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CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



1411 Willowdown Road | Oakville



EXCEPTIONAL HOME ON PIE SHAPED LOT IN SOUTHWEST OAKVILLE

Welcome to 1411 Willowdown Rd, an exceptional custom-built residence on a oversized pie shape lot in prestigious Southwest Oakville. With over 7,200 square feet of finished living space across three levels, this home combines timeless curb appeal with thoughtful design and superior craftsmanship. The exterior's classic presence leads into a bright and inviting interior where every detail has been carefully considered.

Upon entering, the foyer opens to an elegant dining room and a private office, setting the tone for the home's refined yet comfortable style. The chef's kitchen is the heart of the main floor, featuring a large island, high-end integrated appliances, and a walk-through servery that connects seamlessly to the dining area. Designed for both everyday living and entertaining, the kitchen flows into a spacious family room anchored by a striking fireplace and floor-to-ceiling windows that frame views of the backyard. Practicality meets design with a generous mudroom and direct access to the oversized three-car garage.

Upstairs, the home offers four large bedrooms, each with its own ensuite and walk-in closet. The primary suite is a luxurious retreat with a spa-inspired five-piece bathroom, a custom dressing room, and serene views over the rear gardens. A well-appointed second-floor laundry room adds an element of convenience for busy families.

The fully finished lower level extends the living space by nearly 2,800 square feet and is enhanced with radiant in-floor heating. A fifth bedroom with ensuite access, a gym, a media room, and a spacious recreation area with fireplace and wet bar provide endless opportunities for both relaxation and entertaining.

Outdoors, the property has been transformed into a private retreat with professional landscaping, a covered porch with built-in BBQ, an expansive stone patio, and an inground saltwater pool. Mature trees provide natural privacy and create a picturesque setting for both quiet afternoons and lively gatherings. This is an outstanding opportunity to own a home that balances elegance, comfort, and functionality in one of Oakville's most desirable neighbourhoods.



