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CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



1036 Masters Green | Oakville



## IMMACULATE FAMILY HOME IN FAIRWAY HILLS POCKET IN GLEN ABBEY

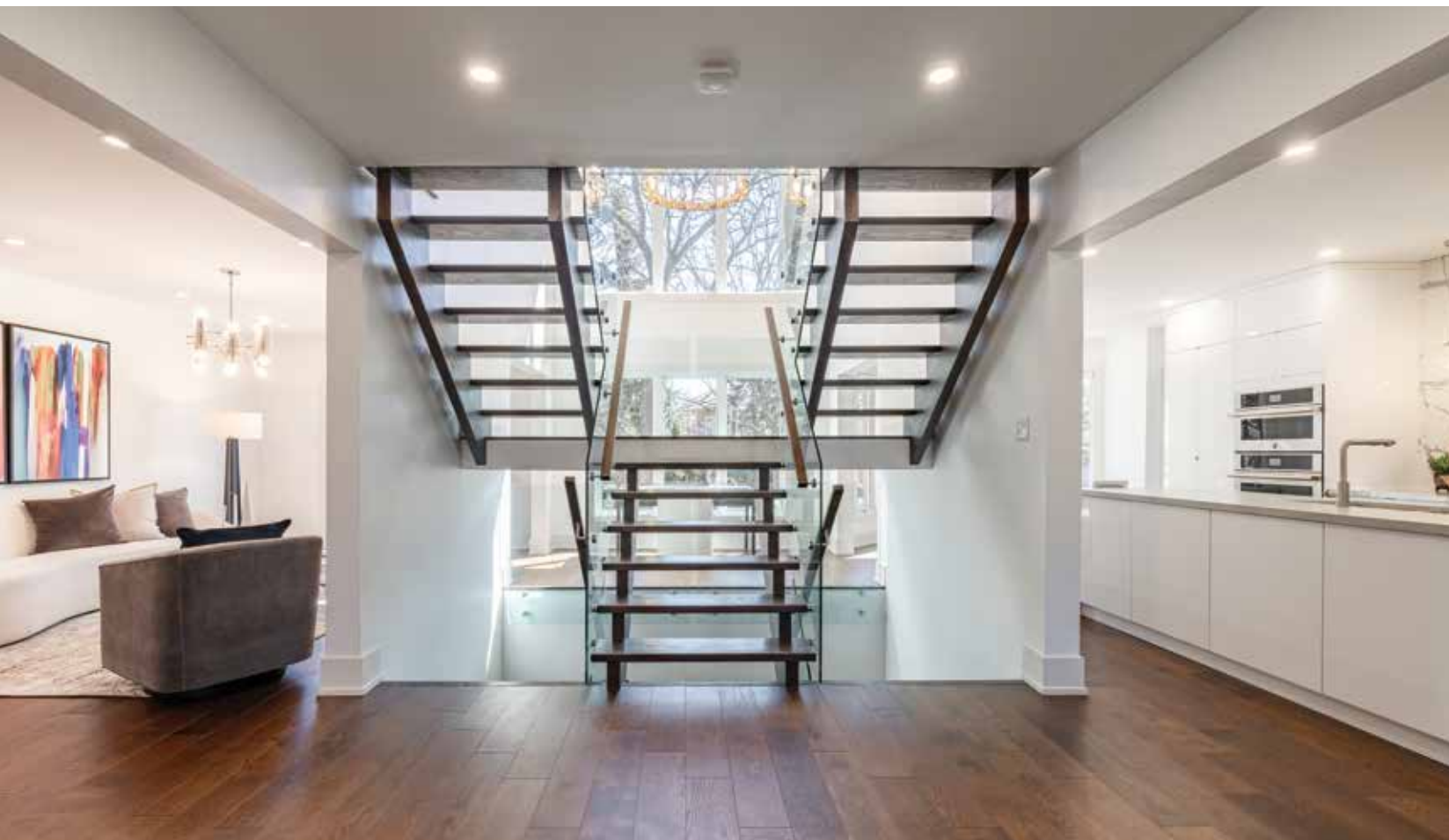
Welcome to this refined traditional family home in the highly coveted Fairway Hills community, nestled within iconic Glen Abbey. Surrounded by mature trees + natural landscapes and adjacent to the world-renowned Glen Abbey golf course. This executive residence epitomizes modern elegance and refined comfort, offering a sophisticated + private lifestyle.

