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344 Spruce Steet | Oakville



BOLD MODERN COASTAL HOME IN OLD OAKVILLE

This exquisitely crafted modern coastal home sits boldly in well-established Old Oakville. Wrapped in texture with stately windows and a linear exterior that pairs beautifully with the mature surroundings. The interior aesthetic is refined and purposeful with defined spaces serving both form and function.

The full-height glazing is striking and brings nature indoors. Herringbone white oak hardwood flooring seamlessly transitions to a stacked pattern to define living spaces, while wide plank shiplap feature walls layer texture and create warmth. The craftsmanship is exceptional with quality millwork and sophisticated custom cabinetry and built-ins.

A main floor den with exposed brick wall serves as both a lounge and office. A chic powderroom and multi-functional mudroom with interior garage access are tucked away. The heart of the home is breathtaking with refined chef's kitchen with panelled appliances, custom range hood, seamless cabinetry, central island framed with waterfall edges and book-matched quartz. The showstopper really is the 13-foot Cero Wall by Nanawall that pockets into the wall, fully bringing the outdoors in. The space extends to a rear lounge with heated floor and a waterproof louvered pergola that can be enjoyed any season. Looking out to the inground pool with jetted tanning ledge, pool house with bathroom and outdoor shower and turfed lawn, the views are spectacular. Nearly the entirety of the rear of the home is glazed - it is remarkable.

The upper level is finely cultivated with a serene primary with full-height glazing, a fully-outfitted dressing room and a hotel-worthy ensuite. Two bedrooms share a sleek bath, while the fourth enjoys an ensuite. A streamlined laundry with full-height built-ins is tucked behind a pocket door.

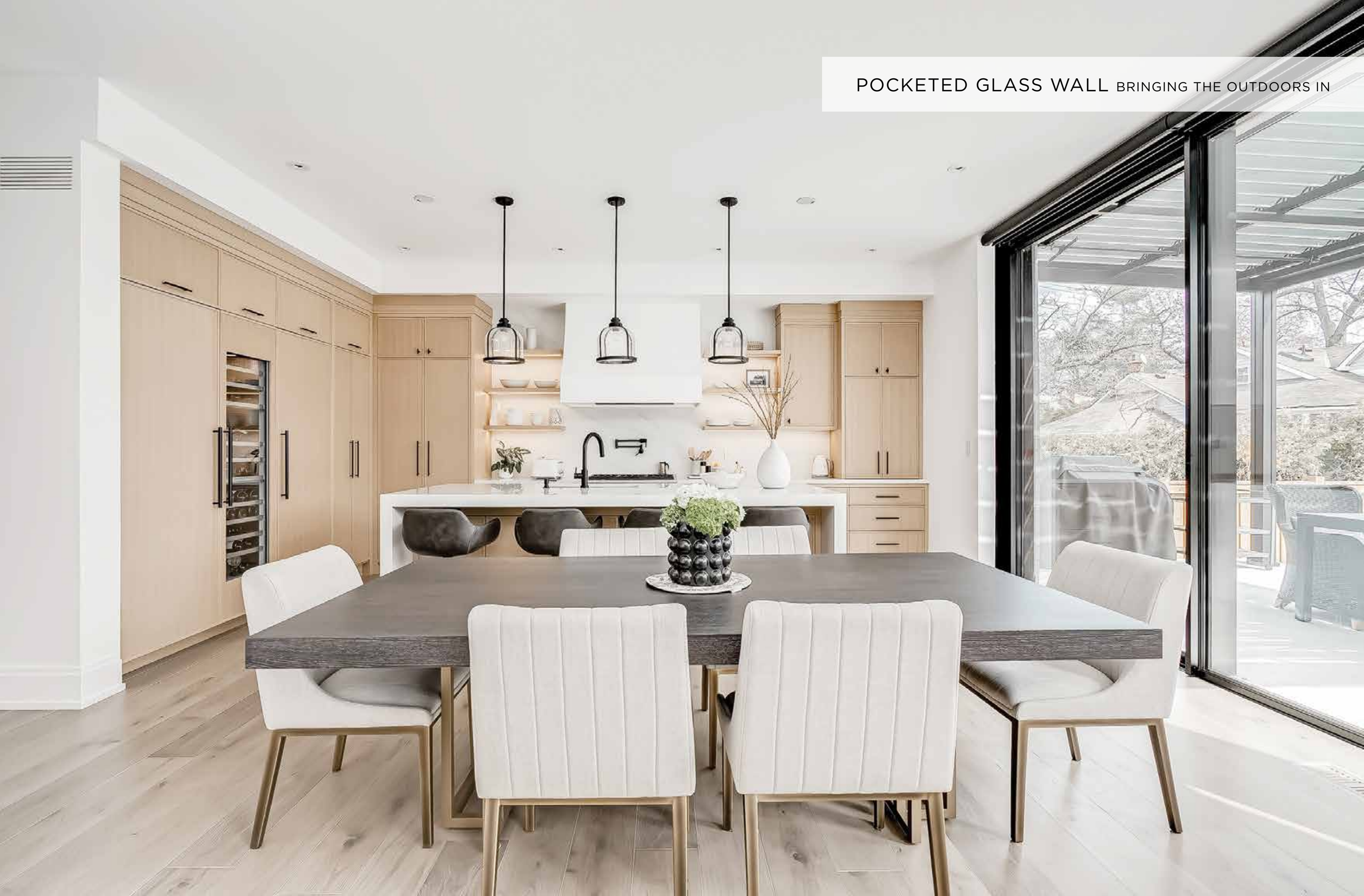
Refined living continues to the lower level with seamless built-ins, open rec room and games space with bar, glass-enclosed gym, bedroom, full bath, walk-in storage and a private theatre with tiered platform for seating and impressive sound. Cohesively blended to create an immaculate family home, 344 Spruce Street is an easy choice to call home.



