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CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



1239 Sedgewick Crescent | Oakville



STRIKING MODERN LUXURY IN SOUTH WEST OAKVILLE

A bold statement in contemporary design and a masterclass in modern luxury, this custom-built residence perfectly blends form and function. Constructed by Element Modern Dwellings with steel frame technology (bone structure), this home offers over 4,300 square feet above grade and more than 6,800 square feet of total finished living space across three exquisitely curated levels - all with radiant in-floor heating.

Located in desirable South West Oakville, this home commands attention with its modern façade and resort-style outdoor living. Inside, a two-storey foyer with a dramatic chandelier sets the tone. The heart of the home is a chef's dream kitchen featuring a 15-foot island, 'The Galley' sink, floor-to-ceiling windows, hidden appliance garage, and a full walk-around pantry with a second sink and additional refrigeration. Premium appliances from Sub-Zero, Wolf, Miele, and Fisher & Paykel elevate everyday living.

The expansive main floor is defined by its seamless flow and impressive scale. The open-concept family room is ideal for entertaining, complete with a wet bar, Sub-Zero wine fridge, and walkout to the backyard oasis. A dedicated office, oversized mudroom with second laundry, and a sophisticated powder room round out the main floor.

Upstairs, the primary suite is a private sanctuary with a built-in bed, custom millwork, a walk-around dressing room, and a spa-inspired ensuite featuring a curbless shower, freestanding tub with ceiling-mounted filler. Each additional bedroom offers a private ensuite, and the upper laundry room includes built-ins, a linen closet, and smart conveniences like pull-out ironing and laundry organization baskets.

The fully finished lower level extends the home's luxury lifestyle offering with a home theatre (Dolby Atmos, 120" fixed screen), glass-enclosed gym with cedar sauna, designer wet bar, rec room, sleepover bunk area, guest suite with Murphy bed, and ample custom cabinetry.

Outside, the professionally landscaped backyard is complete with a putting green, outdoor kitchen, covered lounge area, and a Seacan pool with Endless Pools Swim Spa featuring an automated cover and chemical monitoring system. The finished garage boasts epoxy floors, slat wall storage, and hot/cold hose bibs.

Fully smart-home integrated (lighting, blinds, pool, alarm, sauna), with Lutron lighting, Sonos sound system, Ring & Nest cameras, and two furnaces/ACs for zoned comfort — this home sets a new standard for modern living in one of Oakville's most coveted neighbourhood.



