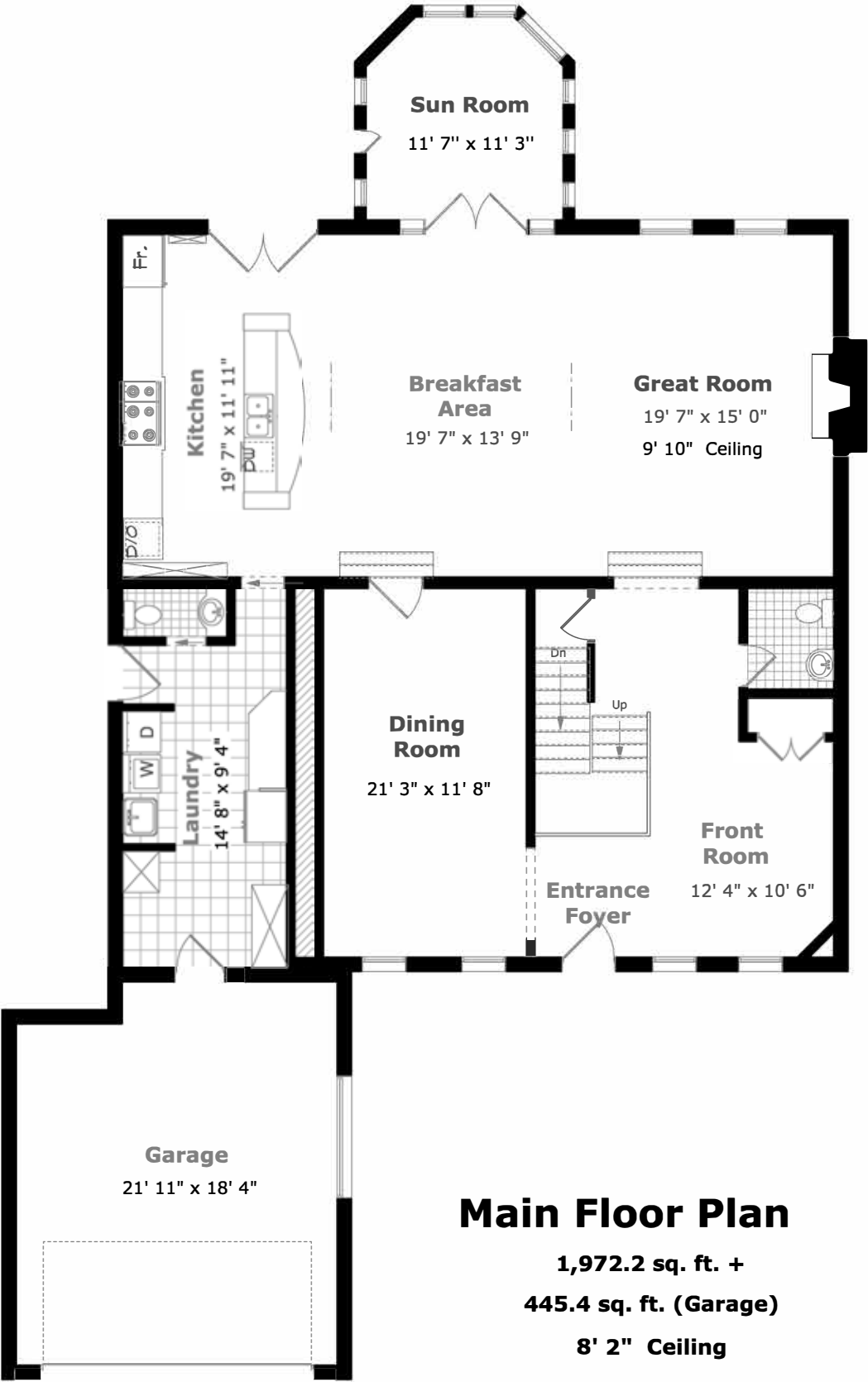
REAR YARD WITH SALTWATER POOL



SALTWATER POOL & OVERHEAD VIEW



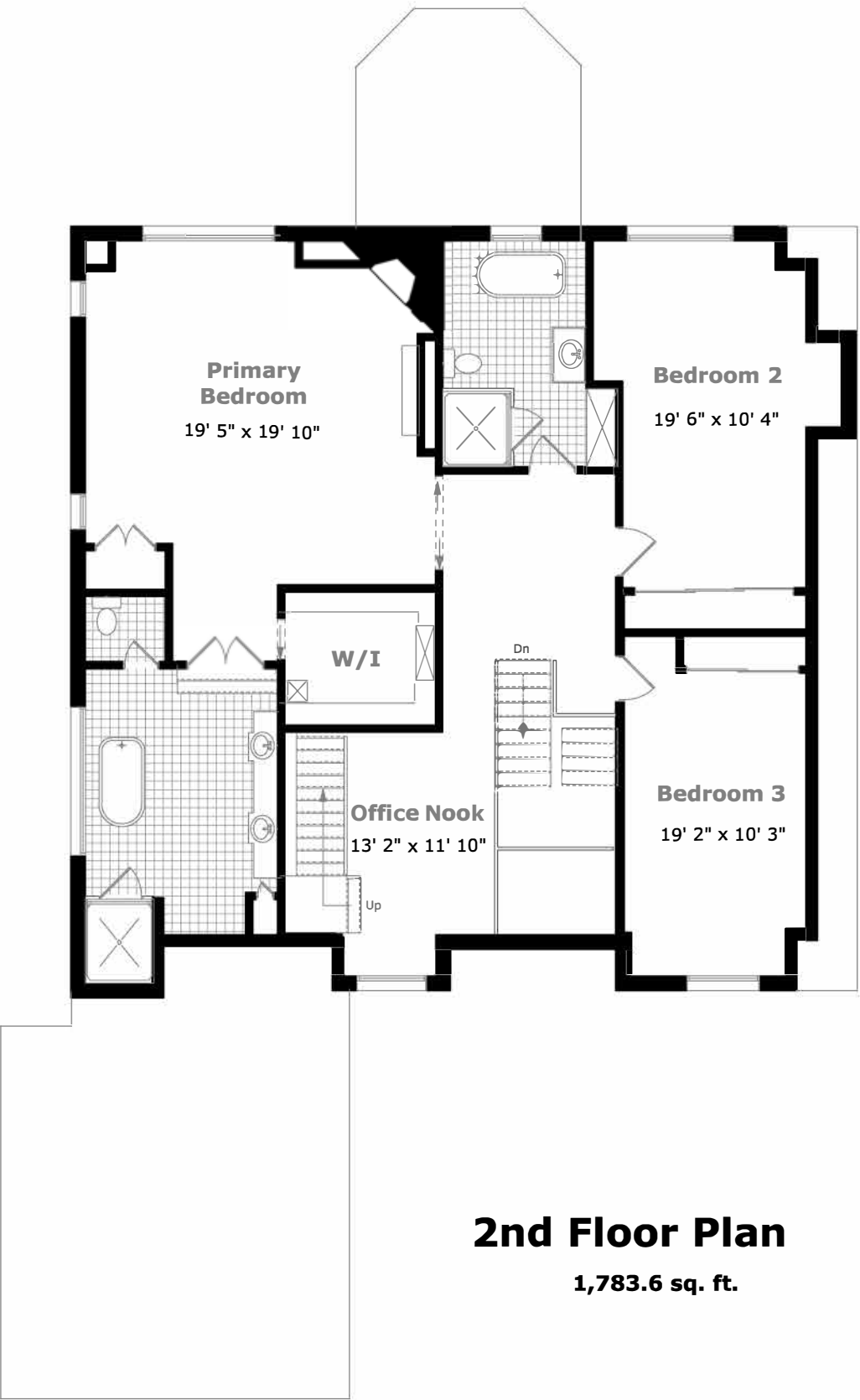
MAIN LEVEL FLOOR PLAN



Main Floor Plan
1,972.2 sq. ft. +