FOYER

OFFICE / DEN & MUDROOM

POCKETED GLASS WALL BRINGING THE OUTDOORS IN





KITCHEN

BREAKFAST AREA



GREAT ROOM

GREAT ROOM & POWDER ROOM



PRIMARY BEDROOM & WALK-IN CLOSET

PRIMARY ENSUITE



SECOND & THIRD BEDROOMS

SHARED ENSUITE



FOURTH BEDROOM & ENSUITE

UPPER HALLWAY & LAUNDRY



LOWER LEVEL LANDING & BATHROOM



GAMES ROOM





RECREATION ROOM

EXERCISE ROOM & THEATRE ROOM

A PERFECT SPOT TO TAKE A DIP & LOUNGE

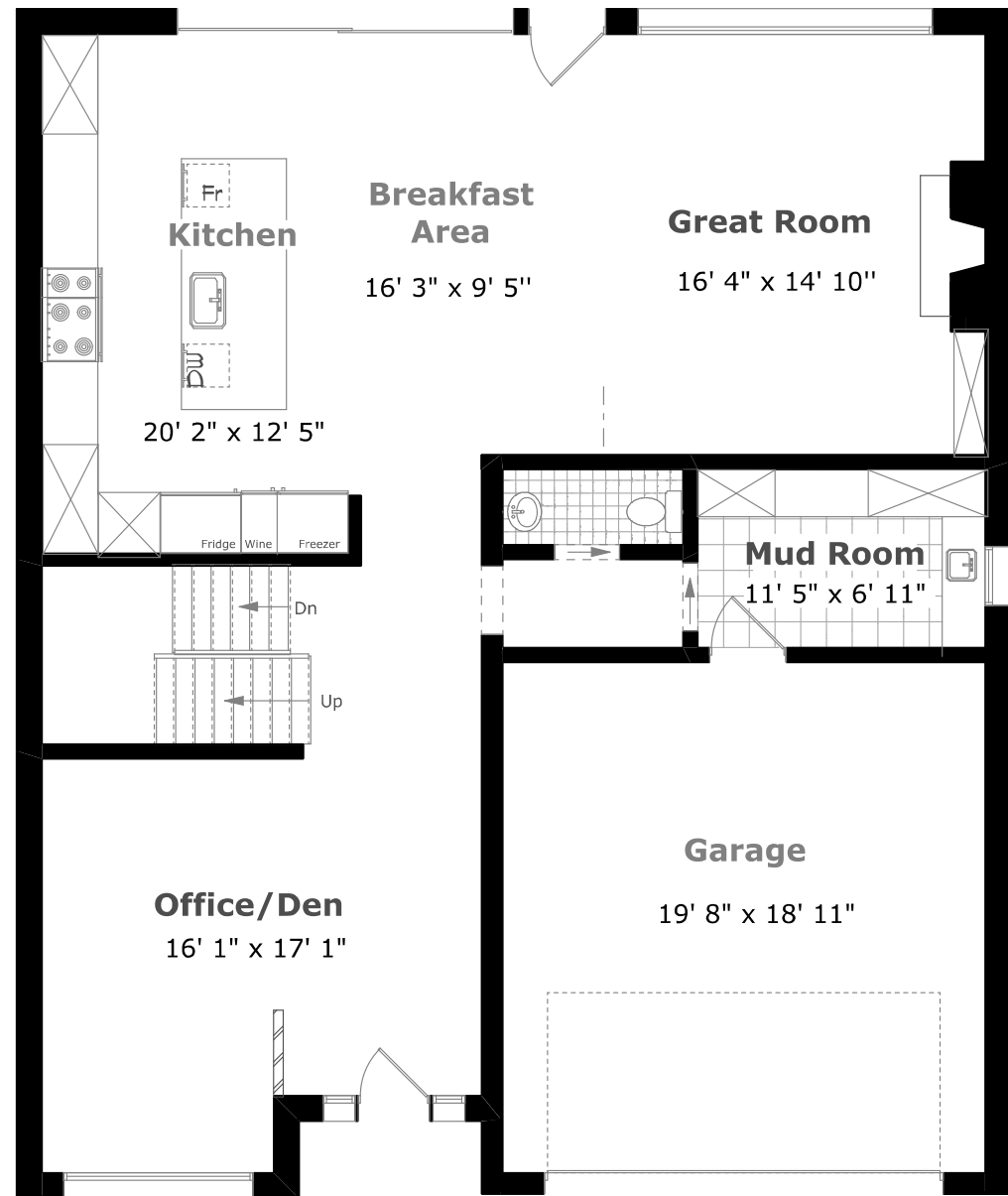