FRONT ENTRY



FOYER



OFFICE



DINING ROOM



SERVERY



PANTRY





KITCHEN



KITCHEN



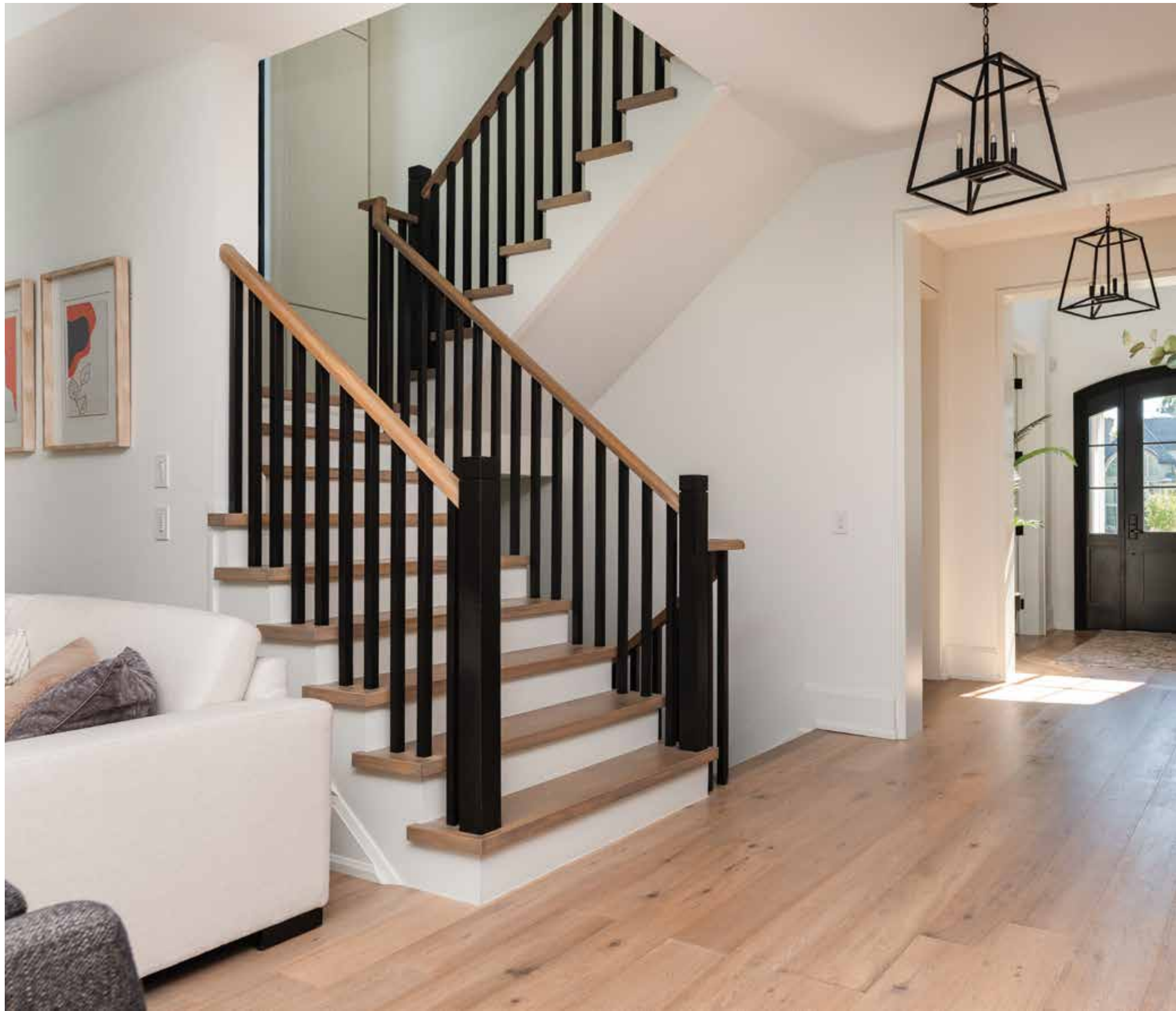
KITCHEN



BREAKFAST AREA



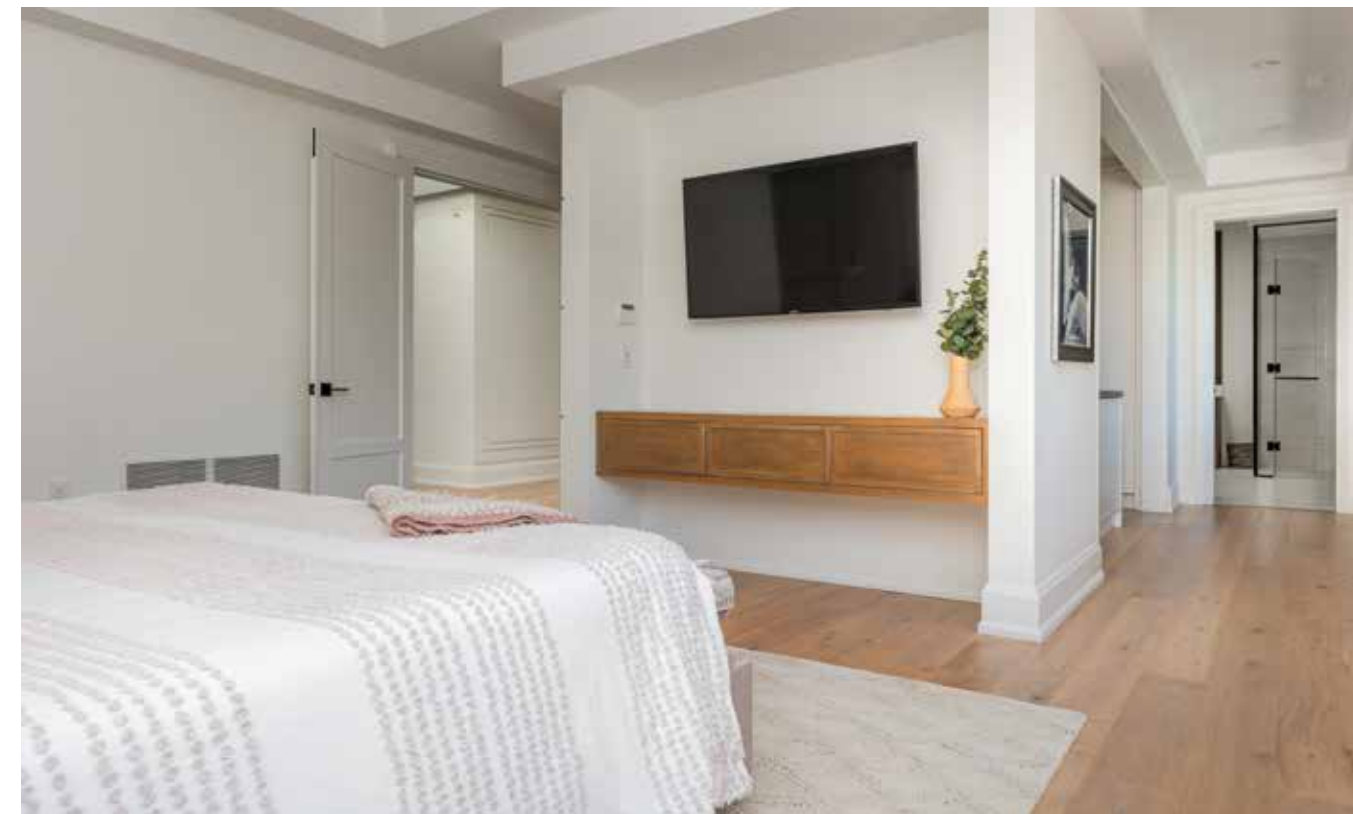
GREAT ROOM



STAIRCASE



UPPER LEVEL LAUNDRY



PRIMARY BEDROOM



PRIMARY BEDROOM
ENSUITE & DRESSING ROOM