A beautifully landscaped front carries you to a stately front portico that opens to reveal a refined modern interior with clean lines, expansive glazing + upscale finishes. A clever layout meets the needs of the modern buyer where principal living areas are connected, but sufficiently defined to provide privacy when desired. Statement feature wall with a contemporary open fireplace separates the dining room + living room and an open den with 2-storey open ceilings provides a breezeway to the kitchen. Optimizing form + function the custom kitchen will appease the chef in the family with ample prep + cook space, top appliances, generous storage + an integrated table to enjoy meals together. The adjacent mudroom + laundry keep you organized.

The main stairs are an architectural gem, a modern twist on the traditional Scarlett O'Hara design, with open risers + glass rails + partitions, creating a focal point while also allowing the natural light to flow through. The primary is a retreat with double entry doors, expansive sleeping quarters, dressing room + extra closet + a boutique hotel worthy ensuite. The additional three bedrooms are generously sized and share the luxurious main bath.

The finished lower level expands the living space, featuring a cozy family lounge, a wet bar with connected games space and a bonus area that could function as a 5th bedroom + office with ensuite bath.

The rear yard is expertly hardscaped with multiple stone lounges to accommodate both family get-togethers + social events + beautiful framing gardens with a mixed tree canopy provide ample privacy. Offering tremendous curb appeal in a coveted Glen Abbey pocket, this upscale family home is an ideal choice.



