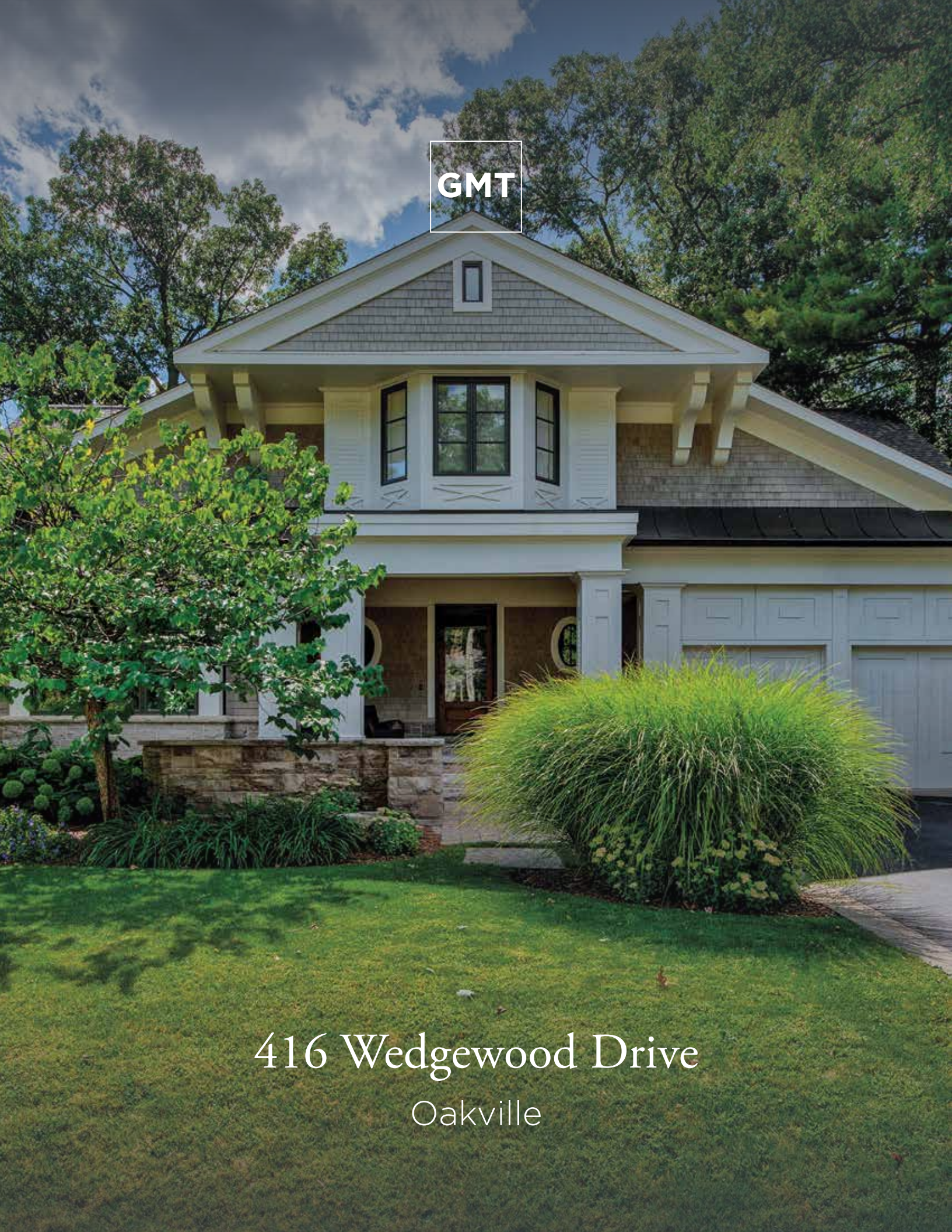


416 Wedgewood Drive

Oakville

Welcome to 416 Wedgewood Drive

Set on a prime west-backing lot in Morrison, one of Southeast Oakville's most established + distinguished neighbourhoods, this custom-built family home offers a compelling blend of thoughtful design, enduring quality + an exceptional natural setting. Mature trees + dense greenery create a beautiful backdrop for the coastal-inspired custom home. The interior welcomes with formal foyer with fine finish details of natural stone + plaster crown, previewing the exceptionality in chosen materials for this home. The exterior is a natural extension with stone portico with wood burning fireplace, linear pool + layered gathering areas.

THE GOODALE MILLER TEAM

Listing Agents: Brad Miller, Kieran McCourt & Murray McKeage

SCAN TO VIEW THE DIGITAL BROCHURE



Property Highlights

BEDS	4+1
BATHS	6.1
LOT SIZE	75.85' x 163.62' x 75.14' x 153.32'
ABOVE GRADE	4,111 sq ft
TOTAL SQ FT	6,610 sq ft
TAXES	$20,999 / 2026









Main Level

Expansive principal spaces, abundant natural light + vaulted ceilings establish a sense of volume, while plaster crown moulding, natural stone + mixed wood finishes lend warmth + architectural refinement. A thoughtfully considered floor plan creates an effortless transition between living spaces, with full-height glazing providing a striking focal point + opening directly to the rear stone portico. This seamless connection between the chef's kitchen, great room + outdoor living areas enhances both everyday living + entertaining.