REAR ELEVATION, PORTICO & LOWER LOUNGE

POOL WITH TANNING LEDGE

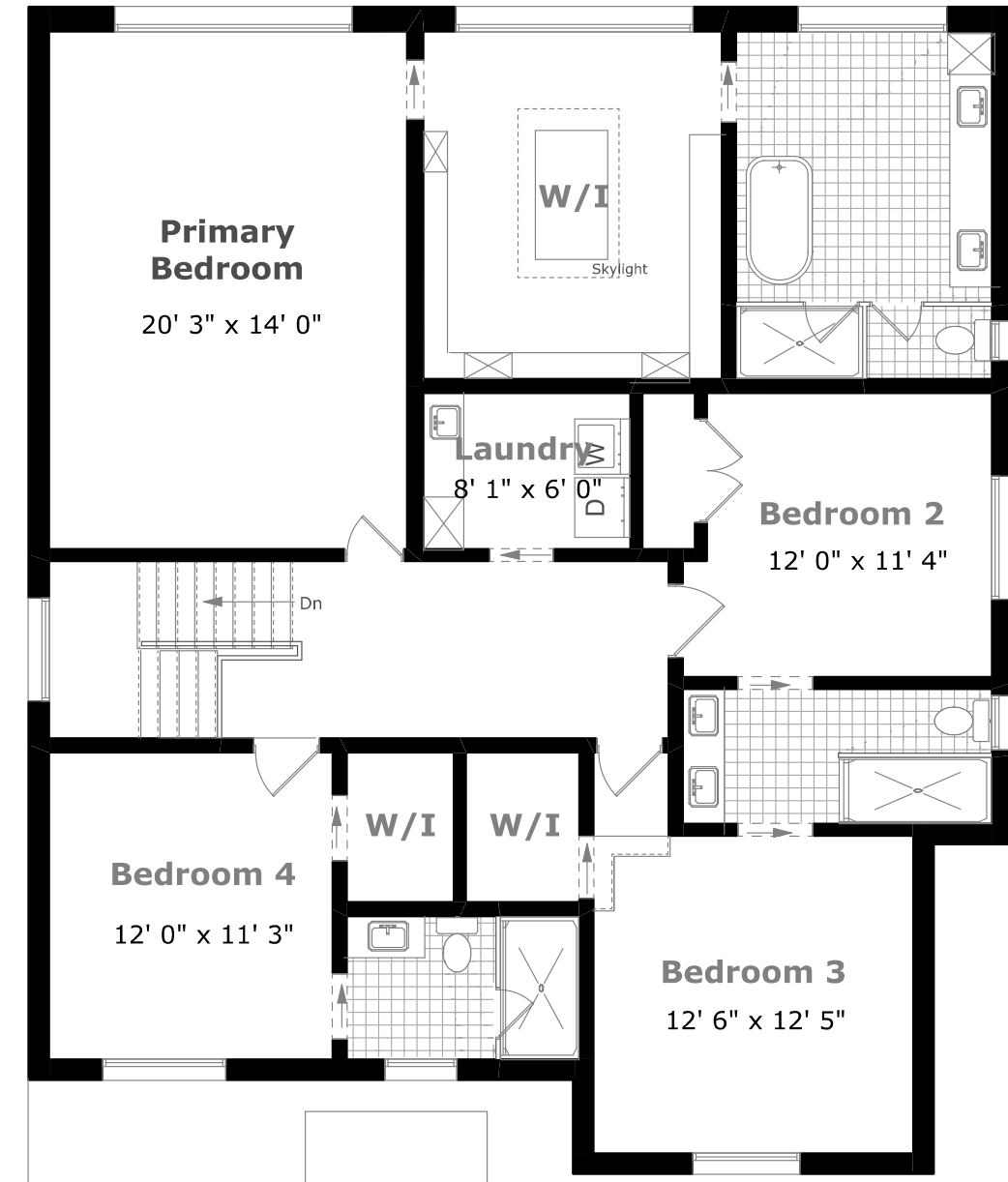
MAIN LEVEL FLOOR PLAN



Main Floor Plan

1,353.1 sq. ft. +
407.2 sq. ft. (Garage)
10' 0" Ceiling

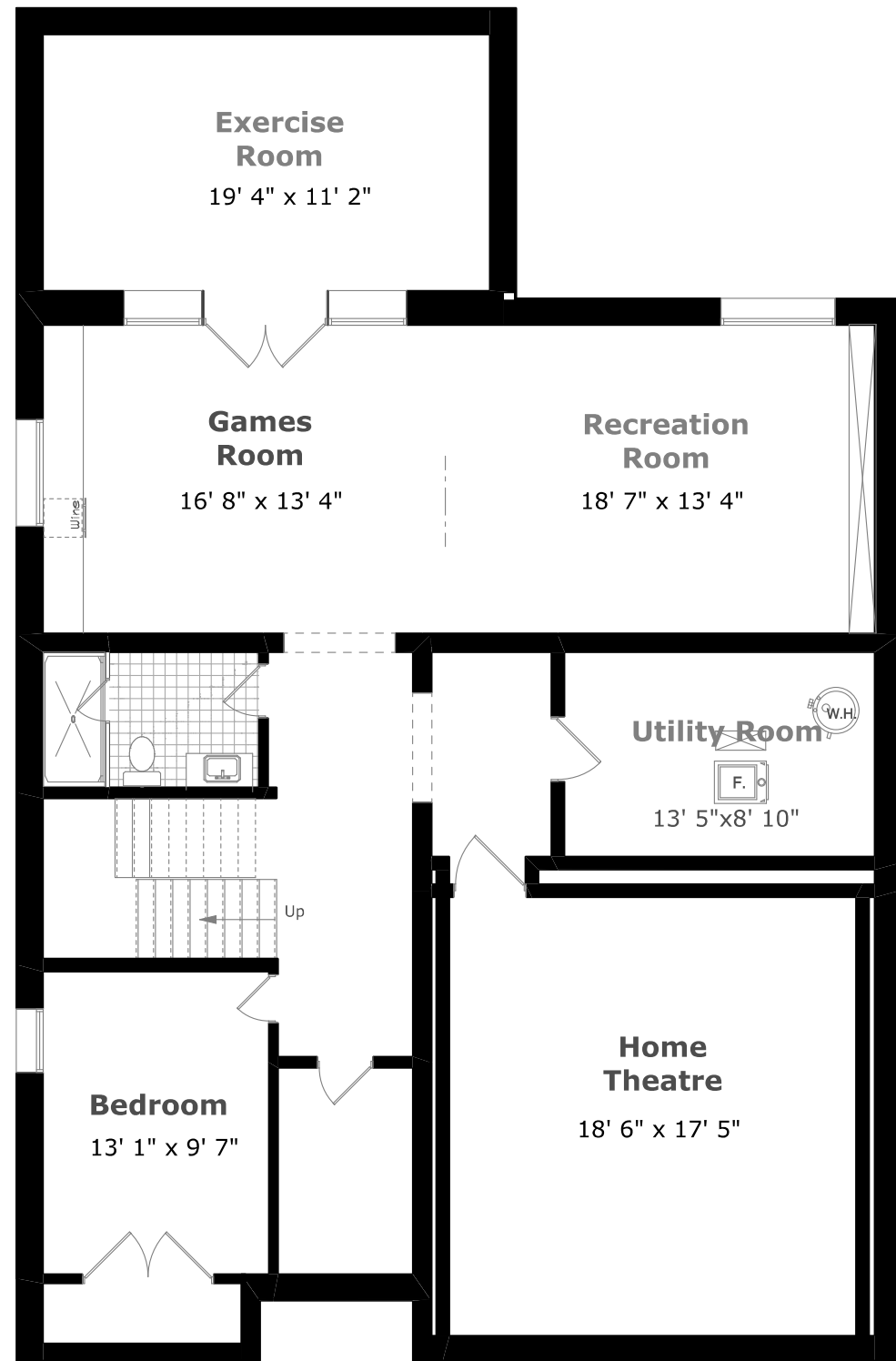
SECOND LEVEL FLOOR PLAN



2nd Floor Plan

1,647.5 sq. ft.
9' 11" Ceiling

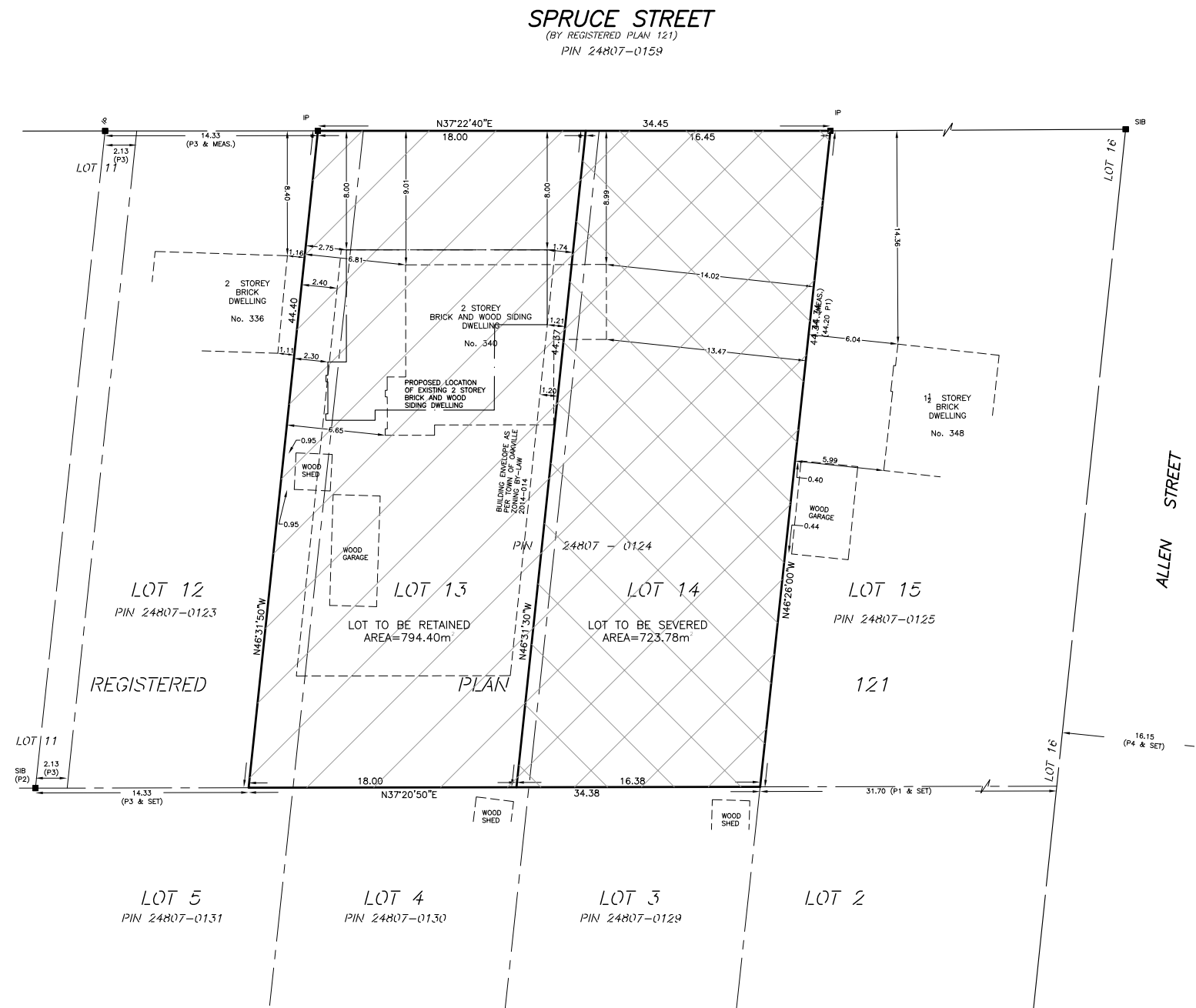
LOWER LEVEL FLOOR PLAN



Lower Level Plan

2,021.6 sq. ft. +
9' 7" Ceiling

SURVEY



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



LUXURY FEATURES

NOTABLE

- Architect: David Small Designs
- Builder: Gasparro Custom Homes
- Herringbone white oak hardwood
- Wide plank white oak hardwood
- Hand crafted millwork
- Poplar baseboards and mouldings
- Laser cut air returns and floor vents
- Aria vents
- Automatic privacy shades on most windows
- NuHeat digital touch thermostats
- LED pot lighting
- Solid quad hinged interior doors
- Soft-closing pocket doors with Emtek hardware
- Inline Fibreglass windows
- Cero Wall by Nanawall
- Louvered pergola
- Heated concrete in front porch, garage and upper rear patio
- Linear inground pool with jetted tanning ledge
- Pool house with washroom & outdoor shower
- Turfed lawn
- Front & rear irrigation
- Garage; epoxy flooring & wall slat storage by Garage Living
- Security system with 5 exterior cameras
- Alarm system (monitoring to be arranged by buyer)
- In-floor radiant heating in lower level