FRONT ENTRY



FOYER



DINING ROOM



DINING ROOM





KITCHEN



KITCHEN



KITCHEN



PANTRY



GREAT ROOM



OFFICE



POWDER ROOM, SIDE ENTRANCE & MUDROOM



PRIMARY BEDROOM



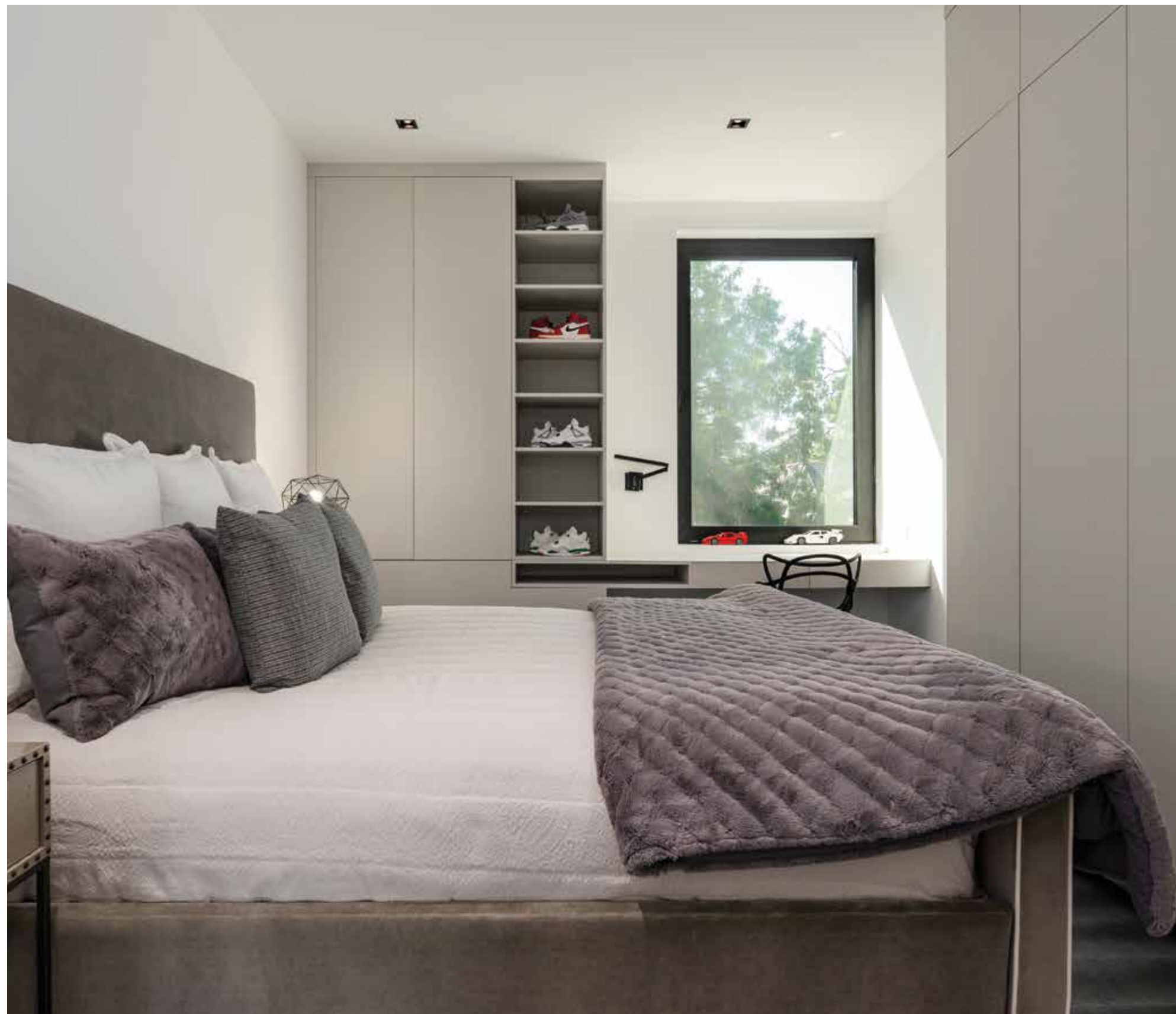
PRIMARY BEDROOM
ENSUITE



BEDROOM



ENSUITE BATH



BEDROOM



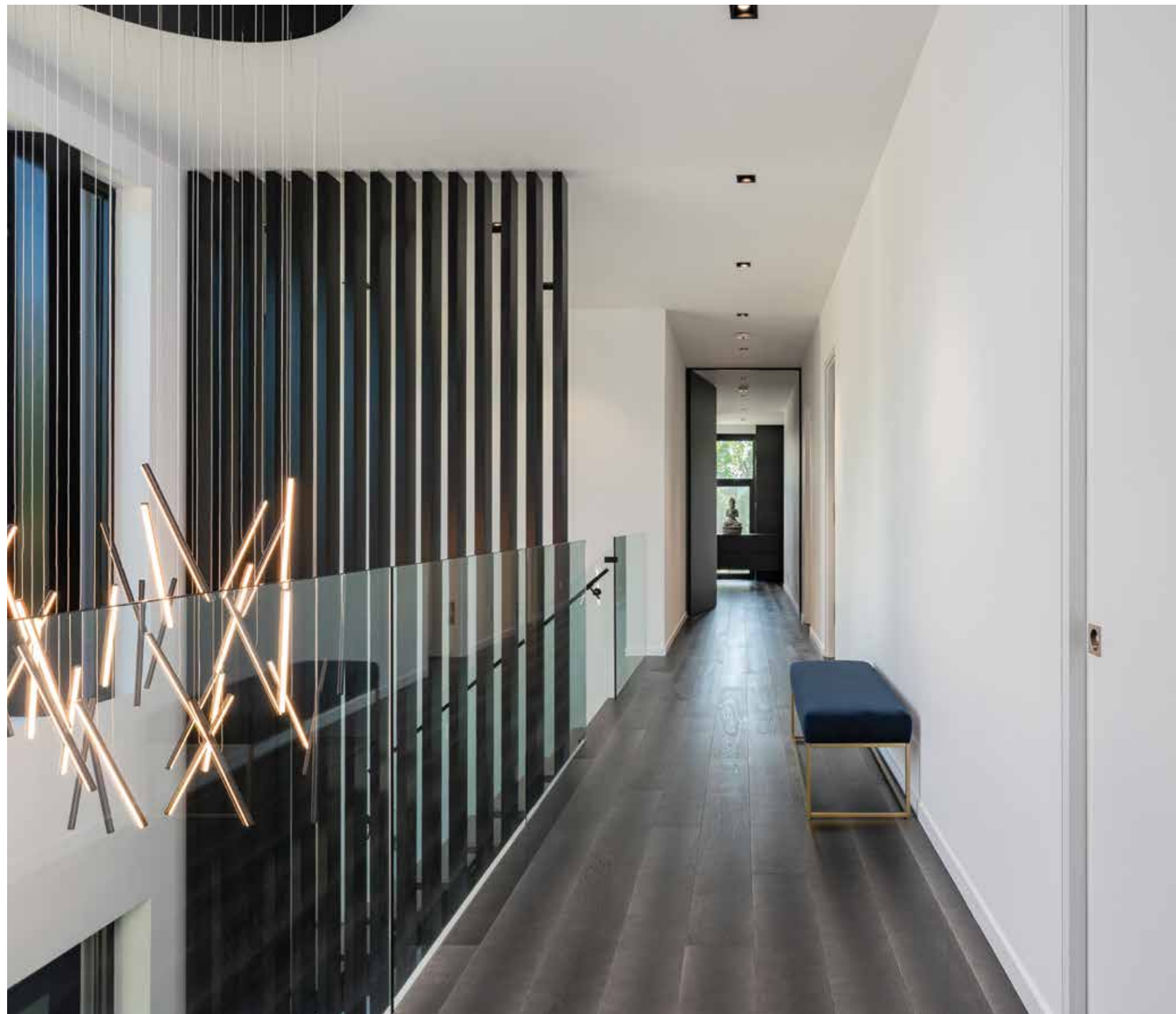
ENSUITE BATH



BEDROOM



ENSUITE BATH



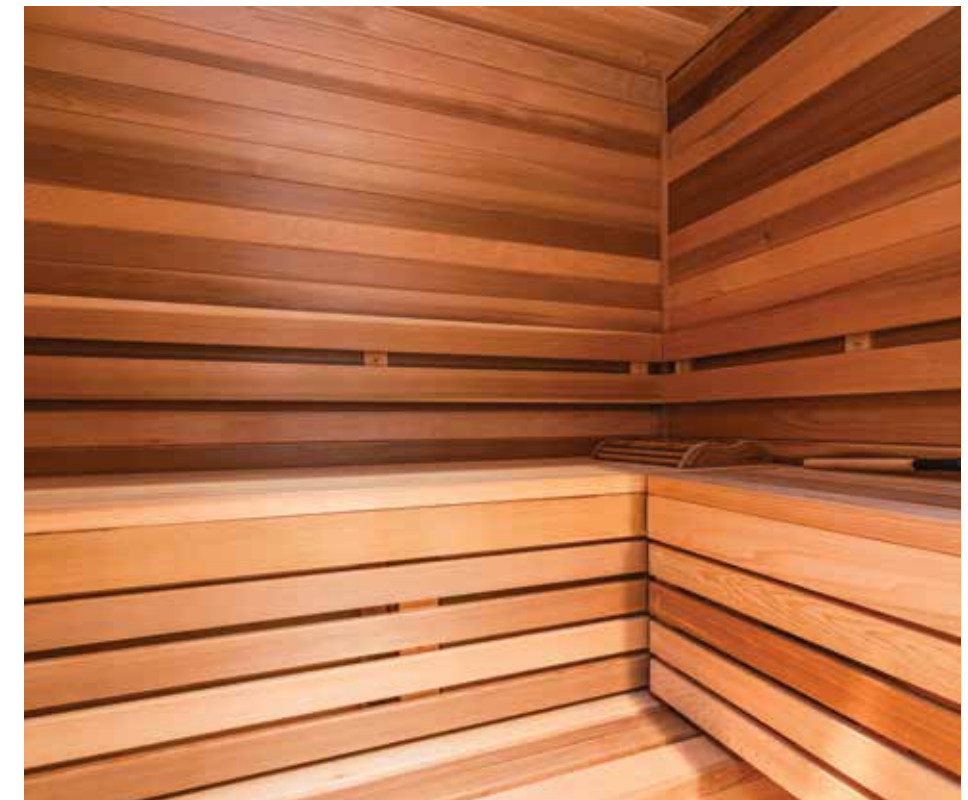
UPPER LEVEL HALLWAY



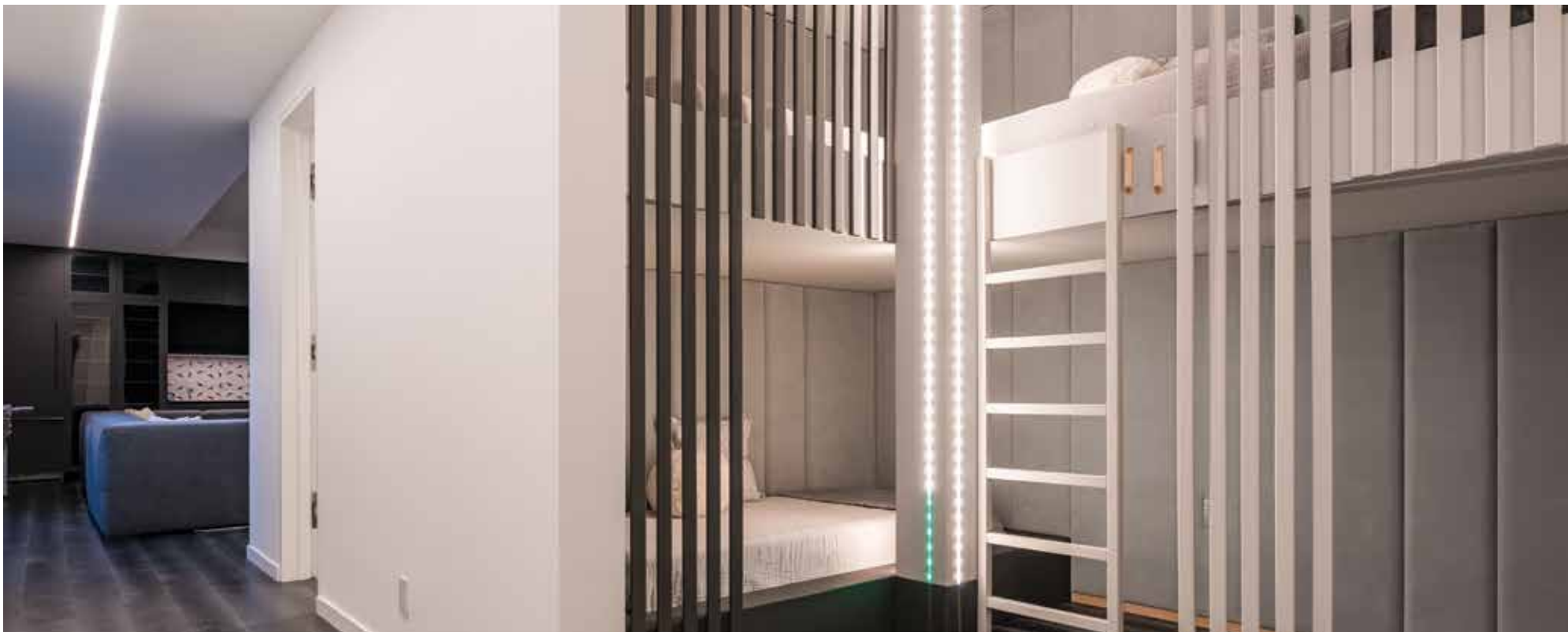
UPPER LEVEL LAUNDRY ROOM



LOWER LEVEL
REC ROOM WITH WET BAR



LOWER LEVEL
EXERCISE ROOM, BATHROOM & SAUNA