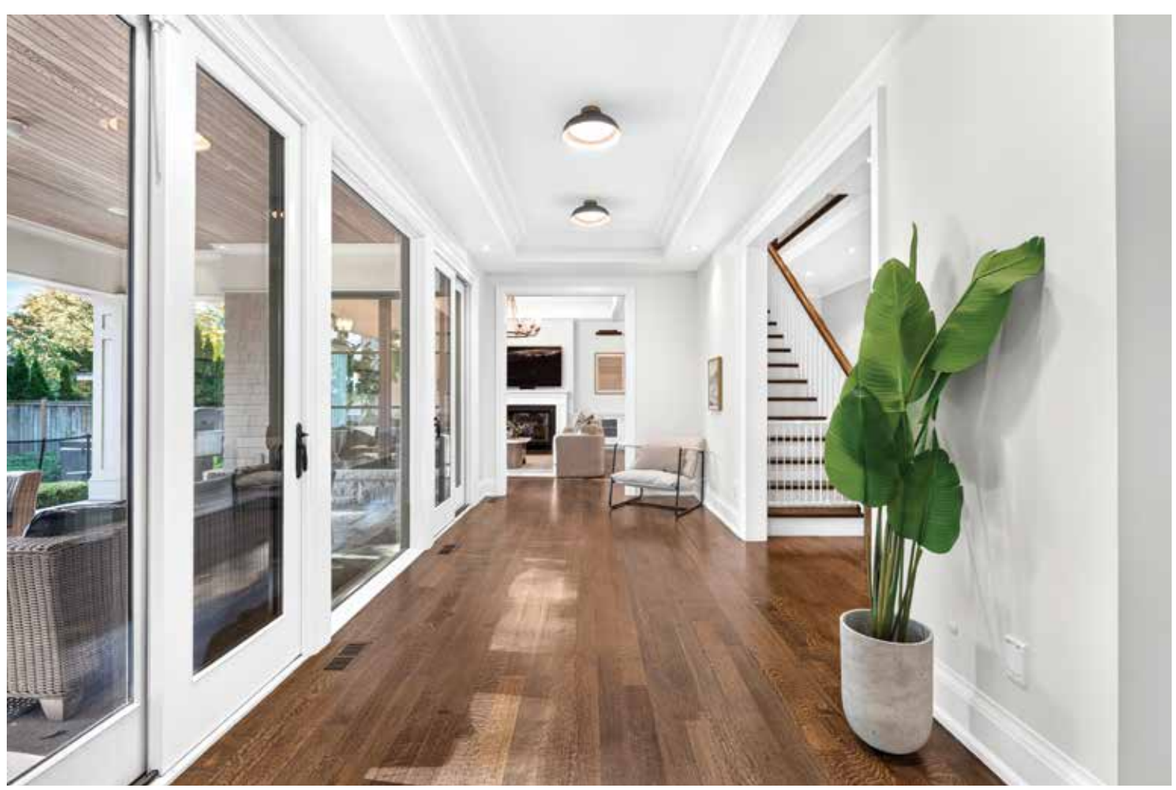




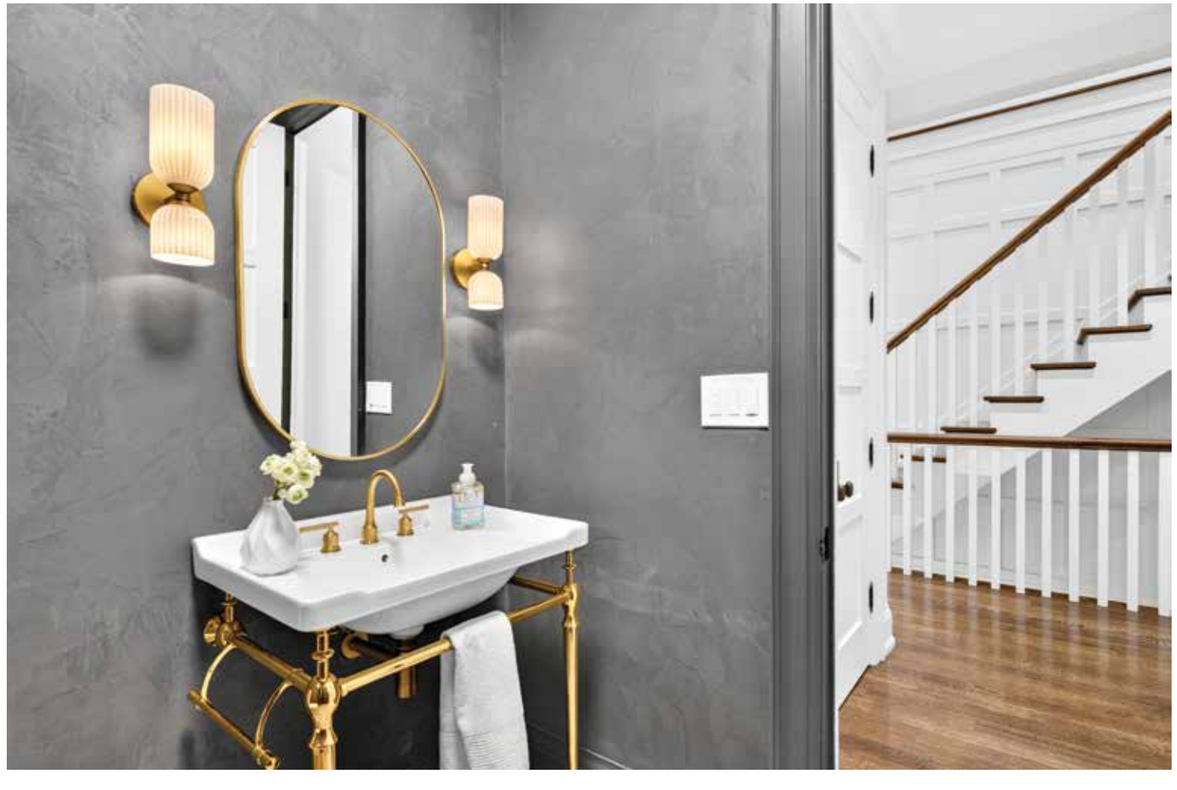




















Second Level

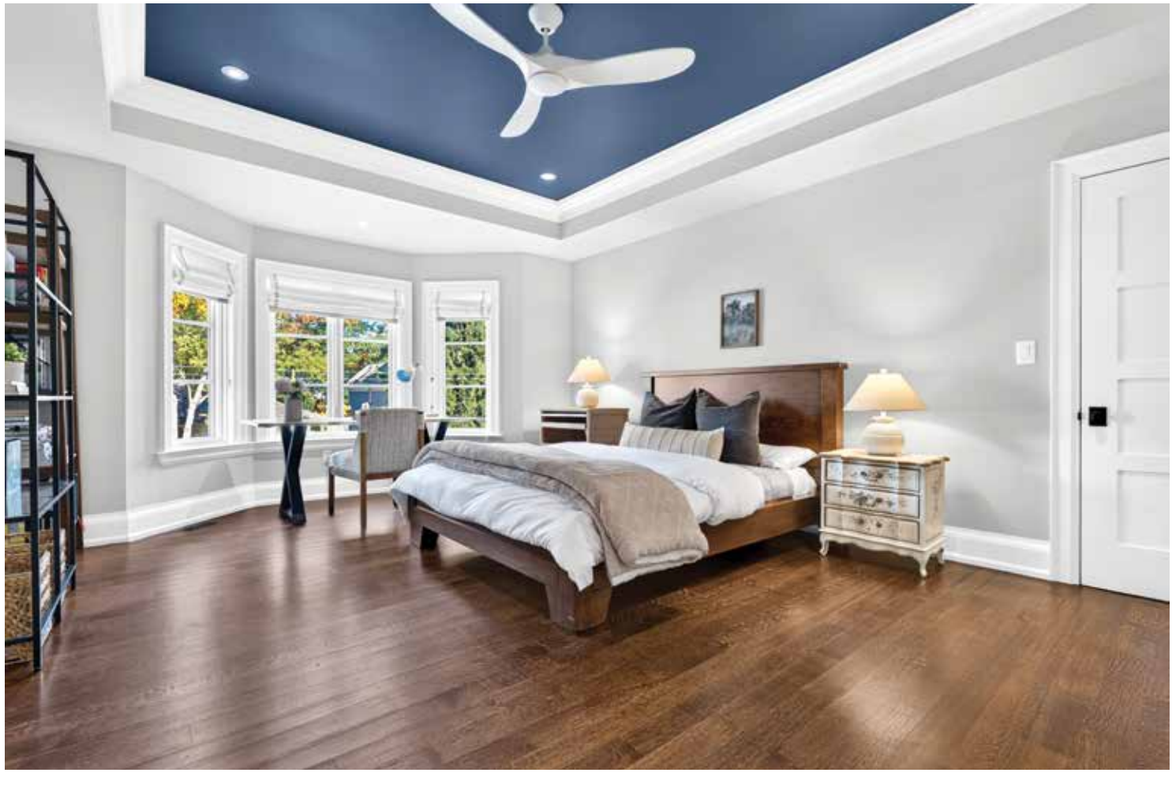
The second level continues the home's emphasis on generous proportions, bespoke detailing + refined finishes. Four spacious bedrooms, each appointed with double or walk-in closets + private ensuites, offer comfort + a sense of individual retreat. Beautifully crafted millwork adds depth + distinction, while a windowed cupola provides a striking architectural feature + enhances the sense of volume throughout the upper level. The primary suite is a particularly inviting retreat, complete with a private balcony walkout + a luxuriously appointed ensuite + incredible dressing room. Conveniently located laundry completes this thoughtfully designed level.