FOYER

DINING ROOM & LIVING ROOM





KITCHEN

BREAKFAST AREA & DEN



FAMILY ROOM

LAUNDRY ROOM & POWDER ROOM



PRIMARY BEDROOM

PRIMARY ENSUITE



SECOND & THIRD BEDROOMS

FOURTH BEDROOM & MAIN BATHROOM



SECOND & THIRD BEDROOM

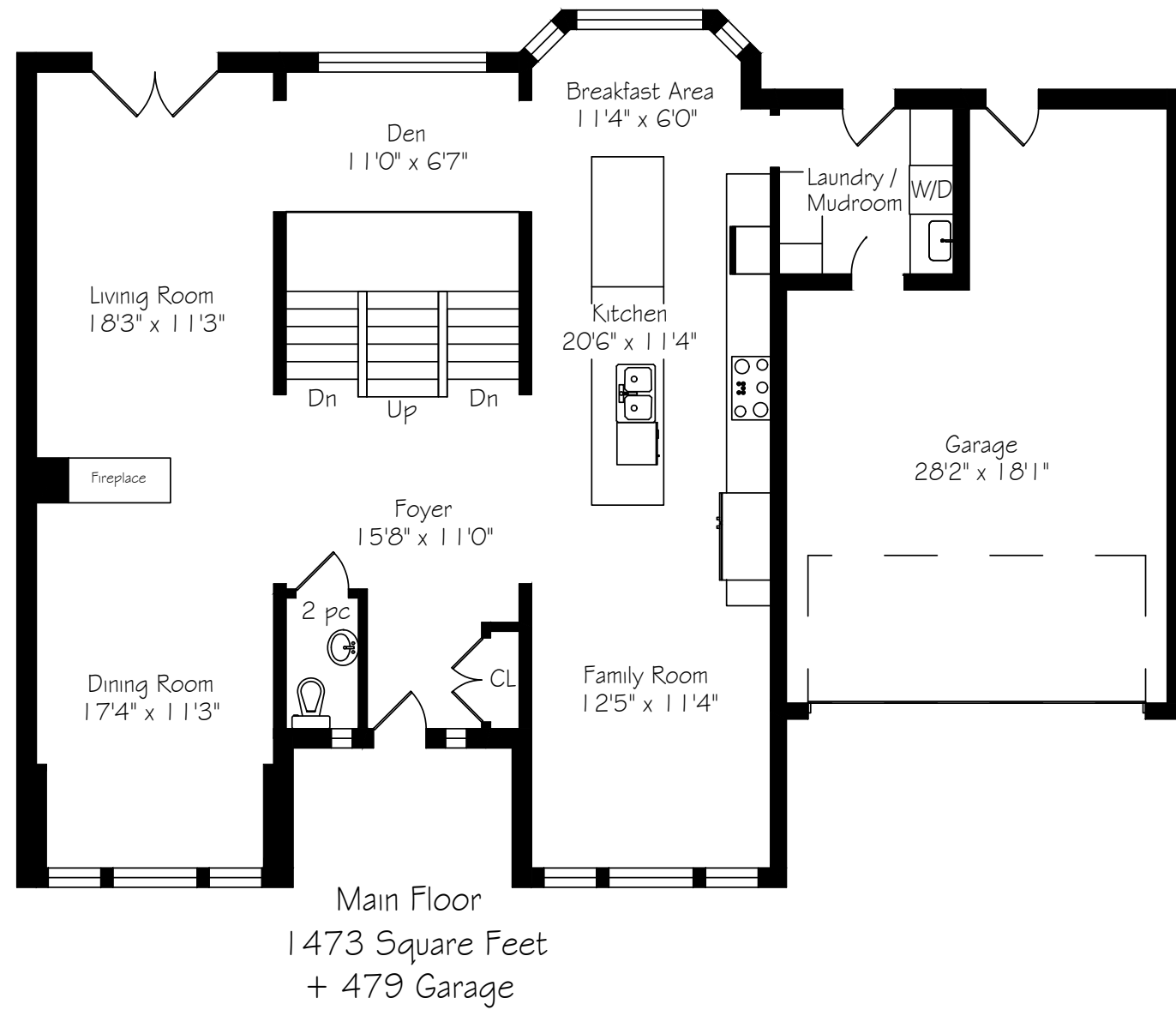
SHARED ENSUITE



REAR ELEVATION & MULTI-LEVEL PATIO

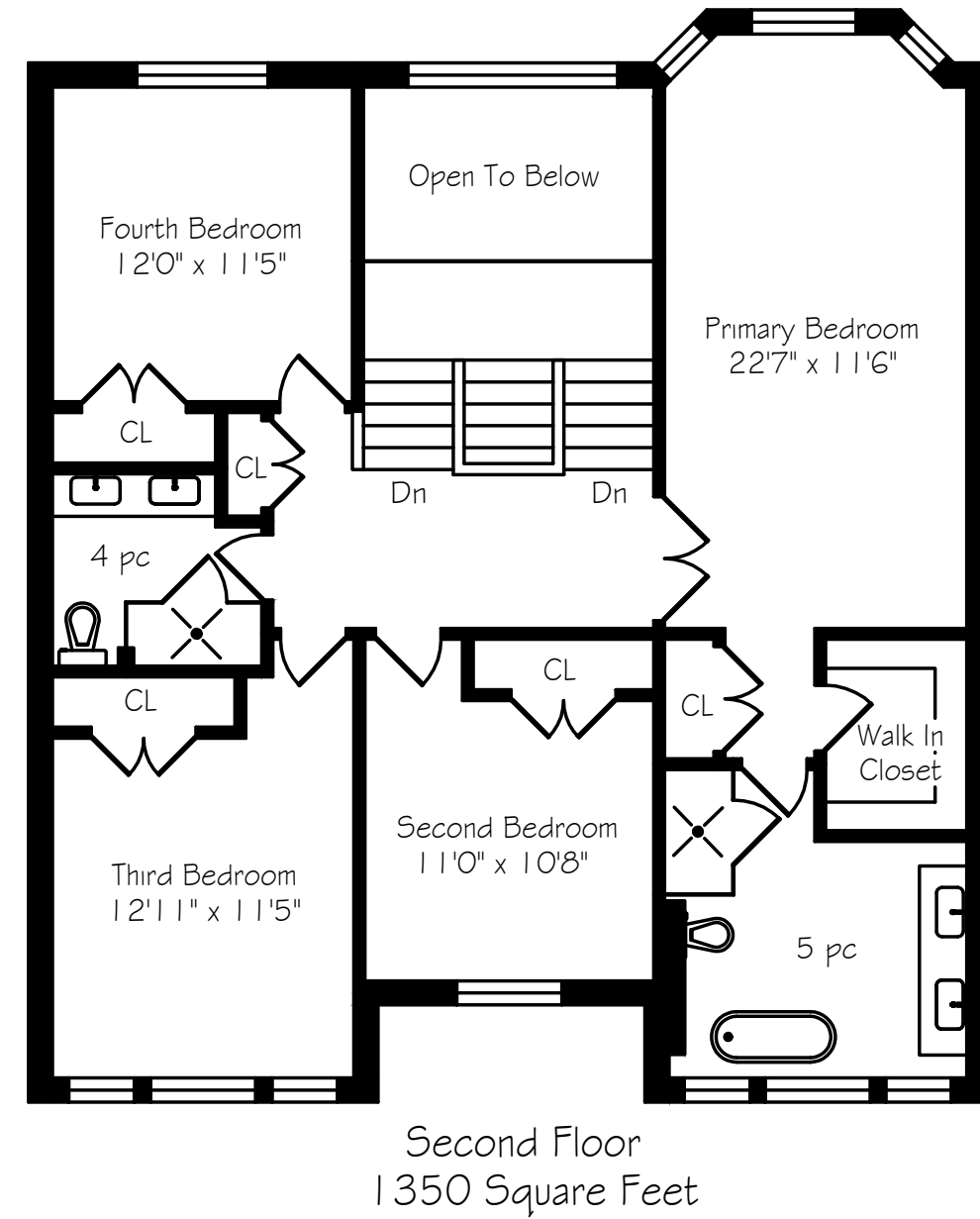