- MAIN LEVEL -

FOYER

- 8-foot black fibreglass front entrance door with triple locking modern hardware, flanked by 2 linear sidelites
- Engineered white oak flooring laid in herringbone pattern
- Modern baseboards
- Wide plank shiplap feature wall
- Designer chandelier
- Linear wood feature partition

DEN/OFFICE

- Engineered white oak flooring laid in herringbone pattern
- Modern baseboards
- Full height window glazing
- White brick feature wall
- Designer chandelier
- LED pot lighting
- Built-in audio speaker

POWDER ROOM

- Soft-closing pocket door with Emtek hardware
- Single slab onyxed porcelain floor
- Heated flooring with NuHeat digital control
- Modern baseboards
- Floating vanity with gold hardware, black quartz and round vessel sink
- Onyxed porcelain backsplash with wall mounted gold faucet
- Flush full height mirror
- Designer pendant light
- Wall-mounted black toilet with Gerberit flush panel
- LED pot lighting

MUDROOM

- Soft-closing pocket door with Emtek hardware
- Engineered white oak flooring laid in herringbone pattern
- Modern baseboards
- Full built-in storage system with closed hanging storage, shoe shelves & bench seating with cubby hooks
- Wet area with closed storage, white quartz counter, Blanco sink with gold Delta pull-down faucet
- Oversized linear casement window with automatic privacy blind
- Interior garage access

GARAGE

- Double garage
- Digital locking system
- Garage Living: epoxy flooring & wall slatted storage system
- Automatic opener

KITCHEN

- Engineered white oak hardwood flooring
- Modern baseboards
- Abundance of soft closing white oak cabinetry, thin framed with matte black hardware
- Two full pantries with pull out shelving
- Interior drawer organizers
- Deep drawers
- Concealed coffee station and microwave shelf
- Floating shelving with inset LED strip lighting
- Marbled quartz counters with book-matched feature wall
- Matte black pot filler

LUXURY FEATURES

- Oversized central island with marbled quartz counter with double waterfall edges
- Overhang with extra seating
- Smooth closed storage with shelving
- Double stainless Kohler sink with matte black pull-down faucet & soap dispenser
- Commercial grade appliances:
- Stainless Thermador 6 burner oven
- Custom fluted range hood with stainless Thermador integrated vent
- Oak panelled Thermador dishwasher
- Oak framed Marvel beverage fridge
- Oak panelled Thermador freezer
- Oak framed Thermador wine fridge
- Oak panelled Thermador fridge
- Triple designer pendants
- LED pot lighting
- Cero Wall by Nanawall
- Automatic privacy blinds
- Open to great room and dining

DINING ROOM

- Engineered white oak hardwood flooring
- Modern baseboards
- Single panel full height glass door opens to rear patio
- Automatic privacy blinds
- LED pot lighting
- Open to kitchen and great room

GREAT ROOM

- Engineered white oak hardwood flooring
- Modern baseboards
- Full-height glazing with casement

- Feature wall with oversized gas fireplace with marbled porcelain surround
- Dedicated media storage
- Custom recessed banquet area with closed storage & floating oak shelving
- Wide plank shiplap feature wall
- LED pot lighting
- Open to kitchen and dining room

- UPPER LEVEL -

- Open oak stairs, matte black spindles & flat oak rails
- Oversized fixed glazing with automatic privacy blinds
- Designer chandelier
- Engineered white oak hardwood flooring
- Modern baseboards
- Linear skylight
- LED pot lighting

PRIMARY

- Engineered white oak hardwood flooring
- Modern baseboards
- Designer textile feature wall
- Oversized fixed glazing
- Tray ceiling with white oak planks and LED pot lighting
- Modern 3 blade fan
- Dedicated media in wall

PRIMARY DRESSING ROOM

- Soft closing pocket door with matte black Emtek hardware
- Engineered white oak hardwood flooring
- Modern baseboards

- Oversized fixed glazing
- Square sky light
- Full built-in storage system with open hanging storage & shelving, closed drawers and full height mirrored doors
- Central island with quartz top and closed drawers

PRIMARY ENSUITE

- Soft closing pocket door with matte black Emtek hardware
- Heated oversized porcelain tile flooring
- Fixed glazing with automatic privacy blind
- Floating double vanity with closed drawer storage & quartz counter with integrated quartz sinks & backsplash
- Two Riobel matte black 3-piece faucets
- Black framed wall mounted mirrors
- Three fluted glass sconces
- Integrated closed storage cabinet
- Full slab porcelain feature wall
- Freestanding soaker tub with wall-mounted Riobel fixtures
- Black framed glass enclosed shower with porcelain floor, linear drain, full slab porcelain walls & linear shower niche
- Flush-mount rain shower head with wall-mounted wand
- Black framed glass enclosed water closet with linear casement window with automatic privacy blinds
- LED pot lighting
- Built-in audio speaker