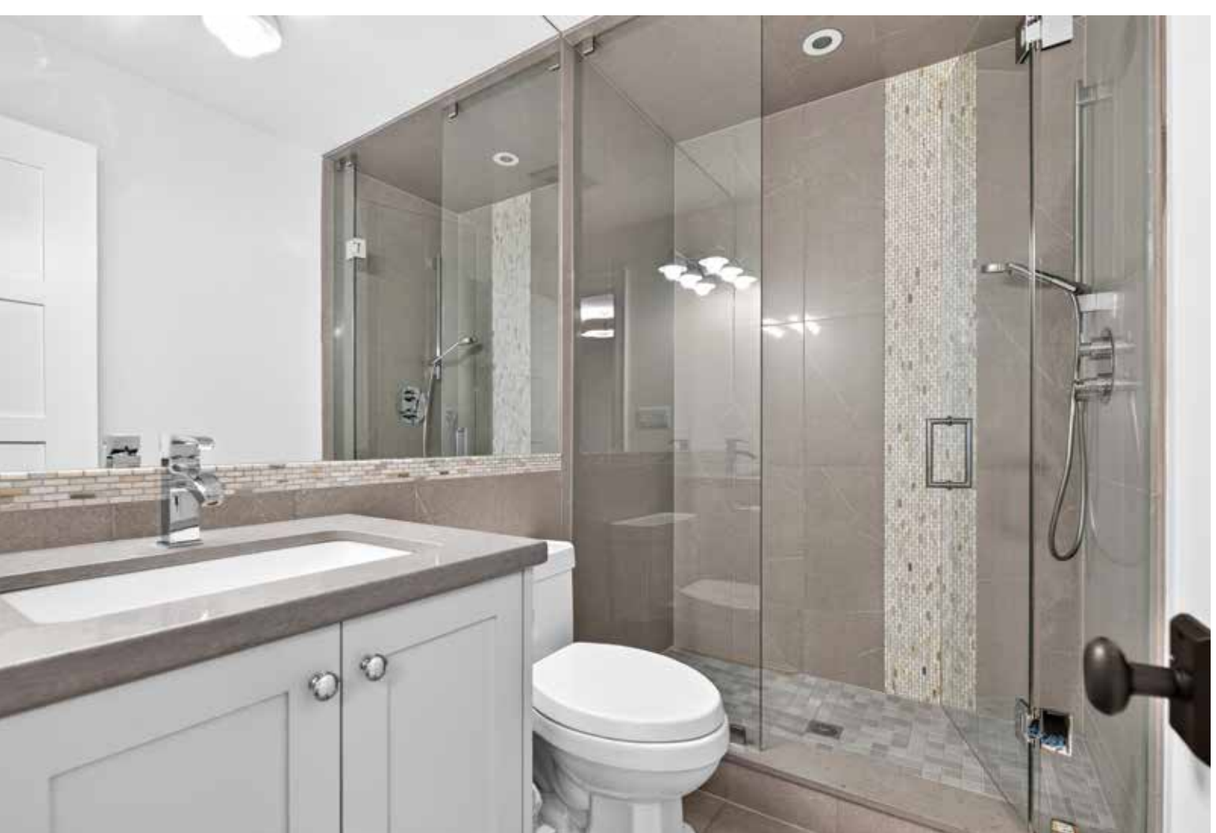






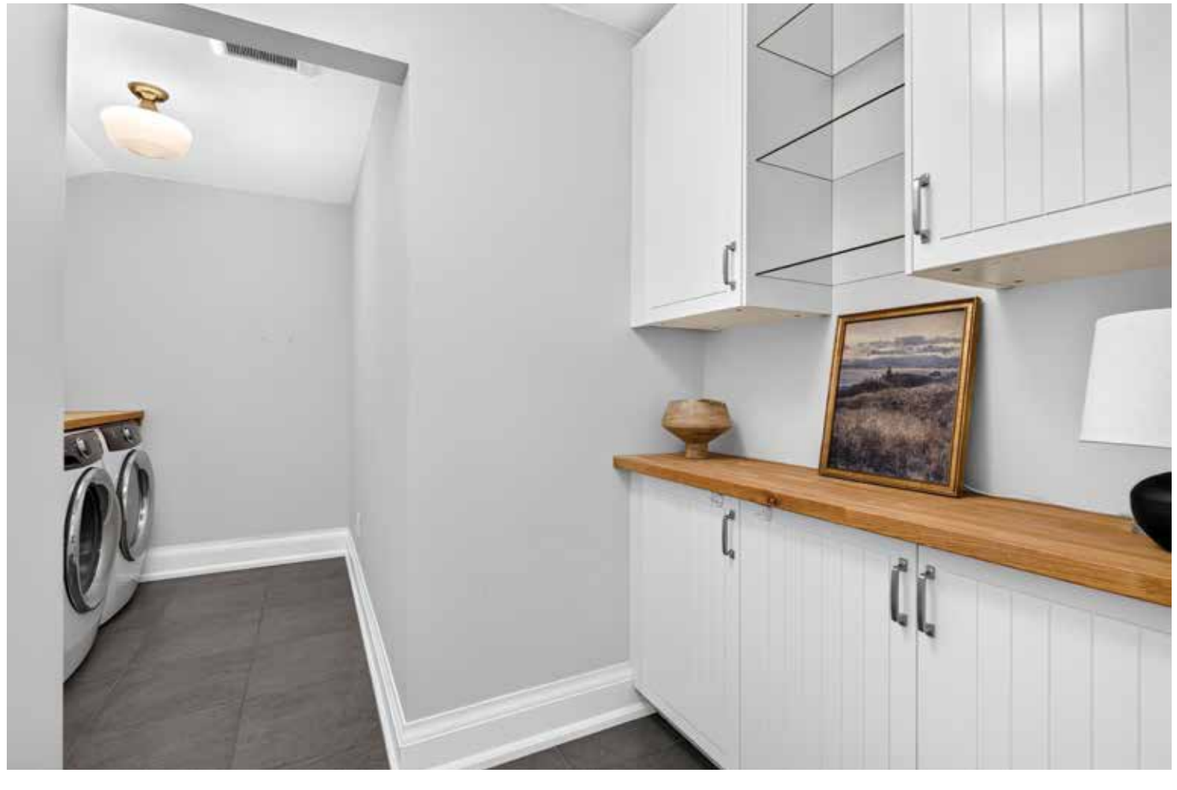


























Lower Level

Refined finishes continue throughout the lower level, featuring an expansive recreation space, dedicated theatre with projection screen + gas fireplace + an adjoining billiards area. A well-appointed gym with mirrored wall, double closets + ensuite is complemented by a fifth bedroom + full bath. Generous in scale + versatile in function, this exceptional space is designed for both family enjoyment + entertaining.









