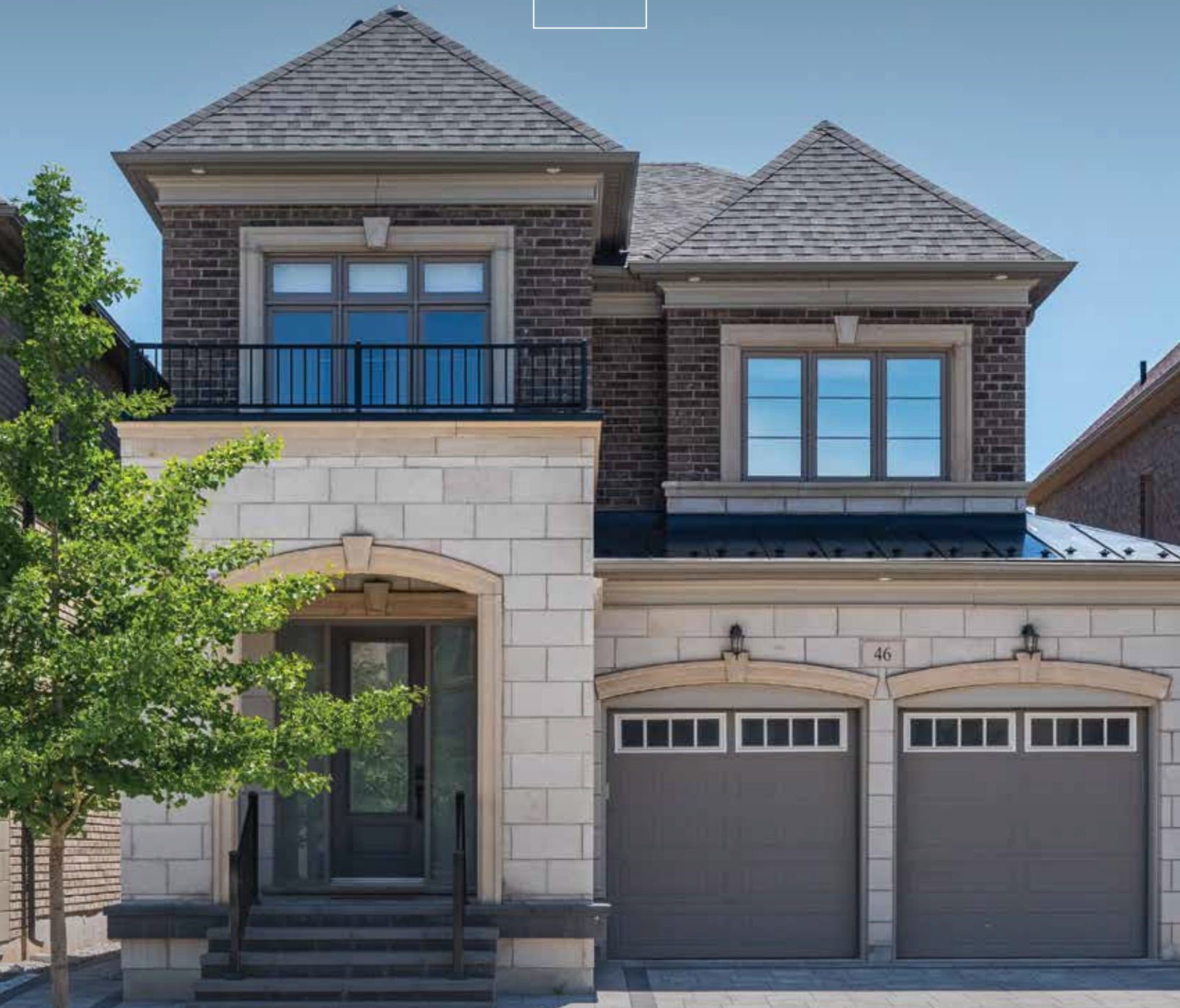


GMT



46 Hallaran Road

Oakville

Welcome to 46 Hallaran Road

Welcome to 46 Hallaran Road, an exceptionally appointed residence where sophisticated design, premium finishes and thoughtful functionality come together in the heart of Glenorchy. Ten-foot ceilings on the main level, nine-foot ceilings on both the upper and finished lower levels, elegant eight-foot interior doors, upgraded lighting and detailed stairs contribute to the home's refined and cohesive design.