REAR YARD

## MAIN LEVEL FLOOR PLAN



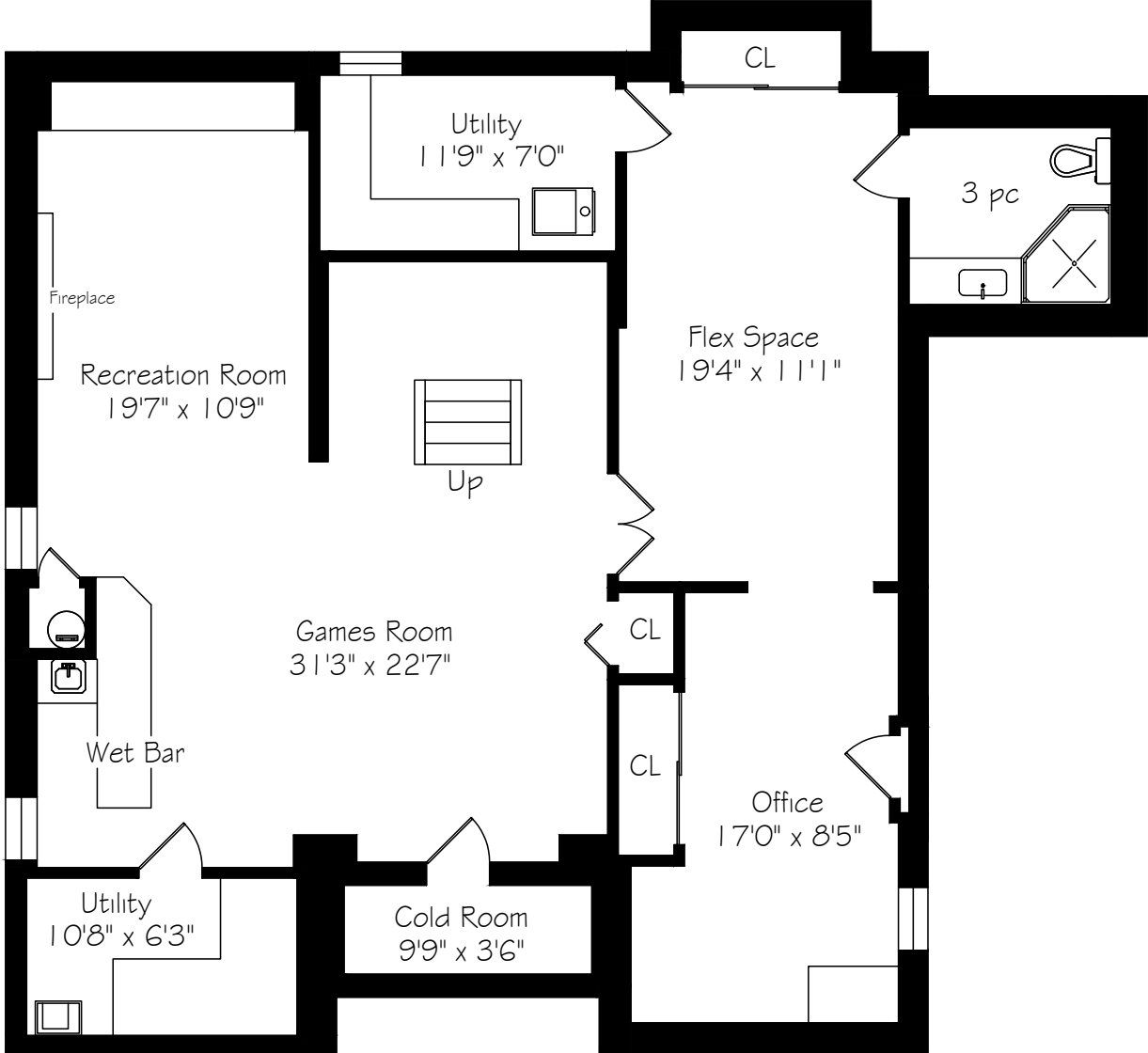
\*Room sizes should be considered approximate since measurements are subject to certification.