LUXURY FEATURES

LAUNDRY

- Soft closing pocket door with matte black Emtek hardware
- Hexagon porcelain tile flooring
- Modern baseboards
- Built-in storage with closed & open rod hanging
- Integrated deep stainless laundry sink with pull-down faucet
- Front loading Samsung washer & dryer with quartz folding counter
- Upper closed storage & floating oak shelving
- Flush lighting & LED pot lighting

BEDROOM 2

- Engineered white oak hardwood flooring
- Modern baseboards
- Double window with casement
- Automatic privacy blinds
- Milled feature wall
- Shiplap plank ceiling
- Double closet with custom storage
- Shared ensuite
- Soft closing pocket door with matte black Emtek hardware

SHARED ENSUITE

- Soft closing pocket door with matte black Emtek hardware
- Heated terrazzo style porcelain tile flooring
- Modern baseboards
- Double vanity with closed storage, quartz top, two undermount sinks and matte black Riobel faucets
- Two black framed mirrors with two sconces

- Black framed glass paneled curbless shower with shower niche & black tiled feature wall
- Linear drain and black Riobel fixtures
- Casement window

BEDROOM 3

- Engineered white oak hardwood flooring
- Modern baseboards
- Architectural angled ceilings
- Double window with casement and automatic privacy blind
- Walk-in closet with custom storage system

BEDROOM 4

- Engineered white oak hardwood flooring
- Modern baseboards
- Milled shiplap feature wall
- Double window with casement and automatic privacy blind
- Walk-in closet with soft closing pocket door and custom storage system

ENSUITE

- Soft closing pocket door with matte black Emtek hardware
- Heated linear tile flooring
- Modern baseboards
- Casement window with privacy blind
- Wood vanity with closed storage, honed quartz top, undermount sink with matte black faucet
- Black framed wall-mounted mirror

- Curbless black framed glass enclosed shower with linear porcelain tile floor, black marbled feature wall with linear shower niche
- Linear floor drain and black Riobel fixtures
- LED pot lighting

- LOWER LEVEL -

- Oak stairs with black spindles and flat oak rails
- Art ledge
- LED pot lighting
- Premium textured laminate flooring
- 3 zone in-floor radiant heating in lower level
- Modern baseboards

RECREATION ROOM

- Premium textured laminate flooring
- Modern baseboards
- Custom floating credenza with closed storage
- Floating shelving with integrated LED strip lighting
- Egress window with casement

GAMES AREA

- Premium textured laminate flooring
- Modern baseboards
- Custom floating bar area with marbled quartz counter, closed storage and framed Marvel beverage fridge
- Egress window with casement
- Floating shelving with integrated LED strip lighting

LUXURY FEATURES

GYM

- Black framed glass enclosure
- Premium textured laminate flooring
- Modern baseboards
- LED pot lighting

BATHROOM

- Oversized textured porcelain tile flooring
- Modern baseboards
- Floating vanity with closed storage with porcelain sink and integrated sink
- Black Disegno faucet
- Black framed wall-mounted mirror
- Black framed glass enclosed shower with linear stacked porcelain tile surround and shower niche
- Recessed ceiling-mounted shower head and wall-mounted shower wand
- LED pot lighting

THEATRE

- Sound dampening
- Plush broadloom
- Modern baseboards
- Dimmable wall sconces
- Tiered seating platforms
- 120" projector screen with projector
- Integrated audio speakers

BEDROOM

- Premium textured laminate flooring
- Modern baseboards
- Egress window with casement
- Double closet with custom built-in storage system
- Flush-mount lighting

WALK-IN STORAGE

- Premium textured laminate flooring
- Modern baseboards
- Built-in storage system
- Flush-mount lighting

MECHANICAL

- NTI
- Lifebreath air system
- Aprilaire humidifier on both furnaces
- 2 furnaces
- 2 ACs
- Owned hot water tank

- EXTERIOR -

REAR

- Fully fenced
- Mixed tree canopy
- Cero Wall by Nanawall opens to rear lounge
- Lounge with heated floor and a waterproof louvered pergola
- Linear inground pool with jetted tanning ledge
- Pool house with washroom & outdoor shower
- Turfed lawn
- Irrigation system in beds
- Concrete walkway/steps

FRONT

- Seamless landscaping and hardscaping
- Covered front entrance
- Heated concrete at front porch
- Irrigation system