LOWER LEVEL
THEATRE ROOM & BUNK BEDS

LOWER LEVEL
FIFTH BEDROOM & BATHROOM





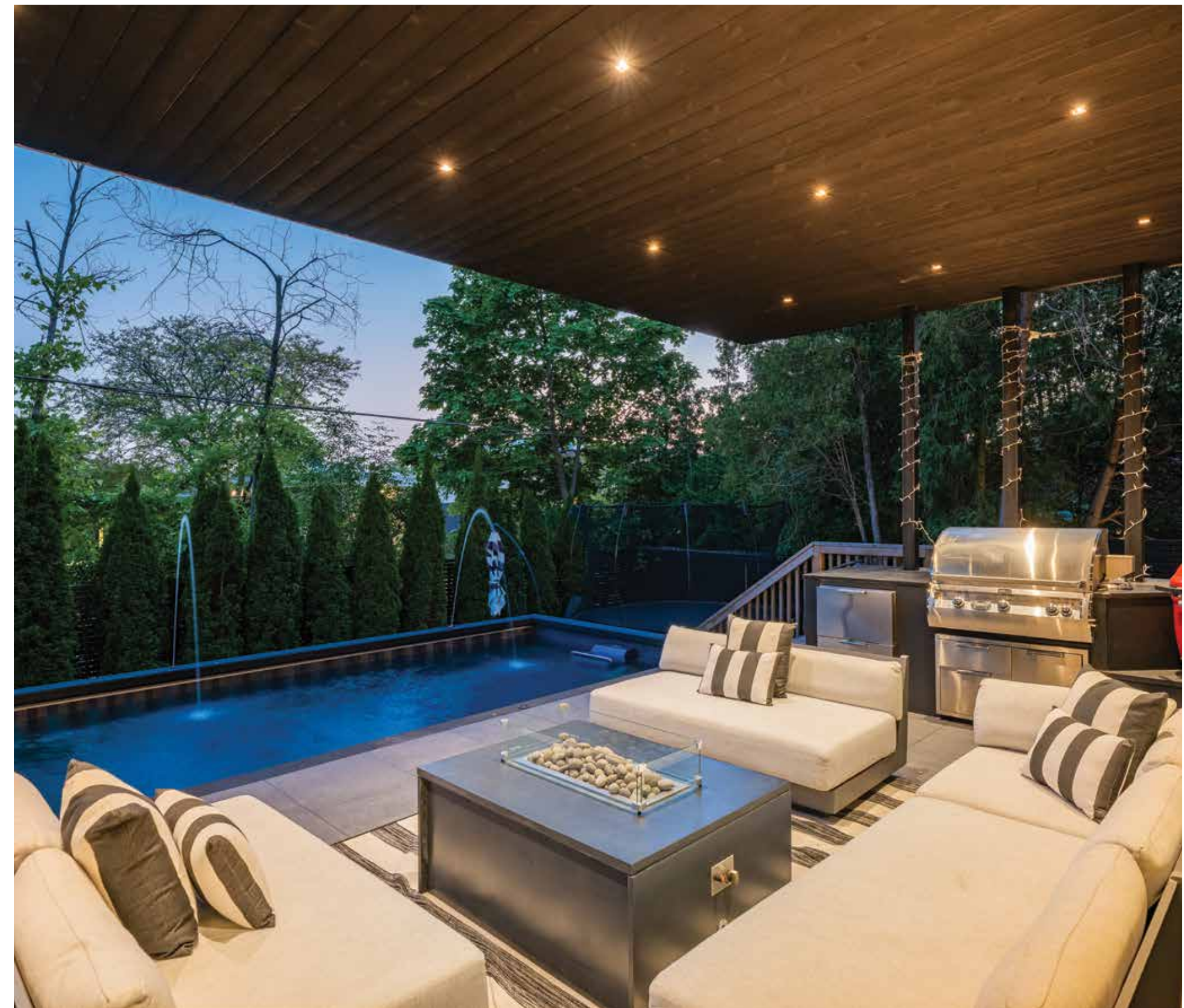
COVERED PORCH



SWIMMING POOL & PUTTING GREEN

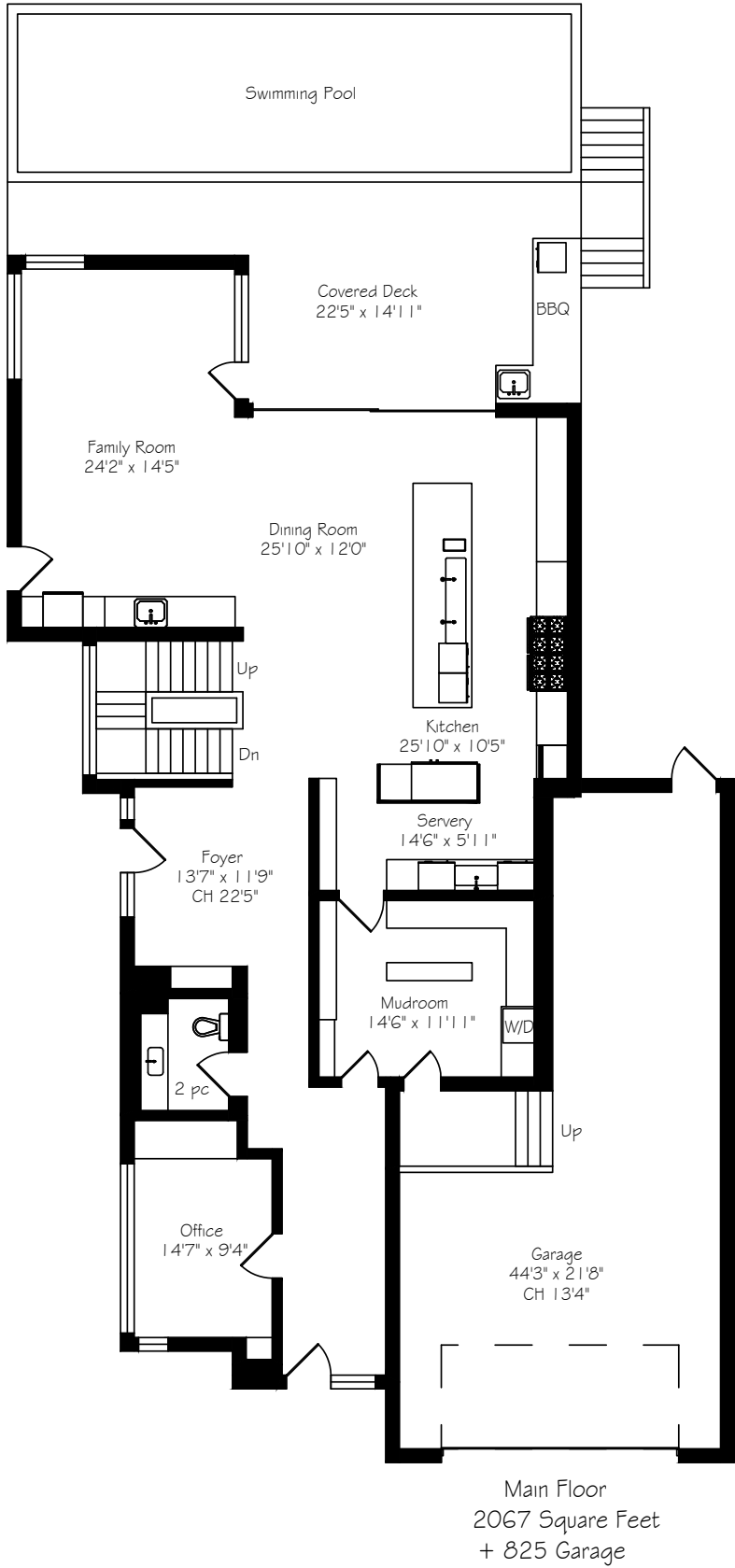


INDOOR/OUTDOOR LIVING



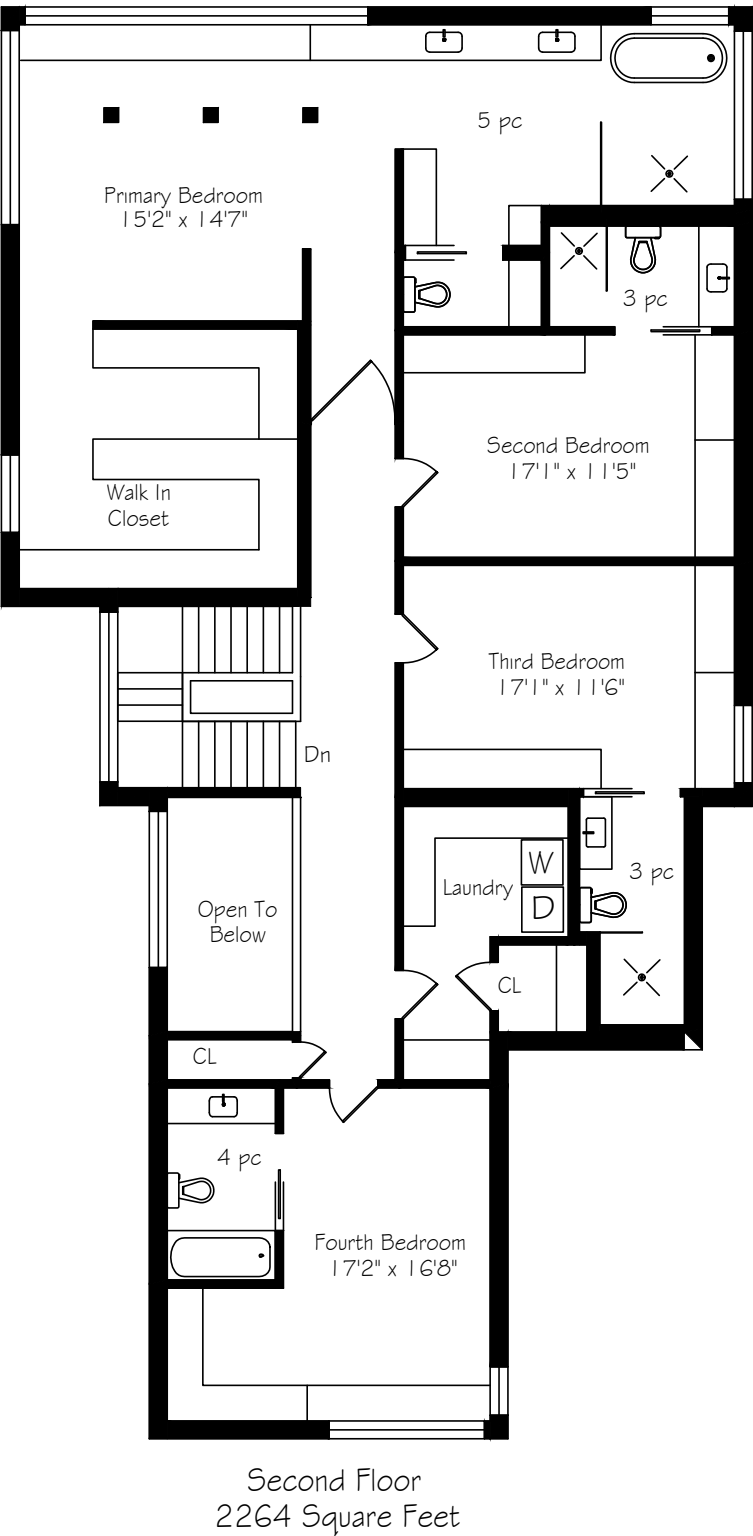
OUTDOOR KITCHEN

MAIN LEVEL FLOOR PLANS



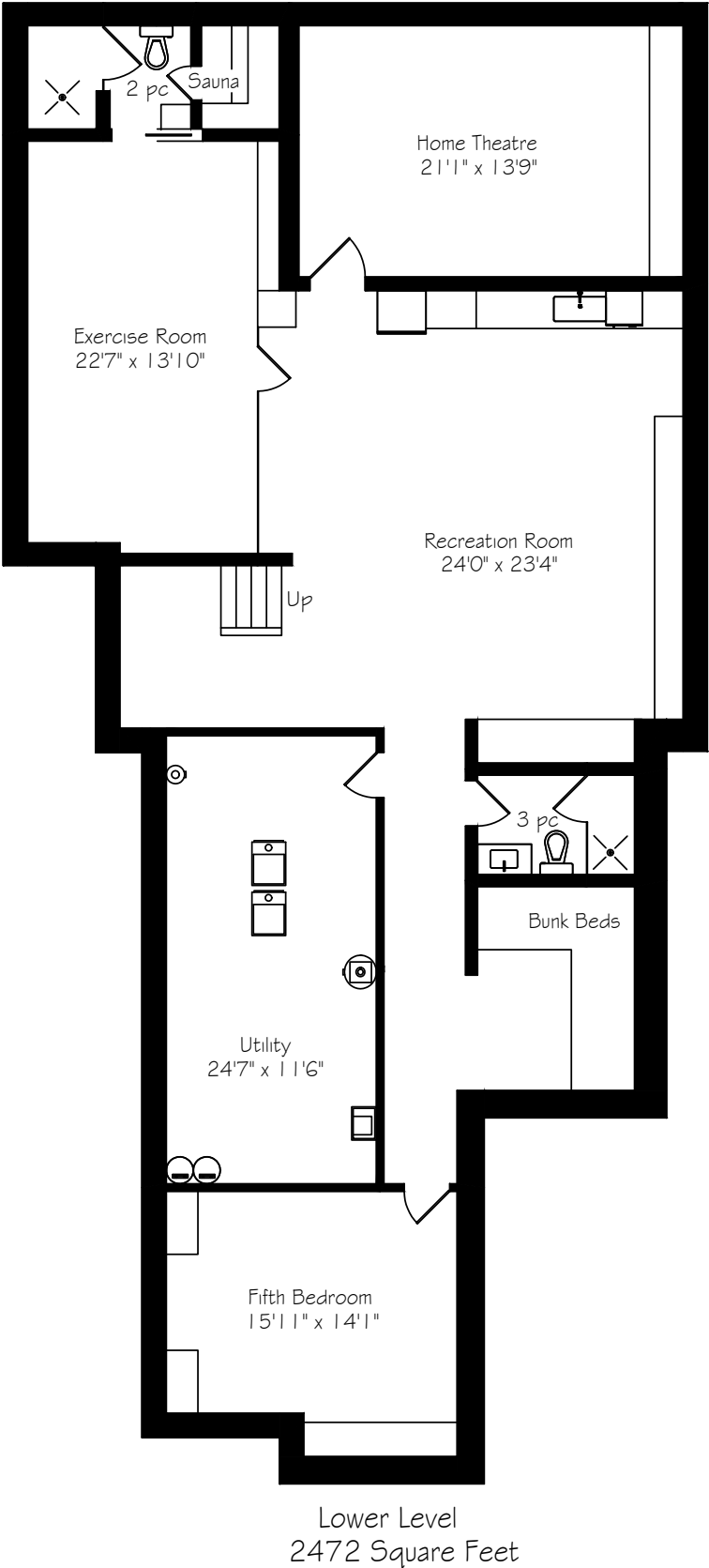
*Room sizes should be considered approximate since measurements are subject to certification.

SECOND 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

Construction completed: August 2020