## SECOND LEVEL FLOOR PLAN



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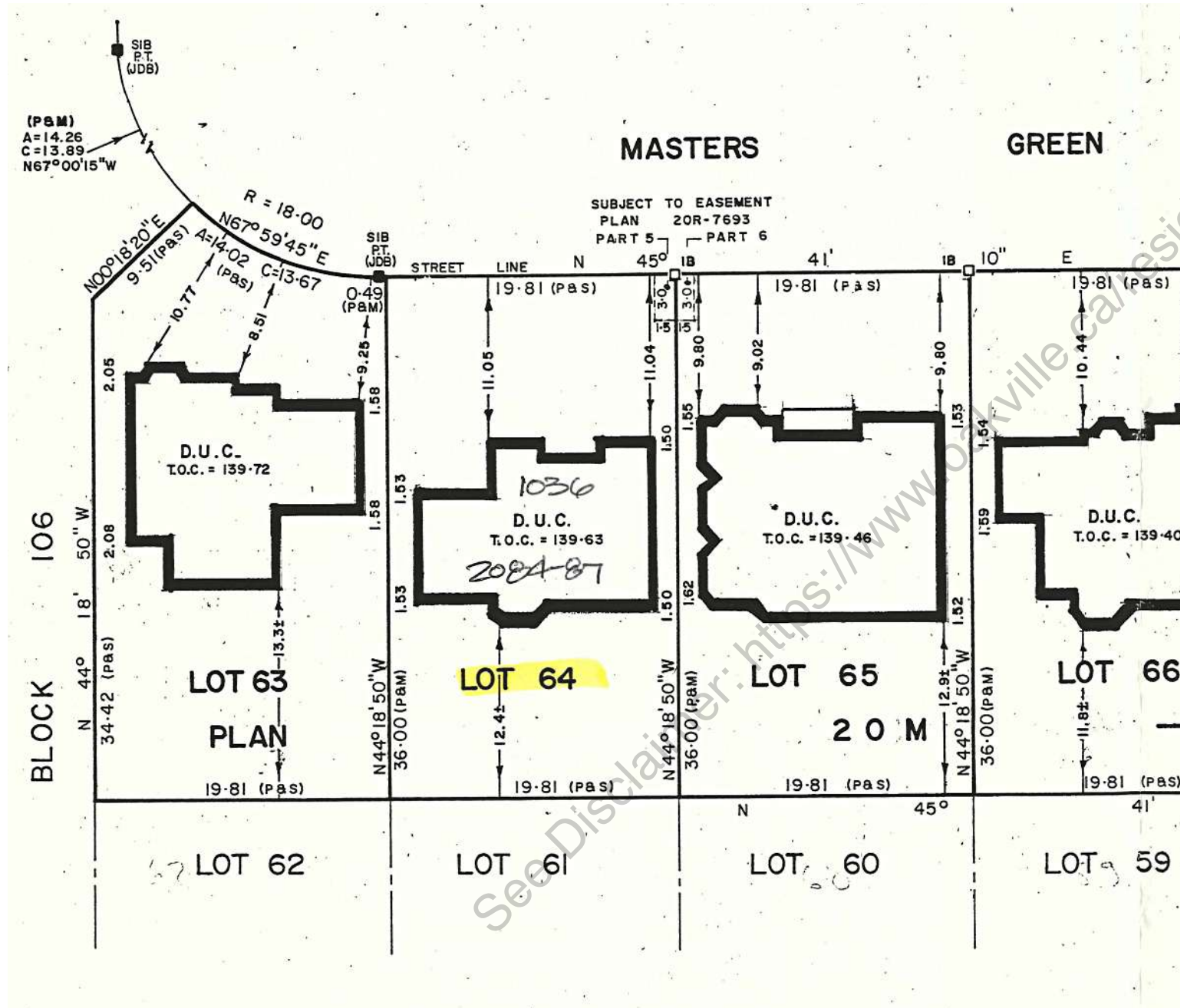
# LOWER LEVEL FLOOR PLAN



Lower Level  
1520 Square Feet

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

# SURVEY



## LUXURY FEATURES

### - MAIN LEVEL -

#### FOYER

- Stately front entry with linear side lites + contemporary hardware
- Formal entry with double coat closet
- Engineered warm oak hardwood flooring
- Contemporary baseboards
- Flushmount feature lighting
- Open + bright foyer
- Spectacular modern floating staircase filters natural sunlight

#### POWDER ROOM

- Engineered warm oak hardwood flooring
- Contemporary baseboards
- Swiss Madison porcelain cylindrical pedestal sink with chrome faucet
- Thin-framed mirror
- Linear casement window
- Swiss Madison lavatory
- Pot lighting

#### LIVING ROOM

- Engineered warm oak hardwood flooring
- Contemporary baseboards
- Double French doors open to rear stone patio
- Divisional open fireplace feature provides definition between living space and dining space
- Metal + glass chandelier
- Pot lighting

#### DINING ROOM

- Engineered warm oak hardwood flooring
- Contemporary baseboards

- Quad windows with front garden views
- Divisional open fireplace feature provides definition between living space + dining space
- Mixed textile chandelier
- Pot lighting

#### DEN SPACE

- Multi-purpose open space
- Engineered warm oak hardwood flooring
- Contemporary baseboards
- Two-storey ceiling height
- Lush rear garden views
- Two-tier contemporary chandelier
- Passthrough to kitchen