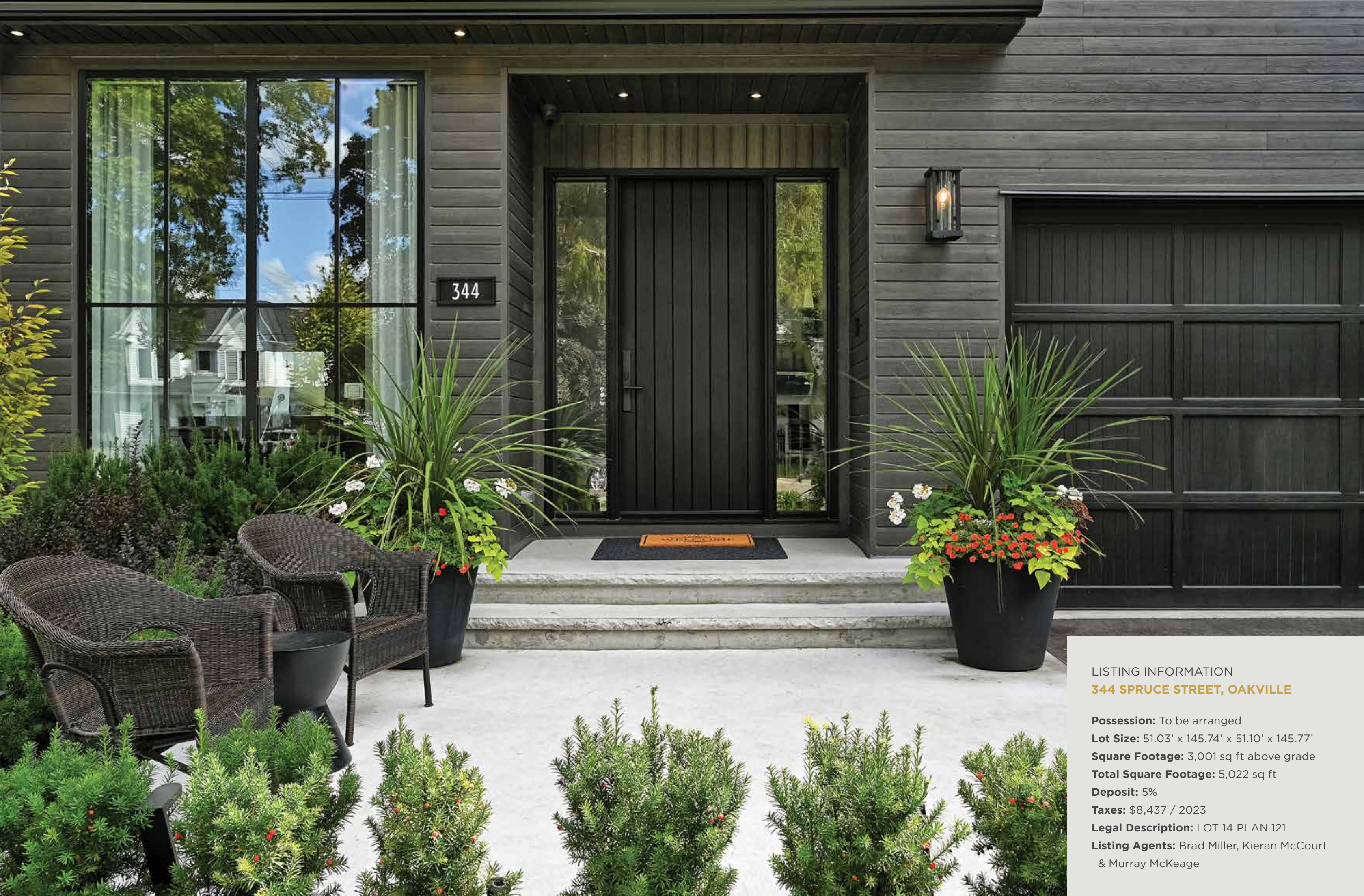
INCLUSIONS

- Garage door opener with remote(s)
- All electronic light fixtures
- All drapery and window coverings
- TV mounts (if applicable)
- Stainless Thermador 6 burner oven
- Custom fluted range hood with stainless Thermador integrated vent
- Oak panelled Thermador dishwasher
- Oak framed Marvel beverage fridge
- Oak panelled Thermador freezer
- Oak framed Thermador wine fridge
- Oak panelled Thermador fridge
- Samsung front loading washer and dryer pair
- Central vac and attachments
- Framed Marvel beverage fridge
- Exterior hard-wired cameras
- Pool safety cover and related equipment
- Alarm system (monitoring to be arranged by buyer)

EXCLUSIONS

- All TVs
- Bedroom 2 & 3 hockey lights
- Theatre seating
- 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.



344

LISTING INFORMATION

344 SPRUCE STREET, OAKVILLE

Possession: To be arranged

Lot Size: 51.03' x 145.74' x 51.10' x 145.77'

Square Footage: 3,001 sq ft above grade

Total Square Footage: 5,022 sq ft

Deposit: 5%

Taxes: \$8,437 / 2023

Legal Description: LOT 14 PLAN 121

Listing Agents: Brad Miller, Kieran McCourt
& Murray McKeage



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