Structure: Bone Structure (steel frame)
Builder: Element Modern Dwellings
Cabinetry: Magnum Millwork
Landscaping: Property Pros Landscaping

INTERIOR FEATURES

- 2 furnaces & 2 air conditioning units
- Radiant In-Floor Heating: All three levels, including heated bathroom floors
- Central Vacuum with Hide-a-Hose system
- Whole Home Water Softener
- No Rental Equipment (e.g., hot water tank is owned)
- Smart Home: Lighting, window coverings, alarm, pool, sauna – all controllable via Google Home or Apple Home (OnHive system)
- All wall-mounted TVs and Sonos soundbars are included
- In-ceiling Sonos speakers in kitchen, family room, and primary bedroom
- Nest cameras (interior)
- Alarm system included
- Lutron lighting
- Automatic blinds throughout

EXTERIOR FEATURES

- Heated Concrete Porch & Sidewalk
- Side entry door into
- Sprinkler system for lawn & garden
- Ring cameras (exterior)
- Outdoor speakers & pot lights
- Golf putting green
- Outdoor Kitchen with sink

- APPLIANCES:
- DCS two drawer fridge
 - Fire Magic BBQ with storage below
 - Kamado Joe charcoal grill/smoker
 - Seacan pool with Endless Pools Swim Spa
 - Pentair IntelliChem System (chemical controller keeps pH and chlorine levels balanced automatically by monitoring your pool's pH and sanitizer levels)
 - Automatic pool cover

GARAGE

- Finished garage with epoxy floor
- Slat wall storage system
- Hot & cold hose bibs

- MAIN FLOOR -

FOYER

- Oversized glass front entry door with sidelight
- Large format porcelain tile in lay
- Double storey ceiling
- Oversized chandelier
- Pot lights
- Built-in bench
- Decorative wall moulding

POWDER ROOM

- Large format tile floor & walls
- Wall-to-wall stone vanity with built-in sink and storage drawer
- Backlit mirror
- Wall mounted toilet
- Automatic light

OFFICE

- Pot lights
- Decorative light fixture
- Built-in cabinets with storage and display shelving
- File cabinet drawers
- Flush entrance door

KITCHEN

- Oversized 15-foot island
- Oversized 'The Gallery' sink with double faucets
- Backsplash & Slabs: Laminam
- Hidden appliance garage with retractable doors
- Decorative display shelving
- Walkaround pantry with additional stainless steel prep sink & additional storage
- Reverse Osmosis (RO) Water Dispenser (pantry)
- Floor to ceiling windows with oversized slider out to backyard