#### KITCHEN

- Custom kitchen
- Engineered warm oak hardwood flooring
- Contemporary baseboards
- Custom full-height seamless cabinetry with minimalist hardware
- Cooking cove with lower storage, marbled full-slab porcelain counters with full-height book-matched backsplash, two designer pendants and wrapped hood vent
- Pantry with pull-out drawers
- Expansive linear island with integrated drop table, flows into breakfast area
- Concrete-look honed quartz counter with double waterfall edges
- Seamless lower storage
- Recycling sorting station
- Commercial grade appliances:
- Jenn-air induction cook top
- Elica integrated stainless inset vent
- Wall-mounted Jenn-air speed oven

- Wall-mounted Jenn-air oven
- Panelled Jenn-air dishwasher
- Stainless Jenn-air fridge/freezer
- Double undermount stainless steel sink with brushed chrome faucet
- Pot lighting
- Open to family room

#### FAMILY ROOM

- Open to kitchen
- Engineered warm oak hardwood flooring
- Contemporary baseboards
- Quad windows with front garden views
- Dedicated media wall
- Pot lighting

#### LAUNDRY/MUDROOM

- Engineered warm oak hardwood flooring
- Contemporary baseboards
- Custom built-in cubby system with bench, lower drawers, closed upper + utility closet
- Full wall of closed cabinetry
- Exterior ¾ glass door to rear stone patio
- Stackable Electrolux washer + dryer pair
- Washing station closed lowers + uppers, Zuhne stainless sink, brushed chrome faucet + honed quartz counter
- Interior garage access

#### GARAGE

- Double garage with bump out storage
- Exterior door to rear yard
- Inside entry to mudroom

## LUXURY FEATURES

### - UPPER LEVEL -

#### LANDING

- Modern staircase with open risers + glass rails
- Engineered warm oak hardwood flooring
- Two-tier contemporary chandelier
- Contemporary baseboards

#### PRIMARY BEDROOM

- Double door entry
- Engineered warm oak hardwood flooring
- Contemporary baseboards
- Very bright
- Bowed wall with triple windows
- Semi-flush central chandelier
- Pot lighting
- Media wall

#### WALK-IN + SECOND CLOSET

- Engineered warm oak hardwood flooring
- Contemporary baseboards
- Built-in storage system with open hanging, shelves + drawers
- Flushmount lighting
- Second closet with shelves + hanging storage

#### ENSUITE

- Honed marbled porcelain tile flooring
- Multiple feature walls with large-slab marbled porcelain tile + marble bull-nose
- Double vanity w/marbled quartz top, black hardware, undermount sinks + black single faucets Backlit seamless mirror
- Triple windows with casement

- Glass enclosed shower wrapped in honed marbled porcelain tile, shower niche + black fixtures
- Oval soaker tub with floor-mounted fixtures
- Feature wall with stone-like porcelain tile, linear amenity niche w/lighting + wall-mounted
- Caroma lavatory
- Flushmount lighting w/speaker + fan
- Crown moulding
- Pot lighting

#### BEDROOM 2

- Engineered warm oak hardwood flooring
- Contemporary baseboards
- Oversized double window with single casement
- Double closet with wire shelving and hanging storage
- Central mixed-textile lighting

#### BEDROOM 3

- Engineered warm oak hardwood flooring
- Contemporary baseboards
- Oversized quad windows with casement
- Double closet with wire shelving and hanging storage
- Central mixed-textile lighting

#### BEDROOM 4

- Engineered warm oak hardwood flooring
- Contemporary baseboards
- Oversized double window with single casement
- Double closet with shelf + hanging storage
- Media wall
- Central fan + light

#### MAIN BATH

- Marbled porcelain tile flooring + walls
- Expansive vanity with quartz top + backsplash, brushed chrome hardware, porcelain sinks + brushed chrome Moen faucets
- Thin-framed linear mirror
- Glass enclosed shower with marbled porcelain tile surround + pebble floor, niche + shower panel
- Casement window
- Kohler lavatory

