



GoodaleMillerTeam
CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



10 Maple Grove Drive, Unit 11 | Oakville



LUXURY CONDOMINIUM ON LAKE ONTARIO

Welcome to Edgemere Private Residences. Located on one of Oakville's most prestigious waterfront properties, this unique single floor luxury condominium provides detached-like residences with breathtaking views of Lake Ontario. This unit is in the building closest to the water, providing exceptional wide angle lake views.

Over 4,000 square feet of main floor living space combined with 1,745 square feet of wrap around terrace. Exceptional lake views from every principal room and the bedrooms as well as large floor to ceiling windows and doors, with direct access to the terrace from every room - allowing you to enjoy every square foot of the transitional outdoor space. Underground parking for 4 vehicles and a private elevator to the parking.

This unit has a traditional feel with right sized principal room and a floor plan that flows with ease. A large dining room leads you into the thoughtfully designed chef's kitchen featuring top of the line Sub Zero and Wolf appliances including extra beverage fridge and a wine fridge. The family room will be the heart of the home with windows on three sides and a lovely gas fireplace - the perfect space to enjoy the view. Two large bedrooms, both feature ample closet space and private ensuites.

This suite comes complete with a Crestron home smart system, automatic privacy window coverings in every room and in-ceiling audio - just to name some of the features.

Amenities include professionally landscaped gardens, Japanese teahouse, pergola, rose garden and greenhouse on the property. Breathtaking views of Lake Ontario combined with beautifully designed architecture blends seamlessly with its surroundings to allow you to experience luxury living on the lake.