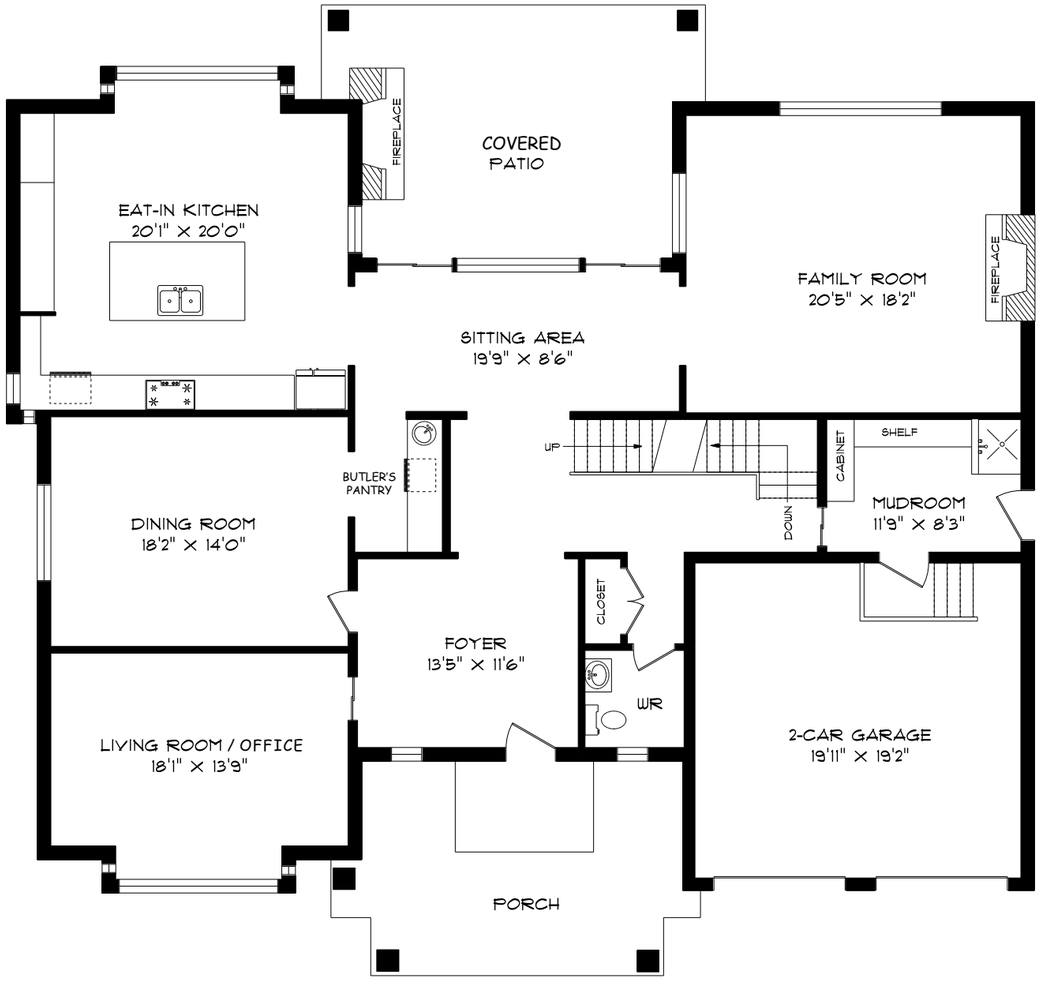
Backyard

The beautifully landscaped rear grounds offer an exceptional setting for outdoor living, with an inviting inground pool, expansive stone terrace + generous level lawn framed by mature trees. Multiple lounge + dining areas create a natural setting for summer entertaining, while the covered stone portico with fireplace extends the living space outdoors, offering a retreat across the seasons. The property enjoys a distinctive setting defined by mature tree canopies, custom homes + a longstanding connection to nature.