### - LOWER LEVEL -

- Warm toned laminate flooring
- Deep baseboards
- Pot lighting
- Ample extra storage areas

#### REC ROOM

- Warm toned laminate flooring
- Deep baseboards
- Milled wainscoting
- Milled media wall with lower drawers
- Cozy gas fireplace with granite surround + upper sconces
- Slider window
- Open to bar area

#### WET BAR

- Warm toned laminate flooring
- Deep baseboards
- Raised milled bar for gathering with granite top
- Kohler bar sink with gold faucet + granite top
- Granite shelf storage
- Recessed mirrored wall with glass shelving
- Slider window
- Pot lighting

## LUXURY FEATURES

### GAMES AREA

- Warm toned laminate flooring
- Deep baseboards
- Ample space for games tables

### FLEX SPACE/BEDROOM

- Warm toned laminate flooring
- Deep baseboards
- Double closet with mirrored doors, cedar-lined interior + built-in storage system
- Additional storage
- Ensuite access
- Pot lighting

### OFFICE

- Warm toned laminate flooring
- Deep baseboards
- Recessed built-in book shelves
- Double cedar-lined closet w/built-in storage system
- Slider window
- Pot lighting

### BATHROOM

- Textured porcelain tile flooring + baseboards
- Floating vanity with pure white quartz top + backsplash, porcelain sink + chrome faucet
- Framed mirror
- Glass enclosed corner shower w/porcelain tile surround, hexagon micro-tile floor, chrome Grohe shower head + fixtures + pot lighting
- Swiss Madison lavatory
- Pot lighting

### MECHANICAL

- High-efficiency furnace w/humidifier
- AC unit
- Navien instant hot water tank
- NuvoSoft water softener

### - EXTERIOR -

#### FRONT

- Professionally landscaped with hard and soft landscaping
- Long stone-framed double driveway
- Mixed flat pavers lead to front entrance
- Arched brick portico with stately front entrance
- Perennial framing gardens with mixed trees + shrub systems
- Soffit pot lighting
- Irrigation system
- Google video doorbell
- Exterior hard-wired camera

#### REAR

- Fully fenced
- Professionally landscaped with hard + soft landscaping
- Multiple expansive stone patio areas for lounging + dining
- Stone-framed gardens with mixed perennials
- Built-in awning in dining area
- Bolder framed crescent gardens
- Mixed mature tree species
- Privacy cedars at fence line
- Irrigation system
- Additional grassy area with framing gardens

### INCLUSIONS

- All electrical light fixtures
- All drapery & blinds
- All bathroom mirrors
- Electrolux front loading washer + dryer pair
- Jenn-air induction cook top
- Elica integrated stainless inset vent
- Wall-mounted Jenn-air speed oven
- Wall-mounted Jenn-air oven
- Panelled Jenn-air dishwasher
- Stainless Jenn-air fridge/freezer
- Google video doorbell + exterior camera(s)
- Garage opener + remote(s)
- Irrigation front + rear
- All electrical light fixtures
- All drapery and blinds
- All bathroom mirrors
- TV mounts

### RENTAL ITEMS

- Tankless water heater
- Water softener system
- Home owners association fee

### EXCLUSIONS

- All personal pictures/art/décor indoor & out

\*Not withstanding 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

#### 1036 MASTERS GREEN, OAKVILLE

**Possession:** To be arranged

**Lot Size:** 65.10' x 118.31' x 65.10' x 118.31'

**Square Footage:** 2,823 sq ft above grade

**Total Square Footage:** 4,343 sq ft

**Deposit:** 5%

**Taxes:** \$9,615 / 2025

**Legal Description:** PCL 64-1, SEC 20M382; LT 64, PL 20M382; S/T H367008; S/T H296714

**Listing Agents:** Brad Miller, Kieran McCourt & Murray McKeage



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