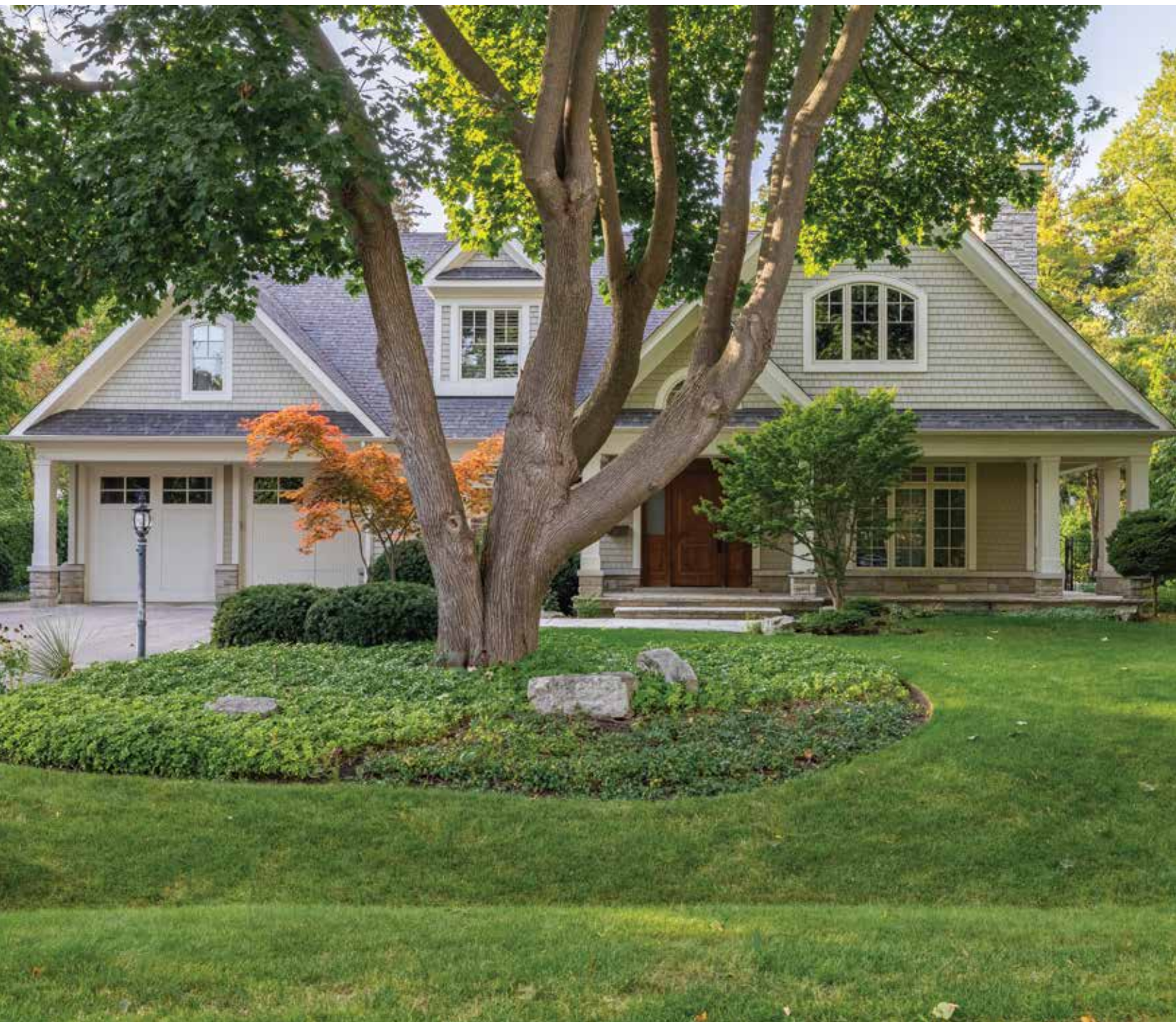




GoodaleMillerTeam
CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



2039 Ardleigh Road | Oakville



THE ART OF RIGHT-SIZING

When a home is built by Chatsworth Fine Homes with architecture by Bill Hicks Design Studio, you know you're stepping into something special. A true passion project where vision and craftsmanship come together. Every detail at 2039 Ardleigh was designed to reflect the homeowner's vision of comfort, lifestyle and joy.

From the outset, this residence was conceived with downsizing in mind, but without losing the quality, character and grandeur that define a custom-built home. The exterior offers timeless curb appeal, low-maintenance professionally landscaped grounds and an oversized garage with extra ceiling height and width for ease and convenience.