FRONT ENTRY



FOYER

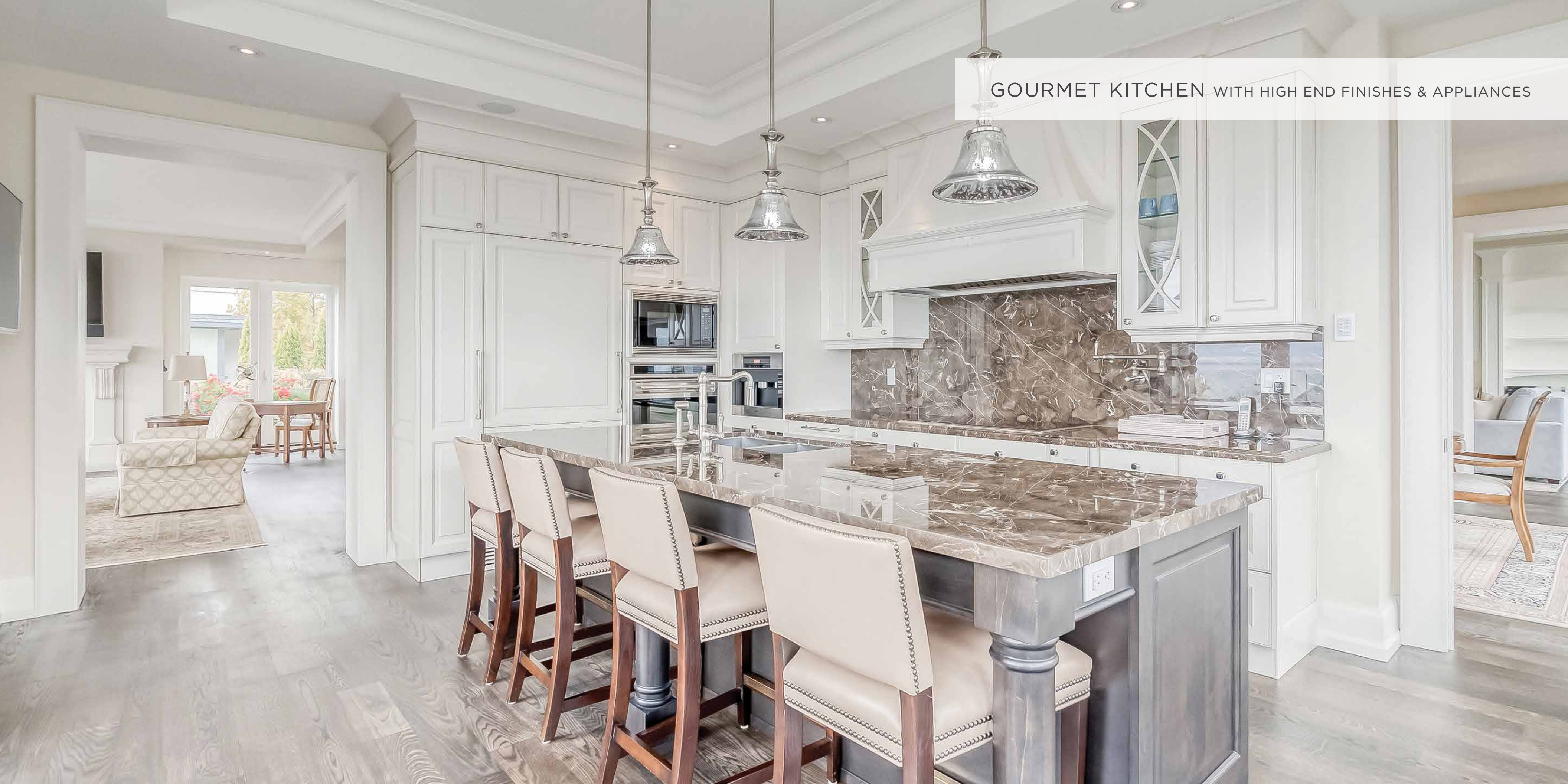


LIVING ROOM



DINING ROOM

GOURMET KITCHEN WITH HIGH END FINISHES & APPLIANCES





KITCHEN



KITCHEN





FAMILY ROOM



LAUNDRY ROOM



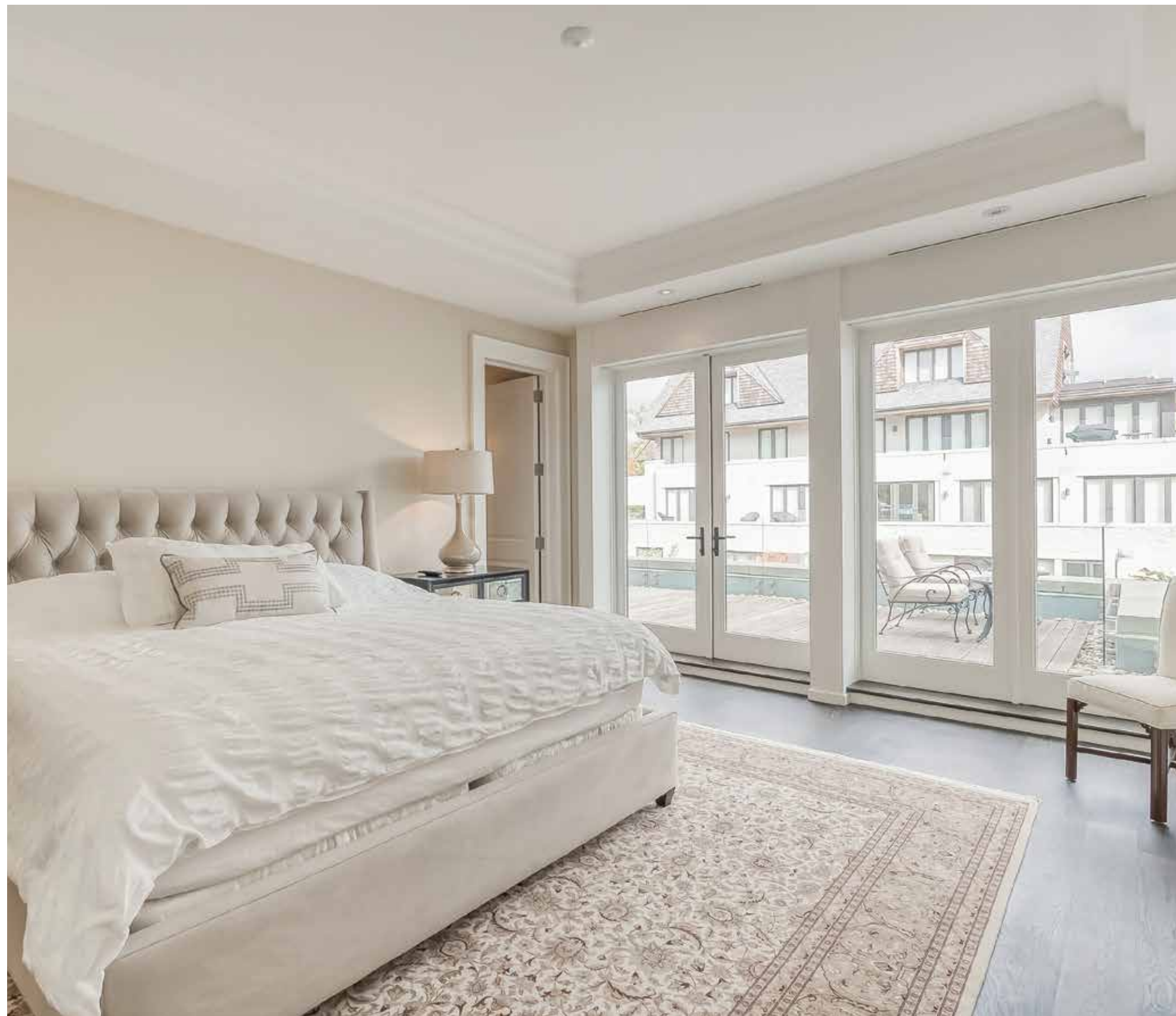
POWDER ROOM



PRIMARY BEDROOM
& DRESSING ROOM



PRIMARY BEDROOM
ENSUITE



SECOND BEDROOM



ENSUITE BATH



LUXURY FINISHES

LUXURY FINISHES





AERIAL VIEW



LAKEFRONT TERRACE