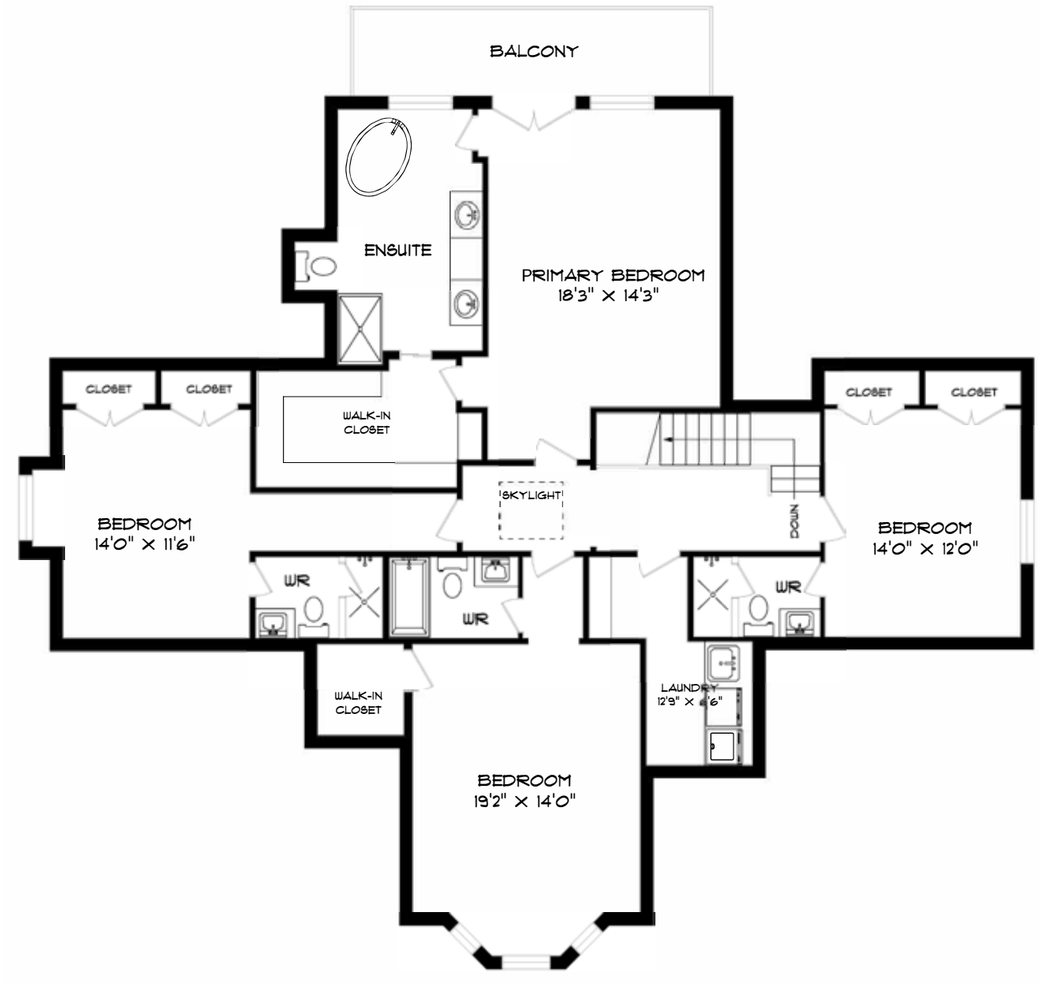
Main Level Floor Plan



MAIN FLOOR
2221 SQUARE FEET

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

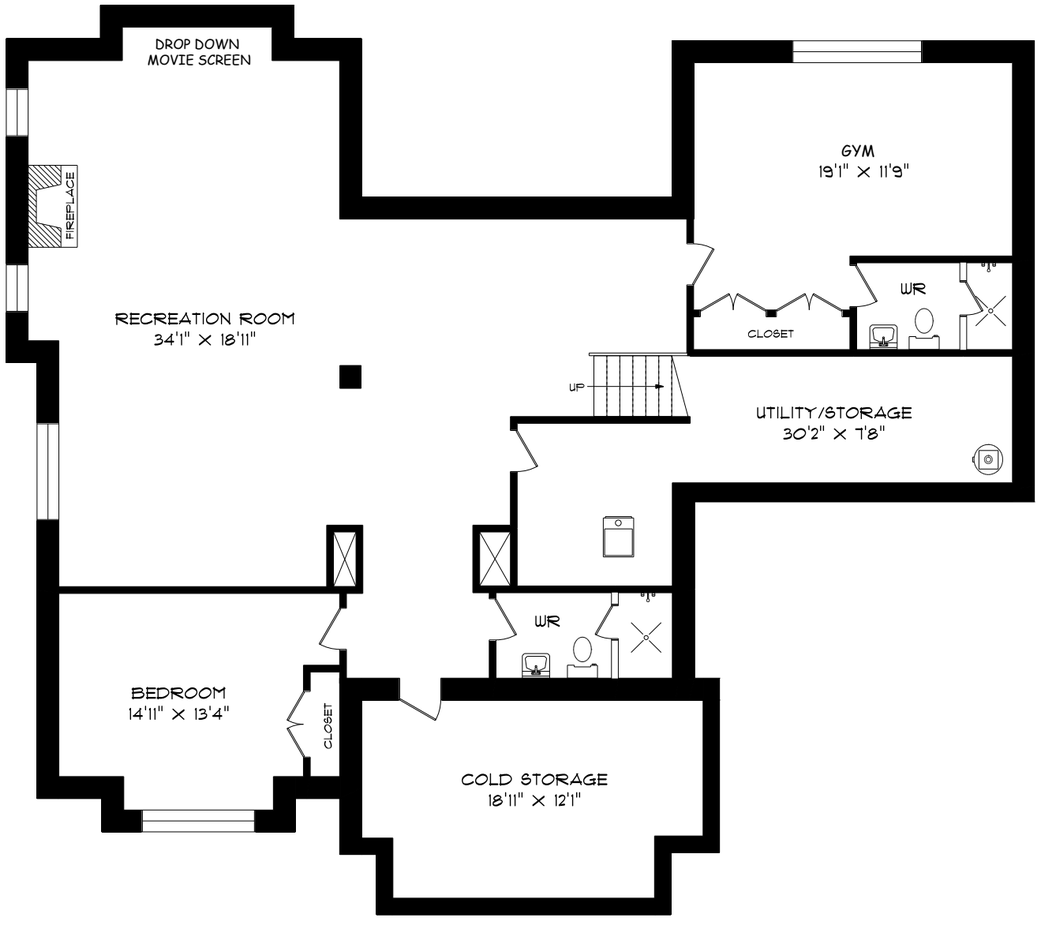
Second Level Floor Plan



SECOND FLOOR
1890 SQUARE FEET

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

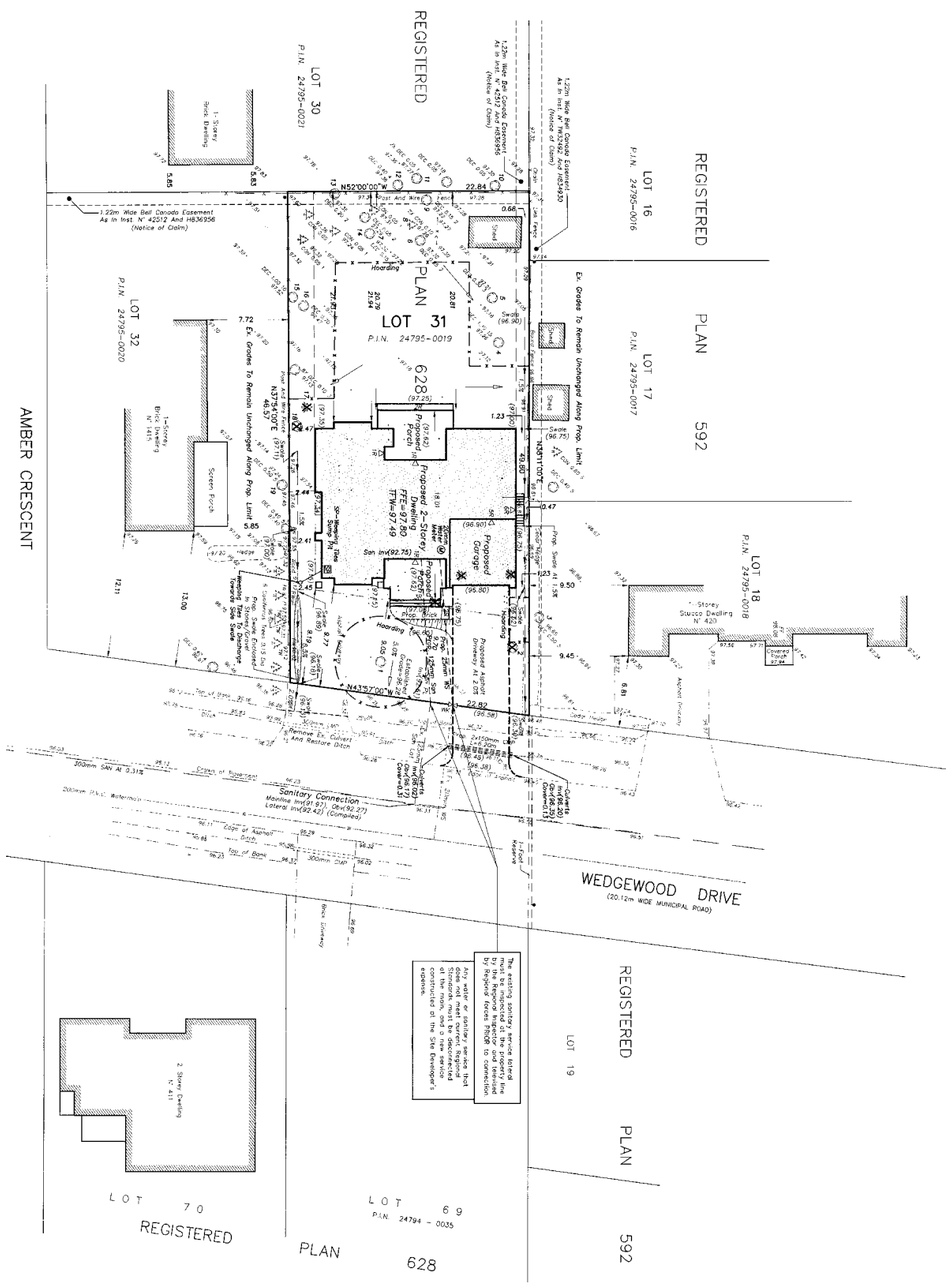
Lower Level Floor Plan



LOWER LEVEL
2499 SQUARE FEET

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

Survey



Luxury Features

- MAIN LEVEL -

FOYER
- Stately wood entry door flanked with ¾ glass
- Tray ceiling with two step plaster crown moulding
- Textured blue slate linear tile flooring
- Expanded baseboards
- Drop chandelier

OFFICE/DEN
- Half glass pocket door entry
- Warm stained quarter sawn rift cut white oak hardwood flooring
- Expanded baseboards
- Expansive glazing with front garden views
- Full-wall built in system with work station + closed lower + upper cabinets
- Two-step plaster crown moulding
- Pot lighting
- Built-in audio

DINING ROOM
- Warm stained quarter sawn rift cut white oak hardwood flooring
- Expanded baseboards
- Expansive glazing
- Tray ceiling with two-step plaster crown moulding
- Central chandelier
- Pot lighting
- Built-in audio
- Access to servery

SERVERY
- Warm stained quarter sawn rift cut white oak hardwood flooring
- Expanded baseboards
- Full-height cabinetry with glass features
- Closed lowers with honed granite top
- Stainless GE Monogram beverage fridge
- Stainless prep sink with chrome Cabano faucet

EAT-IN KITCHEN
- Warm stained quarter sawn rift cut white oak hardwood flooring
- Expanded baseboards
- Abundance of shaker-style perimeter cabinetry with brushed chrome hardware + undermount lighting
- Select glass features with lighting
- Perimeter counter with honed granite top + crackled subway tile backsplash
- Cooking cove with wood framing + inset hood vent
- Built-in serving station with honed granite top + closed cabinetry
- Closed pantry with shelving
- Commercial grade appliances:
- Wolf 6-burner gas stove with griddle