445.4 sq. ft. (Garage)
8' 2" Ceiling

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

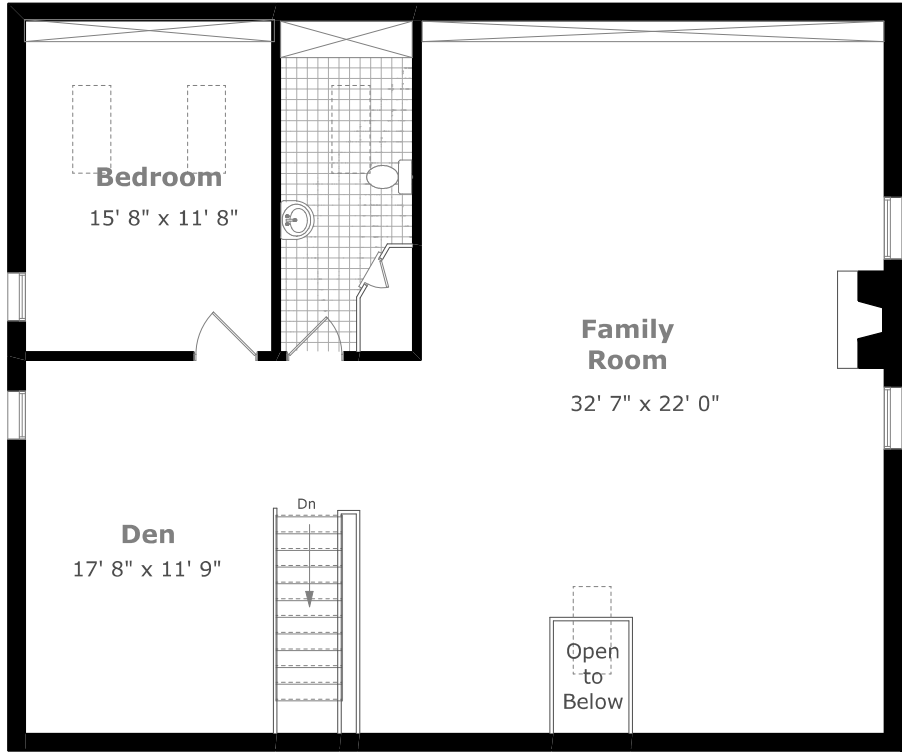
SECOND LEVEL FLOOR PLAN



2nd Floor Plan
1,783.6 sq. ft.