THE GOODALE MILLER TEAM

Listing Agents: Brad Miller, Kieran McCourt & Edward Offenbach

SCAN TO VIEW THE
DIGITAL BROCHURE



Property Highlights

BEDS	4
BATHS	3.2
LOT SIZE	38.12' x 90.03' x 38.12' x 90.03'
ABOVE GRADE	2,118 sq ft
TOTAL SQ FT	3,162 sq ft
TAXES	\$7,462 / 2026





Main Level

Vintage White Oak Nautilus engineered hardwood brings warmth and character to the main level. At the centre of the home is a striking kitchen designed for everyday family life and effortless entertaining, with an expansive nine-foot waterfall island, extended cabinetry, quartz countertops and a seamless quartz backsplash. Premium Sub-Zero, Wolf and ASKO appliances complete the space.









Second Level

The upper level continues the home's refined design with nine-foot ceilings, eight-foot interior doors and Vintage White Oak Nautilus engineered hardwood. The primary suite offers a calm and beautifully considered retreat, where a custom oak barn door opens to a professionally designed California Closets wardrobe. Heated flooring adds comfort and luxury to the primary ensuite.

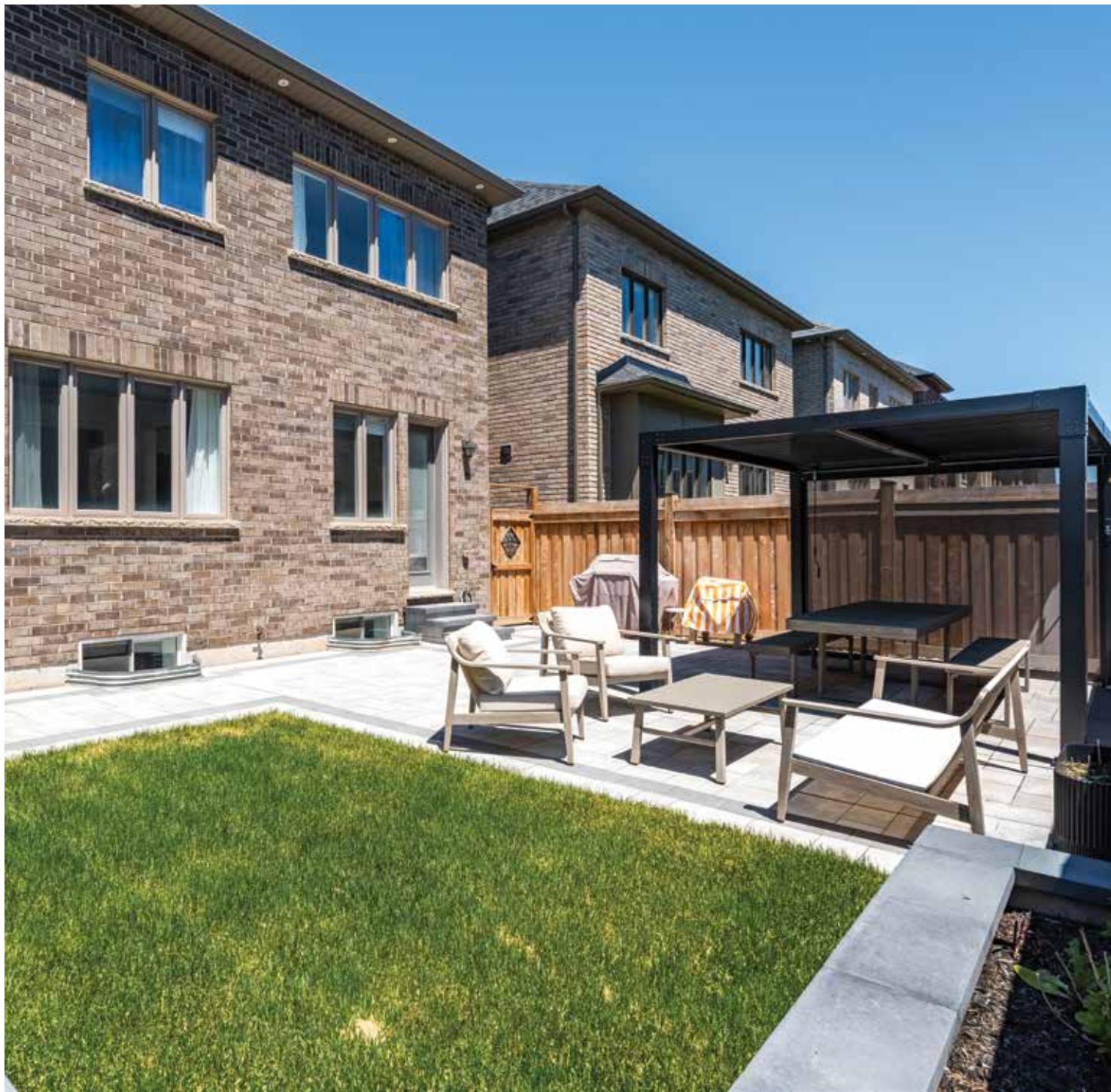






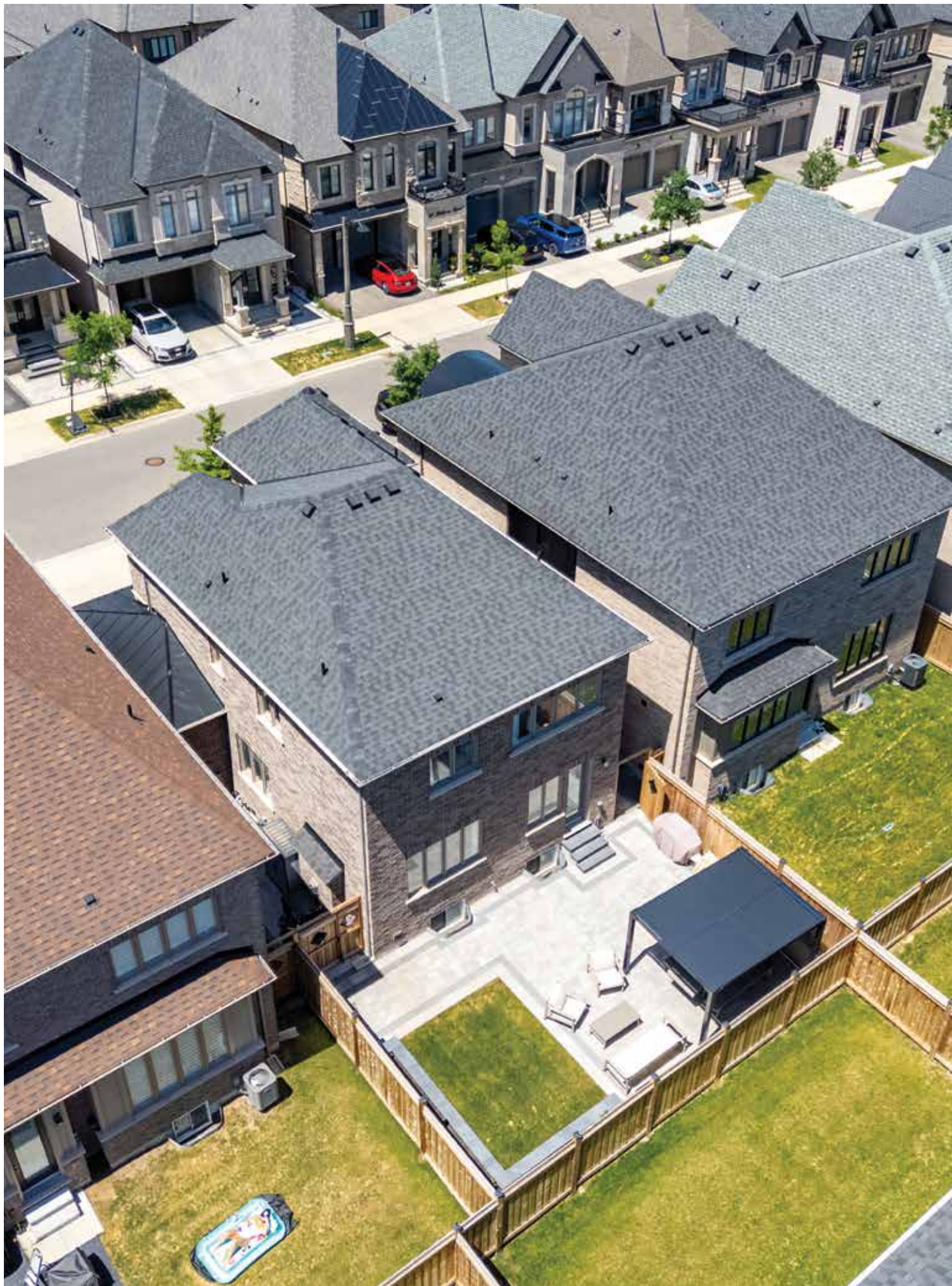
Lower Level

The finished lower level extends the home's living space and has been completed to the same high standard found throughout the home. Nine-foot ceilings and extended basement windows create a bright and inviting environment, with flexible space for recreation, media, fitness or working from home. A three-piece bathroom adds functionality, while a wet bar rough-in offers future potential for entertaining.