- Stainless Vent-a-hood vent
- Panelled Bosc dishwasher
- Stainless Wolf microwave
- Panelled Sub-Zero fridge/freezer
- Central island with marbled quartz top + extra seating
- Double stainless sink with chrome Blanco faucet
- Recycling sorting station
- Double pendants
- Two-step plaster crown moulding
- Built-in audio
- Pot lighting

BREEZEWAY
- Warm stained quarter sawn rift cut white oak hardwood flooring
- Expanded baseboards
- Full wall of glass with two full glass framed doors
- Opens to rear stone portico

GREAT ROOM
- Milled vaulted ceiling with central chandelier
- Warm stained quarter sawn rift cut white oak hardwood flooring
- Expanded baseboards
- Expansive glazing on two walls
- Feature wall with central gas fireplace with honed stone framing + milled surround
- Dedicated media
- Flanked with two lower closed storage cabinets
- Pot lighting

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Luxury Features

POWDER ROOM
- Ceramic stone-effect tile flooring
- Expanded baseboards
- Captain's window
- Vintage-style porcelain sink with gold legs + gold 3-piece faucet
- Wall mounted mirror + sconce
- Vanity with closed storage, pure white quartz top + chrome Riobel faucet
- Thin-framed mirror + sconces
- Two-step plaster crown moulding
- DxV lavatory

MUDROOM
- Expansive space
- Interior garage access
- Stone-effect ceramic tile flooring
- Full built-in system with bench seating, lower storage, hanging hooks + open cubbies
- Closed hanging storage + open shelving
- Dog wash station with subway tile surround + chrome Zucchetti fixtures
- Expanded traditional baseboards
- ¾ glass exterior door
- Pot lighting

GARAGE
- Full-height double garage
- Interior access
- Slat storage walls
- Built-in storage
- Automatic openers on doors
- Central vac

- UPPER LEVEL -
- Warm oak stairs with white spindles + oak rails
- Panelled wainscoting + two-step plaster crown moulding
- Warm stained quarter sawn rift cut white oak hardwood flooring
- Expanded traditional baseboards
- Vaulted ceiling with windowed cupola area, hurricane style w/chandelier