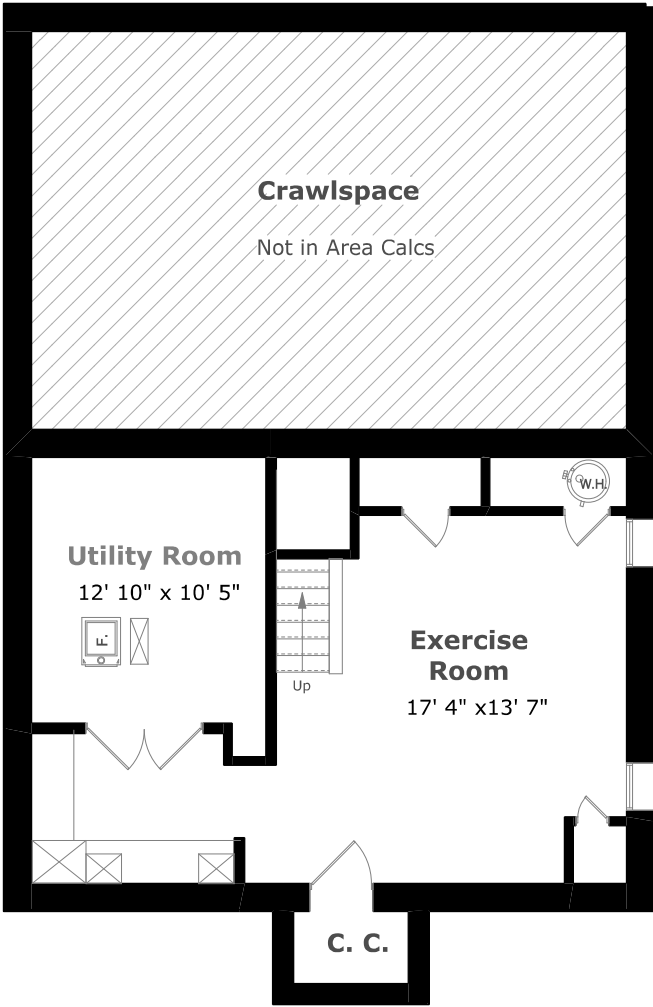
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THIRD LEVEL FLOOR PLAN



3rd Floor Plan
1,477.2 sq. ft.

LOWER LEVEL FLOOR PLAN



Lower Level Plan
1,358.6 sq. ft.