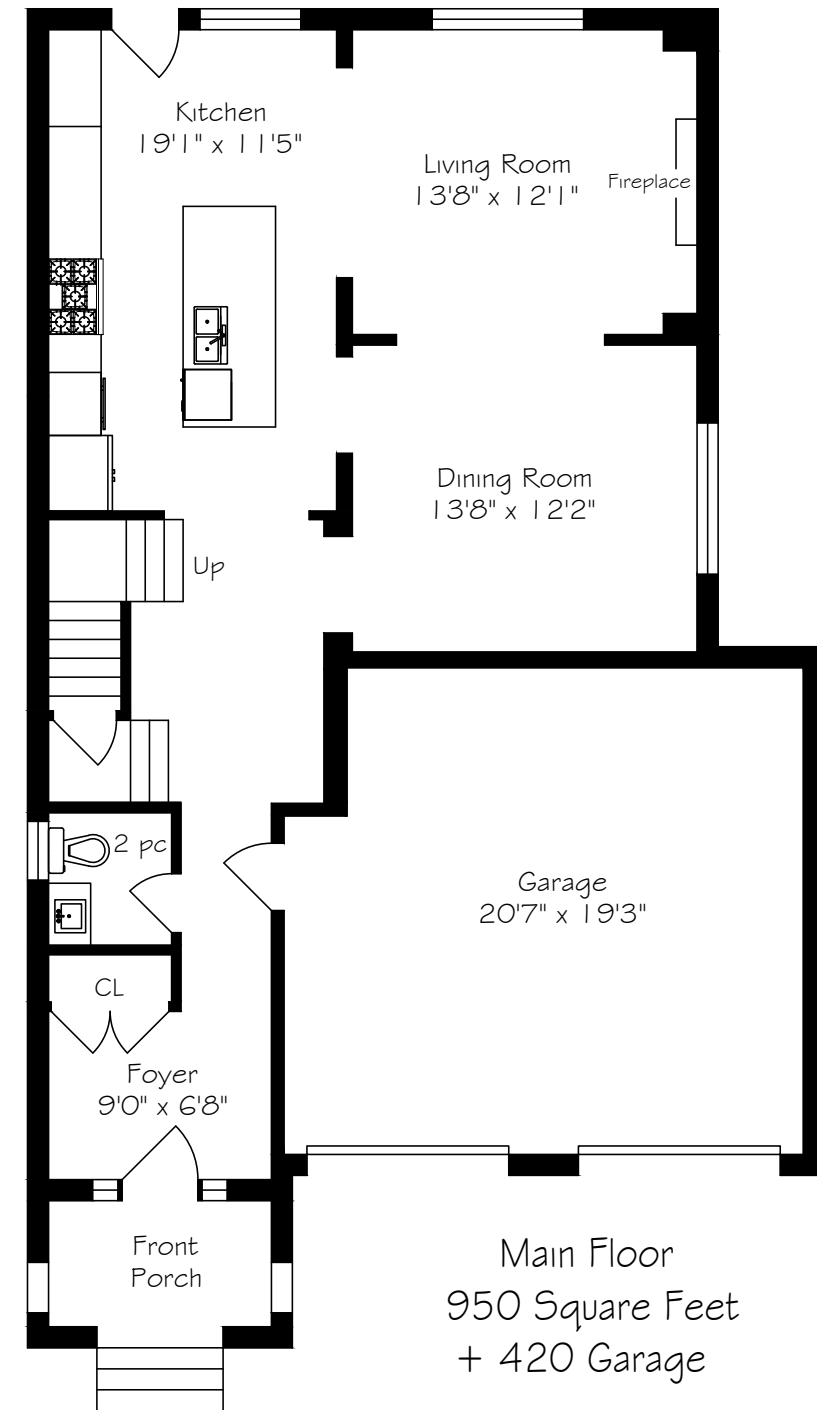


Backyard

Outside, the landscaped yard features an interlock patio and a 10-foot by 13-foot Sojag Austa pergola with integrated LED lighting and a privacy screen. A direct natural gas connection makes outdoor cooking and summer entertaining effortless, while exterior pot lights enhance the home after dark. The garage adds a quiet belt-drive opener and FLO Home X6 50-amp EV charging station.