- APPLIANCES:
- Built-in Sub-Zero fridge & freezer
 - Wolf 4-burner gas cooktop with oversized griddle
 - Fisher & Paykel induction cooktop
 - Miele coffee machine (plumbed)
 - Miele steam and convection oven (plumbed)
 - Wolf drawer microwave
 - Built-in Miele dishwasher
 - Wolf full size wall ovens
 - Sub-Zero drawer fridge and freezer (pantry)
 - Fisher & Paykal double drawer dishwasher (pantry)

The information contained in this feature brochure is based on casual observation and the knowledge of the vendors. This information is believed to be factual; however, it is not warranted and should be independently verified. Items listed in this brochure may not be included in an Agreement of Purchase and Sale unless specifically listed as an inclusion in the chattels section of an Agreement of Purchase and Sale.

LUXURY FEATURES

MUDROOM

- Large format tiles
- Endless storage cabinetry
- Inside access to garage

APPLIANCES:

- Fisher & Paykal front loading washing machine
- Fisher & Paykal front loading dryer

FAMILY ROOM

- Engineered hardwood floor
- Oversized floor to ceiling windows
- Wall mounted TV
- Wet bar with Laminam countertop and mirror backsplash
- ‘The Galley’ sink
- LED valence lighting

APPLIANCES:

- Sub-Zero built-in wine fridge with two beverage drawers below

- SECOND LEVEL -

PRIMARY BEDROOM

- Engineered hardwood floor
- Oversized entrance door
- Built-in bed with fabric headboard
- Built-in side tables with side lamps
- Decorative metal feature
- Ceiling mounted television
- Pot lights
- Ceiling speakers
- Wall-to-wall built-in storage
- Walkaround walk-in closet with two separate areas
- Wall mounted full length mirror

PRIMARY BEDROOM ENSUITE

- Large format tiles
- Endless custom storage
- Make-up vanity with mirror and built-in lighting
- Oversized double vanity with custom sinks
- Mirrors with back lighting
- Curbless open shower
- Bathtub with ceiling faucet (wall mounted controls)
- In-ceiling speakers
- Water closet with Toto washlet

BEDROOM TWO

- Engineered hardwood floors
- Pot lights
- Central light fixture
- Wall-to-wall storage
- Built-in desk
- Oversized window
- Ensuite with pocket door entrance, full tiled walls, oversized vanity with pendant light fixture, wall mounted toilet and curbless shower

BEDROOM THREE

- Engineered hardwood floors
- Pot lights
- Wall-to-wall storage
- Built-in desk
- Oversized window
- Ensuite with pocket door entrance, full tiled walls, wall mounted oversized vanity, wall mounted toilet and curbless shower

BEDROOM FOUR

- Engineered hardwood floors
- Pot lights
- Central light fixture
- Wall-to-wall storage
- Built-in desk
- Oversized window
- Ensuite with pocket door entrance, full tiled walls, oversized vanity with pendant light fixture, wall mounted toilet and curbless shower

LAUNDRY ROOM

- Square tile floors
- Pot lights
- Built-in cabinetry with tiled backsplash
- Walk-in linen closet
- Pull out ironing board
- Pull out laundry baskets
- Hanging bar

APPLIANCES:

- Samsung front loading washing machine
- Samsung front loading dryer

LUXURY FEATURES

- LOWER LEVEL -

RECREATION ROOM

- Engineered hardwood floors
- Pot lights
- Built-in storage cabinets
- Wall mounted TV with sound bar
- Wet bar with Laminam countertop and decorative marble/gold backsplash
- Display cabinets
- Separate kids bunk area with bunk beds

APPLIANCES:

- Fisher & Paykal built-in full-size fridge

HOME THEATRE

- High quality wall-to-wall broadloom
- Dolby Atmos surround sound
- 4K Projector
- 8K-compatible equipment
- 120” Fixed Screen
- Professional-grade setup (equipment list available upon request)
- Custom cabinetry

HOME GYM

- Glass enclosure and door
- Rubber floor
- Functional Trainer
- 6-Post Power Rack
- Treadmill & Peloton
- Gym ensuite with Cedar Sauna with HUUM Stone Heater (smart-controlled)
- Wall mounted TV
- Custom storage shelving

MAIN BATHROOM

- Large format tiles
- Shower
- Wall mounted vanity

BEDROOM FIVE

- Engineered hardwood floors
- Built-in wall-to-wall cabinetry
- Built-in Murphy bed with side tables and storage

*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
1239 SEDGEWICK CRESCENT, OAKVILLE

Possession: To be arranged
Lot Size: 75.13' x 153.27' x 75.13' x 153.27'
Square Footage: 4,331 sq ft above grade
Total Square Footage: 6,803 sq ft
Deposit: 5%
Taxes: \$20,106 / 2025
Legal Description: LT 16, PL 709; S/T 58873
Listing Agents: Brad Miller & Kieran McCourt



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