LAKE VIEWS



TERRACE WITH LAKE VIEW

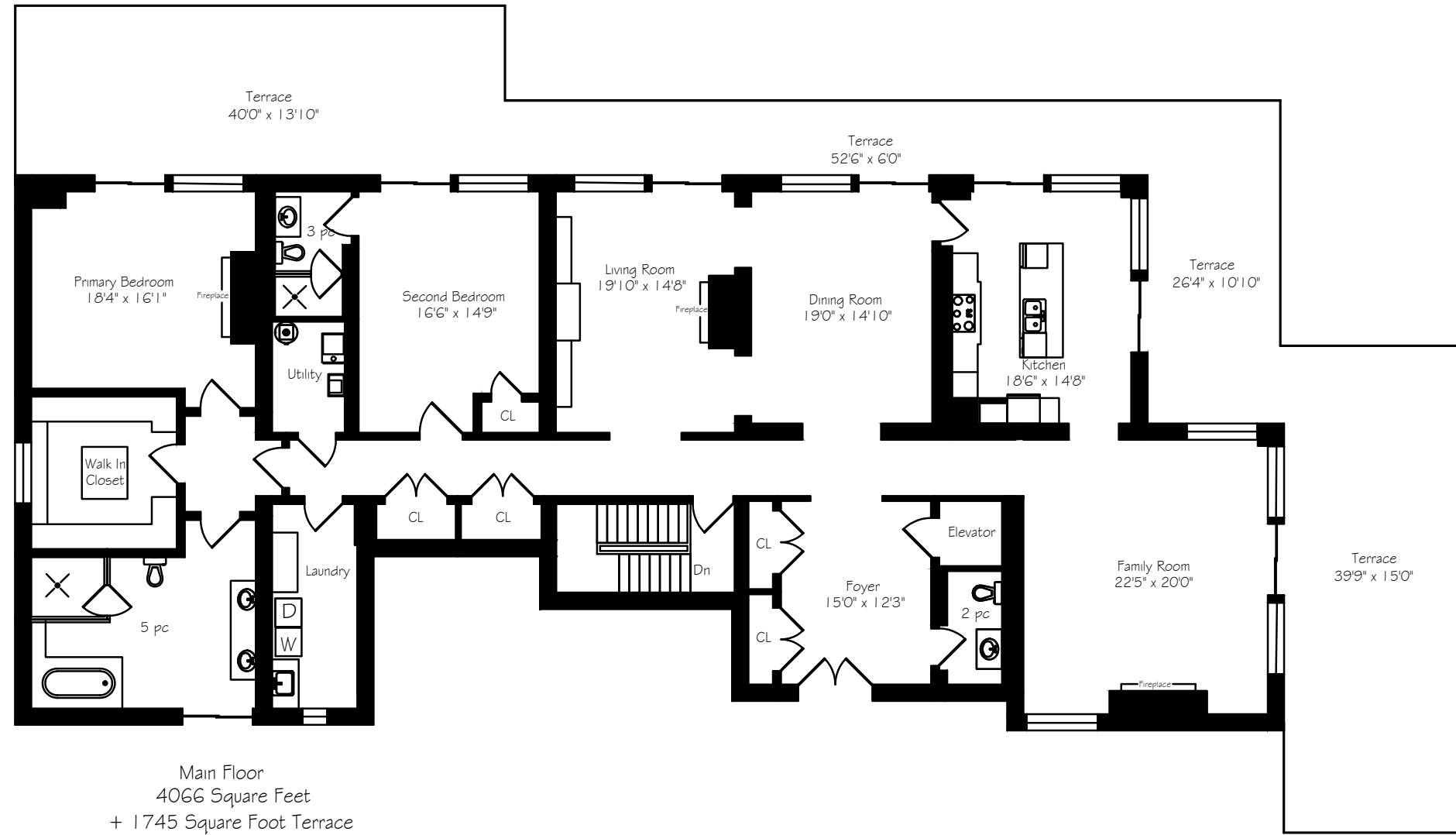


LAKE VIEW



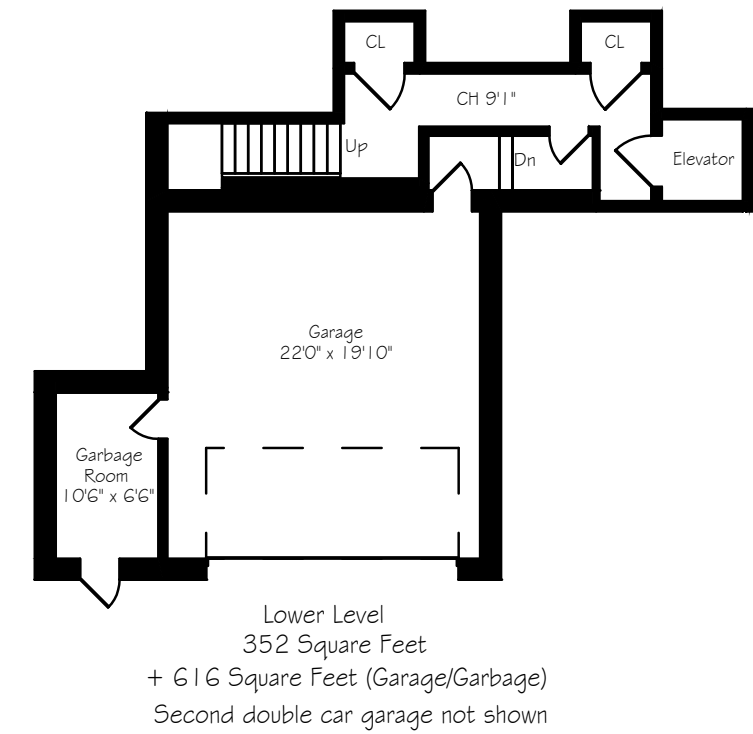
SIDE ELEVATION

MAIN LEVEL FLOOR PLANS



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

LOWER LEVEL FLOOR PLANS



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



LUXURY FEATURES

MECHANICAL

- Crestron home automation
- Home security system
- Automatic privacy blinds throughout the entire suite
- Central vacuum

FOYER

- Double frosted door entry
- Marble tile floor
- Tray ceiling with plaster crown moulding
- Chandelier
- Two double door coat closets with automatic lights
- Decorative wallpaper
- Private elevator access to parking level

MAIN HALLWAY

- Inside stair access to parking garage
- Two oversized closets in main hallway - one cedar lined
- Decorative wallpaper