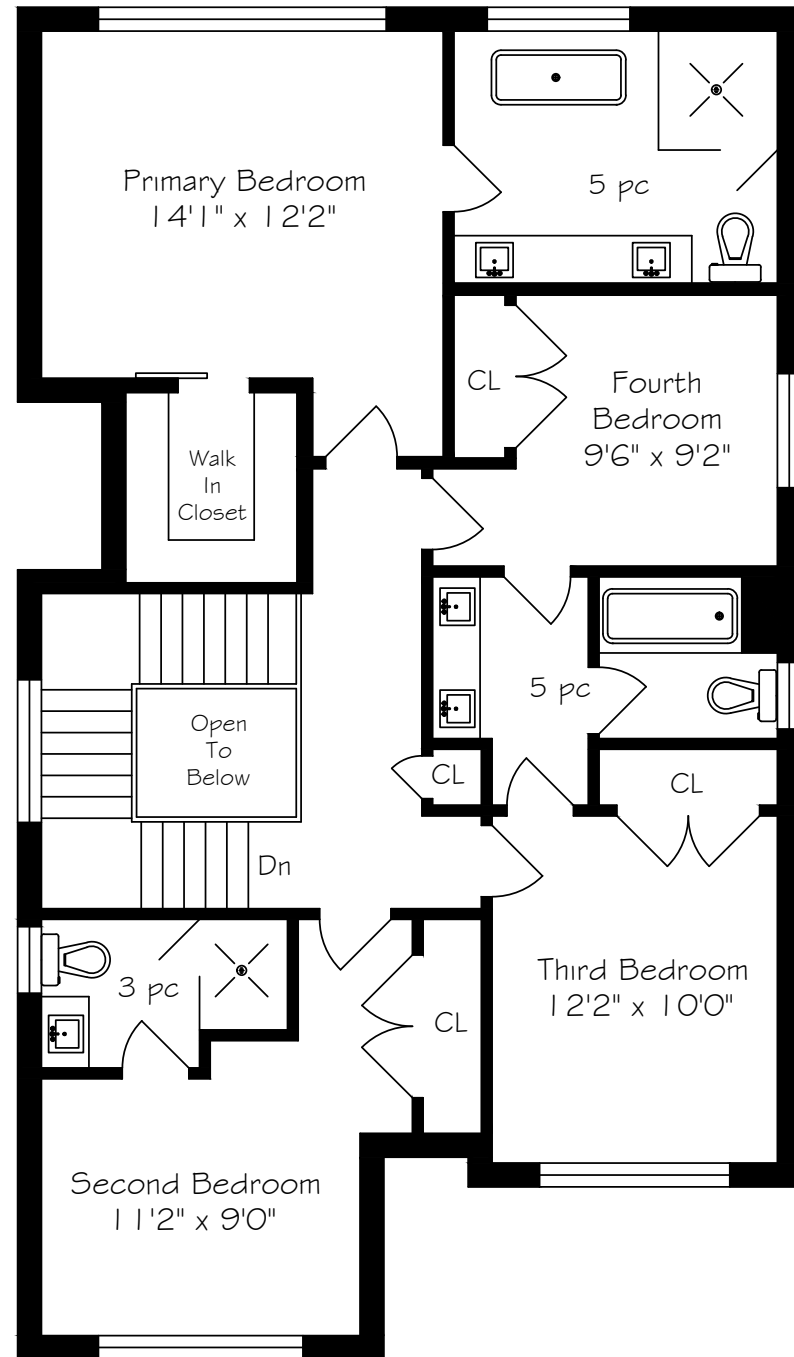


Main Level Floor Plan



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

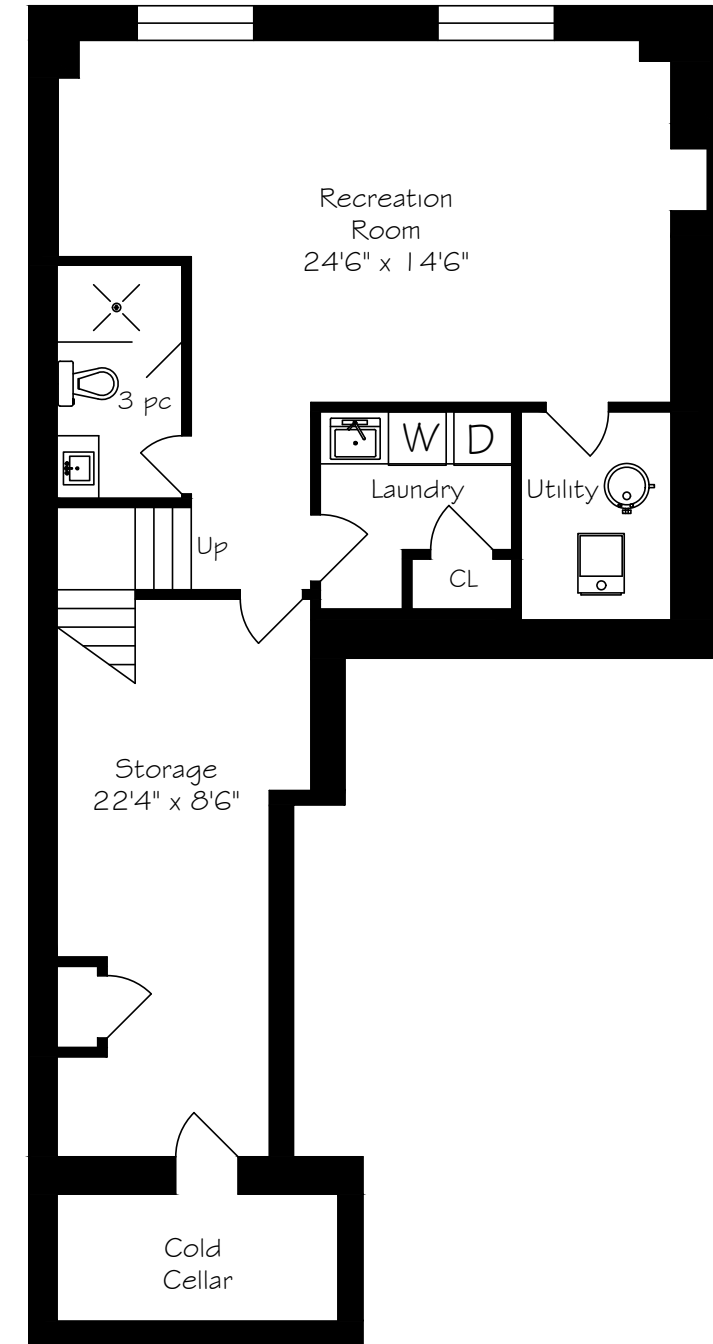
Second Level Floor Plan



Second Floor
1168 Square Feet

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

Lower Level Floor Plan



Lower Level
1044 Square Feet

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



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