Inside, the main floor is anchored by a private primary wing with high ceilings, a fireplace, and Pella French doors opening directly to the patio. The kitchen features heated floors, a striking island and a generous breakfast area, a space designed as much for gathering as for everyday enjoyment.

Upstairs, three bedrooms are complemented by a remarkable sun-filled studio offering over 550 sq. ft. of versatile space with walnut flooring, ideal as a lounge, creative studio or additional bedroom.

The lower level offers a thoughtfully finished area for everyday use and recreation, along with a massive hobby room designed for all manner of messy hands-on projects.

Throughout the home you'll find high ceilings, intricate detailing, extensive millwork, finished-on-site cherry hardwood, built-ins and fine cabinetry, heated floors, four fireplaces, Sub-Zero appliances and a 26 kW home generator.

Ardleigh is more than a house it's a thoughtfully designed residence that delivers the best of both worlds: the perks and refinement of a large 4,500 sq ft custom home, paired with the ease and tailored scale that make downsizing feel like an upgrade.



FOYER

STAIRCASE & OFFICE



LIVING ROOM

DINING ROOM





KITCHEN

BREAKFAST AREA



GREAT ROOM

POWDER ROOM & LAUNDRY ROOM



MAIN FLOOR PRIMARY BEDROOM

MAIN FLOOR PRIMARY ENSUITE



WORK SPACE

SECOND BEDROOM & ENSUITE



THIRD & FOURTH BEDROOMS

MAIN BATHROOM & UPPER HALLWAY





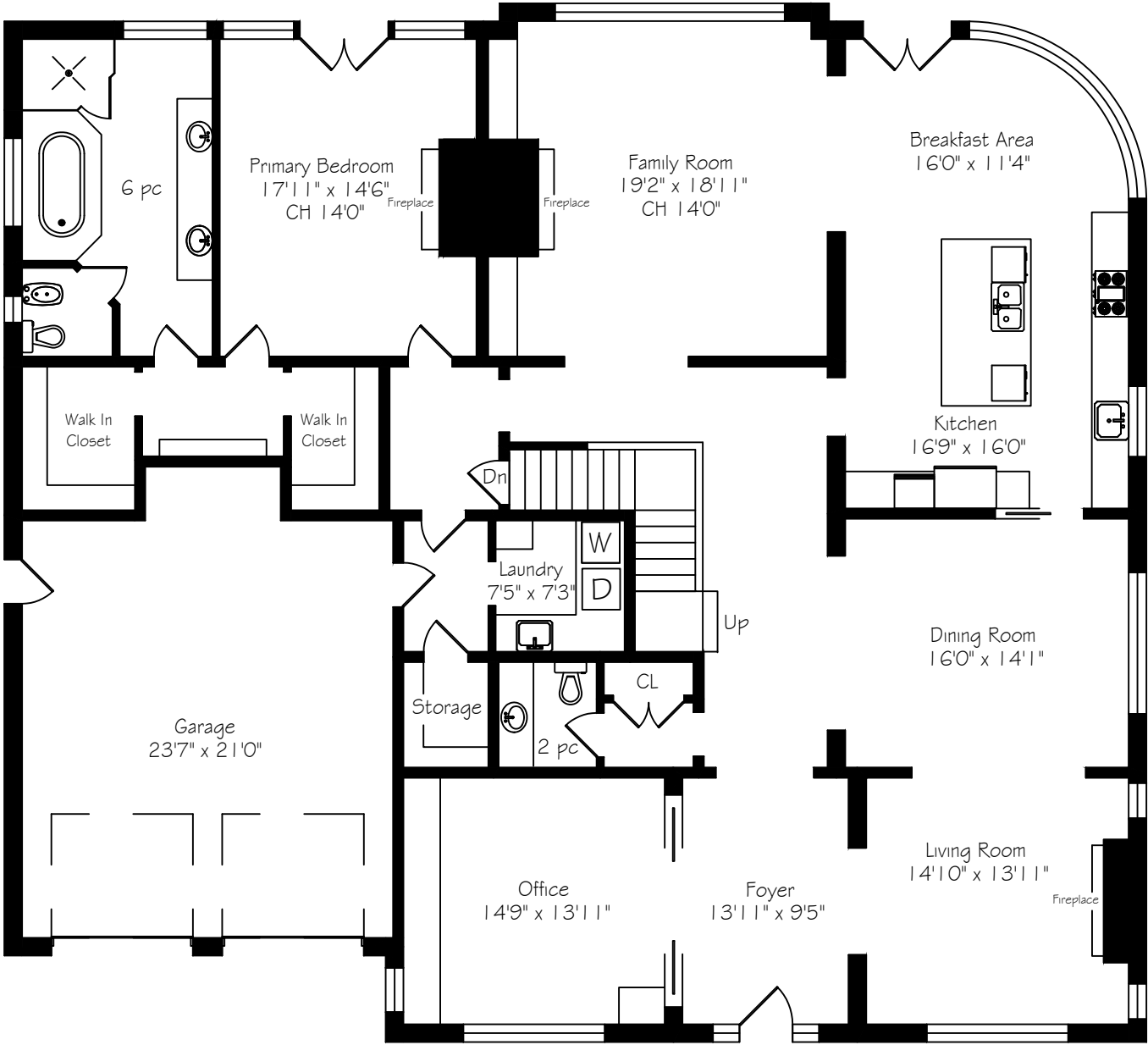
PATIO AREA



REAR YARD

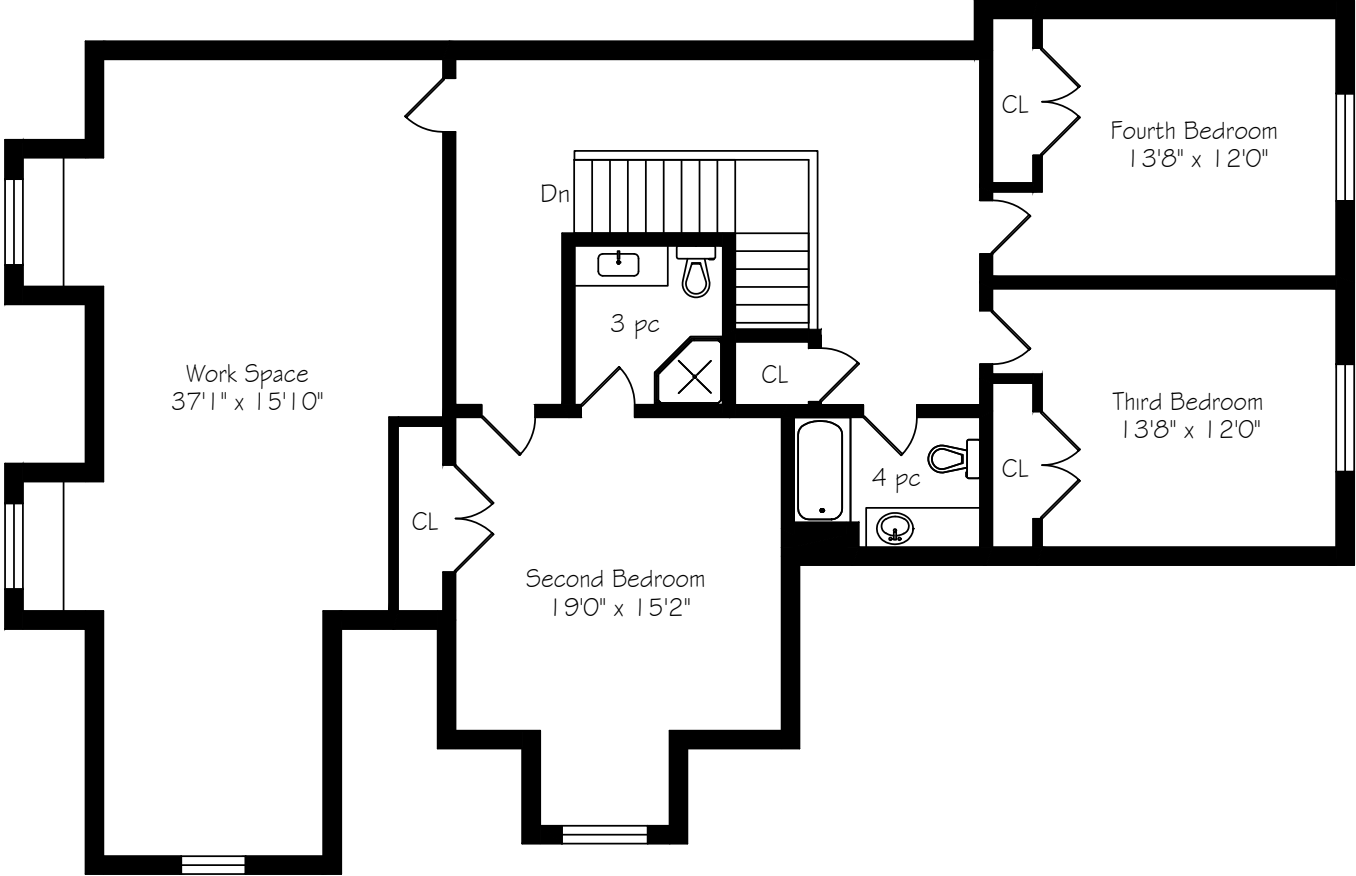


MAIN LEVEL FLOOR PLAN