DINING ROOM

- Engineered Hardwood Floor
- Pot lights
- Chandelier
- Plaster crown moulding
- Built-in ceiling speakers
- Double French doors out to wrap around terrace

KITCHEN

- Engineered hardwood floor
- Pot lights
- Three pendant lights
- Plaster crown moulding
- Built-in ceiling speakers
- Two sets of French doors out to terrace
- Phantom screens
- Custom full height two-toned cabinetry
- Large island with bar seating
- Polished marble countertops and matching slab backsplash
- Glass display cabinets
- Pot drawers
- Garbage drawer
- Pantry cupboard with pullout organizers
- Double stainless steel Blanco sink
- Pot filler
- Valence lighting
- Wall mounted Panasonic TV

APPLIANCES:

- Sub-Zero built-in fridge with two freezer drawers
- Wolf wall oven
- Wolf microwave
- Miele coffee machine
- 2 x Sub-Zero built-in fridge drawer
- Miele built-in dishwasher
- Sub-Zero wine fridge
- Wolf induction cook top
- Best hood vent

FAMILY ROOM

- Engineered hardwood floor
- Pot lights
- Built-in ceiling speakers
- Plaster crown moulding
- Cast limestone fireplace surround
- Napoleon fireplace
- Panasonic TV with sound bar
- French doors out to terrace
- Phantom screens

LIVING ROOM

- Engineered hardwood floor
- Pot lights
- Plaster crown moulding
- Cast limestone fireplace surround with oversized fireplace
- Built-in desk/display cabinets

POWDER ROOM

- Marble tile floor
- Plaster crown moulding
- Decorative wall sconces
- Oversized single vanity with vessel sink and marble countertop

PRIMARY SUITE

- Foyer style entrance with chandeliers
- Crown moulding
- Engineered hardwood floor
- Built-in ceilings speakers
- French doors out to terrace
- Napoleon fireplace
- Wall mounted Panasonic TV
- Walk-in primary dressing room with built-in storage and island

LUXURY FEATURES

PRIMARY ENSUITE

- Marble tile floor with decorative basket weave inlay
- Oversized double vanity under mount sink and widespread faucet
- Decorative wallpaper
- Chandelier
- Wall sconces
- Built-in ceiling speakers
- Frosted glass windows for natural light
- Deep soaker tub
- Roll in shower with rain head and body sprayer and bench

GUEST BEDROOM

- Engineer hardwood floor
- Built-in ceilings speakers
- Plaster crown moulding
- French doors to outside terrace
- Closet with automatic light

3-PIECE ENSUITE

- Oversized single vanity
- Under mount sink and widespread faucet
- Walk-in marble shower with rain head and body sprayer
- Pot lights
- Wall sconce

LAUNDRY ROOM

- Porcelain tile floor
- Pot lights
- Built-in cabinets with granite countertops
- Laundry sink
- Linen cupboard
- Media tower

APPLIANCES:

- LG Thin Q washing machine
- Whirlpool duet steam dryer

INCLUSIONS

- All electrical light fixtures
- All window coverings
- All appliances:
 - Sub-Zero built-in fridge with two freezer drawers
 - Wolf wall oven
 - Wolf microwave
 - Miele coffee machine
 - 2 x Sub-Zero built-in fridge drawer
 - Miele built-in dishwasher
 - Sub-Zero wine fridge
 - Wolf induction cook top
 - Best hood vent
 - LG Thin Q washing machine
 - Whirlpool duet steam dryer
- Central Vacuum and attachments
- Wall mounted TVs and sound bars
- Outdoor gas fireplace

EXCLUSIONS

- None

*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.



LISTING INFORMATION

10 MAPLE GRAVE DRIVE, UNIT 11, OAKVILLE

Possession: To be arranged

Condo Fee: \$3,022 per month

Square Footage: 4,066 sq ft above grade

Total Square Footage: 4,418 sq ft

Terrace Square Footage: 1,745 sq ft

Deposit: 5%

Taxes: \$24,028 / 2022

Legal Description: UNIT 1, LEVEL 2, HSCP NO. 634

Listing Agents: Brad Miller & Kieran McCourt



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#1 Team Globally for Century 21 for 2020 & 2021