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



LUXURY FEATURES

NOTEWORTHY FEATURES

- Solid core doors throughout
- Alarm system with motion and window detectors
- Hardwood floors throughout main level
- Garage concrete floor recently repoured
- Exterior completely remodeled in 2012 Gren Weis
- Roof 2012
- Kolbe windows 2012
- Copper gutters and downspouts 2012
- Central vac roughed in but not used

MAIN ENTRY

- Solid wood door with leaded glass oversized windowpane
- Hardwood floors
- Seating vignette
- Double coat closet
- Sconce lighting
- Display cabinet below main stairs
- Entry to powder room
- Alarm keypad

DINING ROOM

- Crown moulding
- Central chandelier

KITCHEN

- Crown moulding
- Viking paneled fridge
- Décor 6 burner gas cooktop
- Décor wall oven
- Décor built-in microwave

- Miele paneled dishwasher
- Apron double sink with garburator
- Swan style faucet
- Solid wood cabinetry
- Island with seating for four
- Polished nickel pendant lighting
- Granite countertop
- Task lighting
- High gloss ceramic subway tile backsplash
- Glass display cabinetry
- Double French door with transom

BREAKFAST ROOM

- Polished nickel light fixture
- Crown moulding
- Large run of wall for armoire/hutch
- Double French doors to sunroom
- Recessed ceiling audio

FOUR SEASON SUNROOM

- Tongue n' groove flooring
- Custom all season carpet
- Ceiling fan with lighting
- Exit door to backyard
- All windows and transoms open/close

FAMILY ROOM

- Extra-large gas fireplace
- Crown moulding
- Travertine fireplace surround with wood mantle
- Pot lighting
- Recessed ceiling audio
- Recessed wall audio

MUDROOM

- Heated ceramic flooring
- Floor to ceiling built-in cabinetry
- Laundry chute to cabinet with laundry bins
- Granite countertops
- Storage fridge
- Front loading washer and dryer
- Powder room
- Side door
- Door to garage
- Garage with epoxy flooring

- SECOND LEVEL -

PRIMARY BEDROOM

- Crown moulding
- Extensive built-ins
- Display shelving
- Gas fireplace (2019)
- Fitted walk-in closet

ENSUITE

- Tumbled travertine flooring
- Heated floors
- Extensive millwork
- Medicine cabinet
- Laundry chute
- Furniture style double vanity
- Deep undermount sinks
- Sconce lighting in polished nickel
- Honed travertine countertop
- Water closet
- Seamless glass shower with body sprays
- Soaker style bathtub
- Ceiling chandelier

KID'S BATH

- Remodeled 2015
- Glass shower with porcelain, oversized tiling
- Heated porcelain floors with vintage inspired inlay design
- Rain style showerhead
- Soaker tub
- Vintage inspired sink with open storage
- Extensive mill work
- Built-in linen/storage cabinetry with drawers

BEDROOM 2 & 3

- Crown moulding
- Pin dot newer carpeting
- Mirrored wall-to-wall closets
- Closets with fitted organizers
- Central ceiling fans with lighting

LOFT

- Carpeted throughout
- New heating/air conditioning wall unit with auto on/off
- Gas fireplace with stacked stone
- Pot lighting
- Skylights
- Two ceiling fans
- Cut out peek-a-boo to main foyer
- Numerous storage spaces tucked into dormer space

BATH

- Ceramic flooring
- Shower
- Pedestal sink
- Display shelving and storage
- Sky light

LUXURY FEATURES

BEDROOM 4

- Storage cupboards
- Carpeting
- Two skylights
- Baseboard heating

LOWER LEVEL

- Carpeted staircase
- Ceiling audio
- Previously designed as a movie theatre room
- Existing A/V outlets for theatre
- Newer hardwood flooring
- Mirrored wall
- Storage room with built-in cabinetry

EXTERIOR

- Remodeled in 2018 by Fitzgerald & Rodderick
- Audio
- Lighting
- Irrigation
- Fire table
- Water feature
- Built-in BBQ zone with black granite/stone
- Numerous natural stone patios
- Gunite pool remodeled in 2018 with stone coping
- Saltwater pool
- Storage shed with pool equipment
- Numerous perennial plantings
- Lawn in excellent condition, professionally maintained
- Circular drive with parking for ten

INCLUSIONS

- Mudroom fridge
- Garage door openers
- Washer/dryer
- Fridge
- Gas cooktop
- Wall oven
- Microwave
- Dishwasher
- Light fixtures
- Window treatments
- Built-in BBQ
- Pool table
- Swimming pool equipment

*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

317 CHARTWELL ROAD, OAKVILLE

Possession: To be arranged

Lot Size: 70.11' x 298.87' x 70.11' x 298.54'

Square Footage: 5,233 sq ft above grade

Total Square Footage: 6,591.6 sq ft

Deposit: 5%

Taxes: \$14,825/ 2022

Legal Description: PT LT 10, CON 3 TRAFALGAR,
SOUTH OF DUNDAS STREET, AS IN 825508

Listing Agents: Brad Miller, Kieran McCourt
& Bronwen Cockcroft



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