Main Floor
3040 Square Feet
+ 562 Garage

SECOND LEVEL FLOOR PLAN

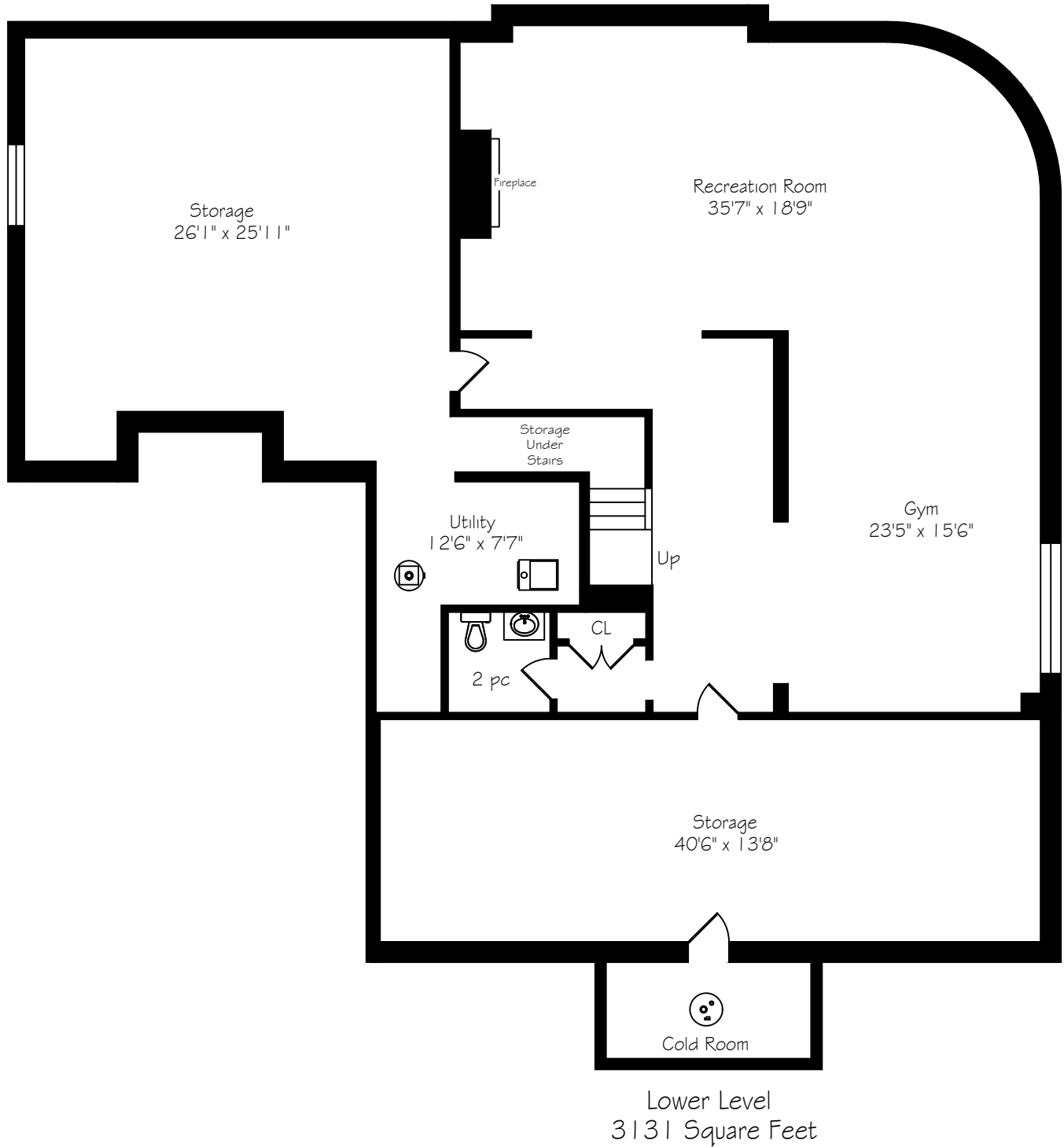


Second Floor
1893 Square Feet

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

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LOWER LEVEL FLOOR PLAN



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LISTING INFORMATION
2039 ARDLEIGH ROAD, OAKVILLE

Possession: To be arranged
Lot Size: 100.17' x 150.12' x 100.16' x 150.12'
Square Footage: 4,933 sq ft above grade
Total Square Footage: 8,064 sq ft
Deposit: 5%
Taxes: \$25,114 / 2025
Legal Description: LT 20, PL 542
Listing Agents: Brad Miller, Kieran McCourt & Bronwen Cockcroft



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#1 Team in Canada for Century 21 for 21 consecutive years