PRIMARY BEDROOM
- Vaulted ceiling with two step plaster crown moulding
- Warm stained quarter sawn rift cut white oak hardwood flooring
- Expanded baseboards
- Double glazing
- Glass French doors open to private porch with glass rails
- Central ceiling fan + pot lighting

DRESSING ROOM
- Quarter-sawn cut hardwood flooring
- Expanded traditional baseboards
- Built-in closet system with open + closed storage; drawers + hanging storage
- Pot lighting
- Pocket door access to ensuite

PRIMARY ENSUITE
- Linear limestone flooring
- Expanded traditional baseboards
- Two wall-mounted walnut vanities with central raised storage with drawers
- Quartz top with Kohler sinks + 3-piece chrome fixtures
- Walnut framed mirror + two single sconces
- Seamless glass enclosed shower with tile surround + chrome fixtures
- Air-jetted soaker tub with floor-mounted chrome fixture
- Mirabelle lavatory
- Double glazing
- Pot lighting
- Built-in audio

BEDROOM 2
- Warm stained quarter sawn rift cut white oak hardwood flooring
- Expanded baseboards
- Double glazing
- Two double closets, one w/open shelving + one w/hanging storage shelves + hanging
- Central chandelier

ENSUITE 2
- Linear limestone tile flooring
- Expanded baseboards
- Vanity with quartz top + chrome faucet
- Inset mirror + sconce
- Glass shower with tile surround + chrome Disegno fixtures
- Mirabelle lavatory

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Luxury Features

BEDROOM 3
- Quarter-sawn cut hardwood flooring
- Expanded baseboards
- Bowed wall with expansive glazing
- Tray ceiling with two-step crown moulding
- Central fan + pot lighting
- Walk-in closet with shelves + hanging storage

ENSUITE 3
- Textured linear limestone tile flooring
- Expanded baseboards
- White subway tile on vanity wall
- Vanity with quartz top + chrome Riobel faucet
- Inset mirror + sconce
- Soaker tub with mosaic marble feature wall + subway tile surround
- Chrome Riobel fixtures
- Mirabelle lavatory

BEDROOM 4
- Quarter-sawn cut hardwood flooring
- Expanded baseboards
- Double glazing
- Central chandelier
- Two double closets, one with open shelving + one with hanging storage shelves

ENSUITE 4
- Linear limestone tile flooring
- Expanded baseboards
- Vanity with quartz top + chrome faucet
- Inset mirror + sconce
- Glass shower with tile surround + chrome Disegno fixtures
- Mirabelle lavatory

LAUNDRY
- Ceramic tile flooring
- Expanded baseboards
- Recessed cabinet storage
- Front loading LG washer + dryer pair
- Casement glazing
- Folding counter with closed lower storage

- LOWER LEVEL -
- Warm oak stairs with white spindles + oak rail
- Panelled wainscoting walls
- Plush broadloom
- Expanded baseboards
- Egress windows throughout
- Pot lighting

RECREATION ROOM
- Plush neutral broadloom
- Expanded baseboards
- Ample space for family gatherings
- Central gas fireplace
- Media niche with hidden Draper projector screen + Epson projector
- Pot lighting
- Wall-mounted speakers

GAMES AREA
- Plush neutral broadloom
- Expanded baseboards
- Flexible space
- Tray ceiling with pot lighting + central linear industrial chandelier
- Open to rec space

GYM
- Custom rubber flooring
- Expanded baseboards
- Egress window
- Mirrored wall with dedicated media
- Two double closets with built-in storage
- Pot lighting

ENSUITE
- Matte porcelain tile floor
- Expanded baseboards
- Porcelain top vanity with chrome Riobel faucet + chrome legs
- Framed mirror + sconce
- Glass shower with marble micro-tile flooring + mixed tile surround + chrome Aquabrass fixtures
- Mirabelle lavatory

BEDROOM 5
- Plush broadloom
- Expanded baseboards
- Egress window
- Pot lighting
- Double closet with built-in storage system

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Luxury Features

BATHROOM

- Matte porcelain tile floor
- Expanded baseboards
- Kohler porcelain pedestal vanity with chrome Riobel faucet
- Glass shower with micro-tile flooring + mixed tile surround + chrome Aquabrass fixtures
- Mirabelle lavatory

MECHANICAL

- Extra storage area
- HE Lennox furnace with GeneralAire humidifier
- Hydrojet hot water heater (rented)

- EXTERIOR -

FRONT

- Craftsman style home with cedar shake + stone exterior
- Pristine landscaping
- Mature tree canopy
- Layered framing perennial gardens
- Stone walkway leads to expansive stone portico
- Double car garage with custom paneled doors
- Flagstone walkway to side + rear yard
- Landscape lighting
- Irrigation system

REAR

- Fully fenced
- Framing perennial gardens
- Mixed framing topiary
- Expansive portico with cedar ceiling, built-in speakers, stone wrapped wood burning fireplace + flagstone flooring
- Stone-framed linear inground salt-water pool with waterfall
- Pool house with concealed equipment
- Pool-side lounge
- Flat grassy area
- Gas BBQ line
- Landscape lighting
- Irrigation system

*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.

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About The Neighbourhood

Morrison is one of Oakville's most prestigious neighbourhoods, known for its canopy of century-old trees, quiet streets and generous lots that create a tranquil, Muskoka-like atmosphere. Its central location offers residents the best of both worlds; a private, natural setting just moments from Oakville's vibrant downtown, the lakefront and an array of schools and amenities.

Life in Morrison feels serene yet connected. Families are drawn to its lush landscape and welcoming community spirit, where neighbours enjoy peaceful walks beneath towering trees and the convenience of nearby shops and dining. Locals often point to leisurely walks shaded by century-old oaks or afternoons at Gairloch Gardens as the simple pleasures that define Morrison's quiet prestige.

GMT

GoodaleMillerTeam

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