SECOND BEDROOM



SECOND BEDROOM ENSUITE



THIRD BEDROOM
& ENSUITE



FOURTH BEDROOM



FOURTH BEDROOM ENSUITE



LOWER LEVEL
MEDIA ROOM & WALK-UP



LOWER LEVEL
MEDIA ROOM



LOWER LEVEL
RECREATION ROOM WITH WET BAR & HOME THEATRE

LOWER LEVEL
GYM, FIFTH BEDROOM & BATHROOM





REAR ELEVATION



COVERED PATIO

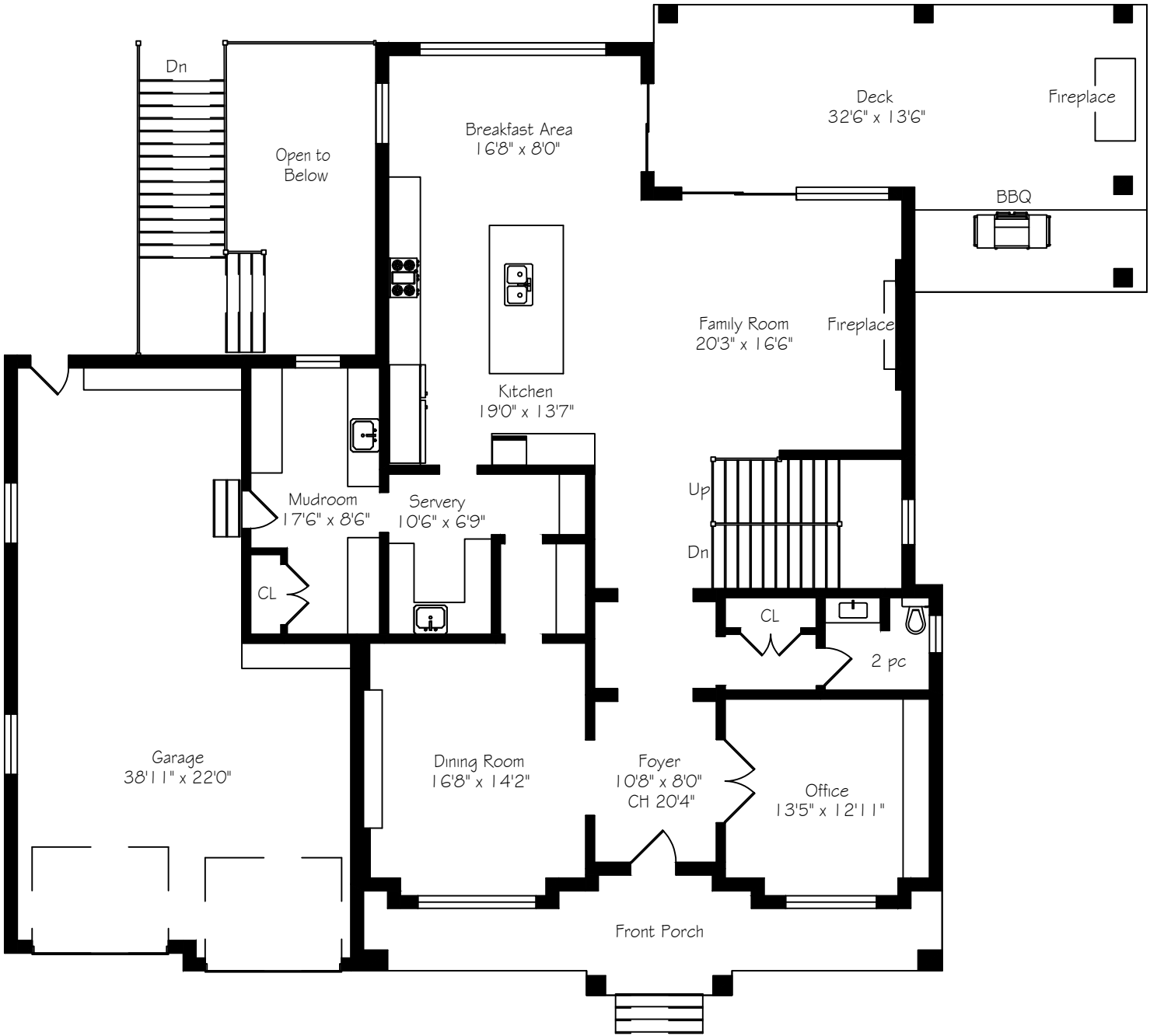


SALTWATER POOL



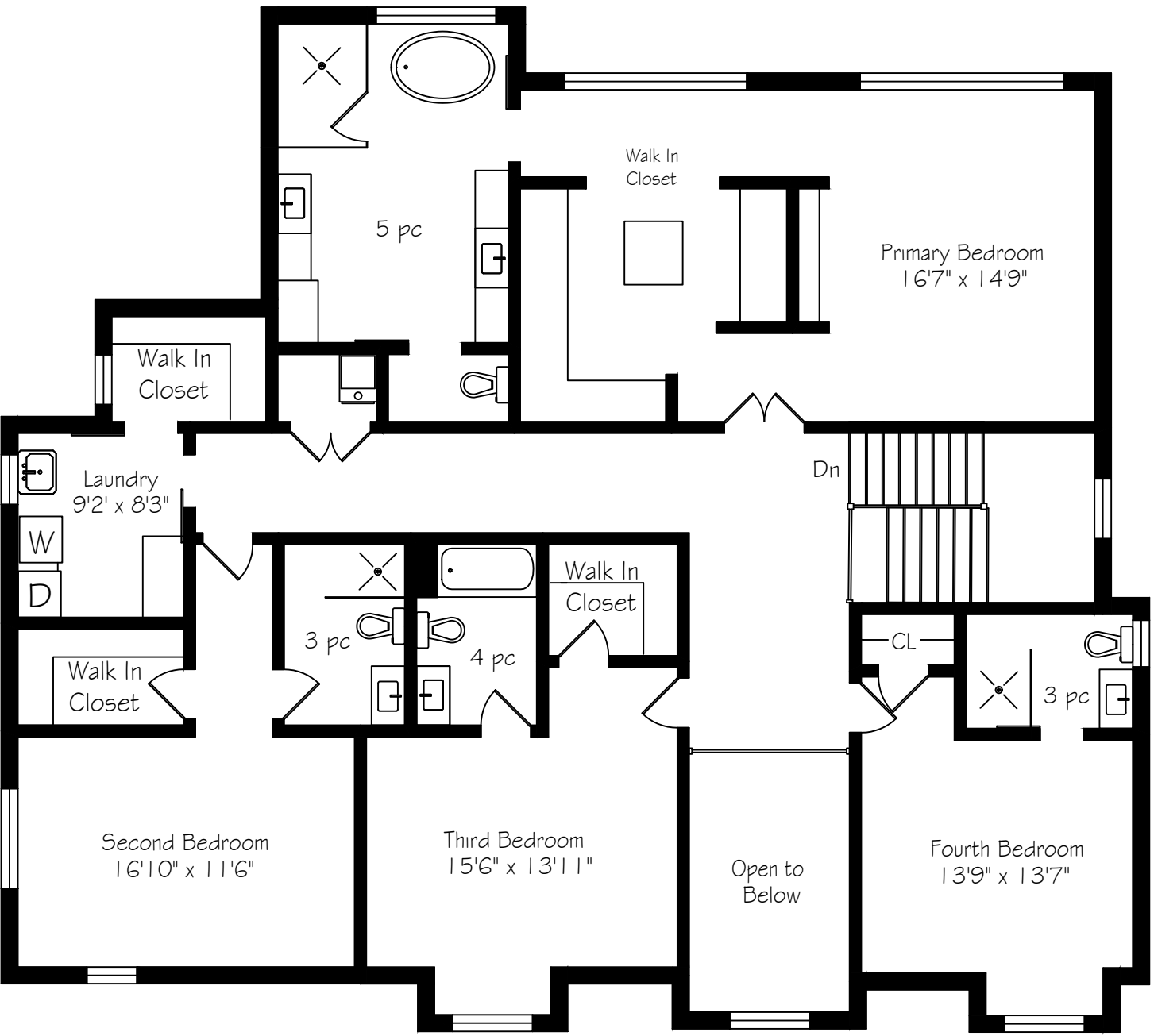
SALTWATER POOL

MAIN LEVEL FLOOR PLANS



Main Floor
2072 Square Feet
+ 781 Garage

SECOND LEVEL FLOOR PLANS

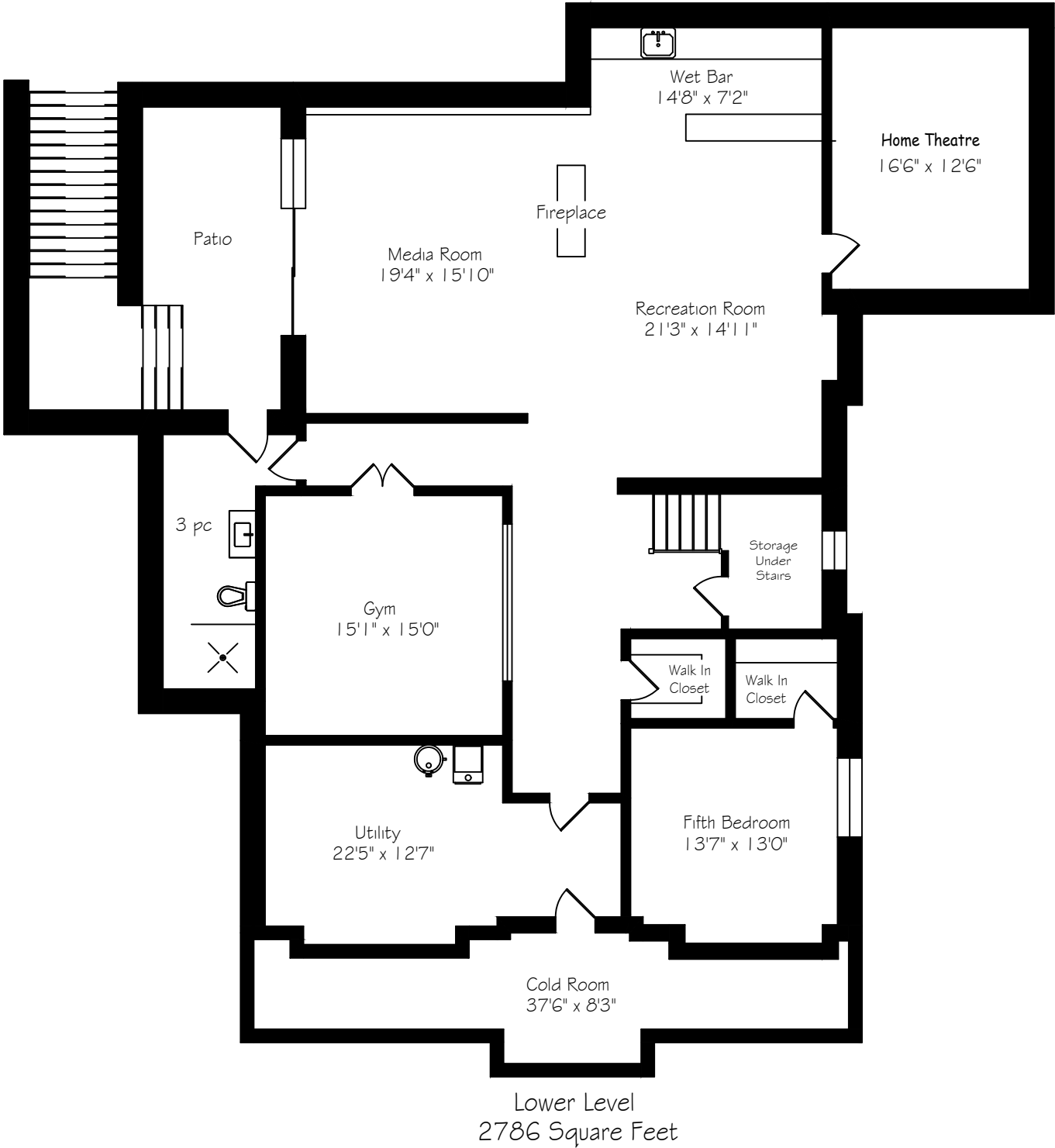


Second Floor
2390 Square Feet

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

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LOWER LEVEL FLOOR PLANS



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LUXURY FEATURES

INTERIOR FEATURES

- Architect: Keeren Design
- Custom Misani cabinetry throughout
- 10’ ceilings on main; 9’ ceilings on 2nd floor and lower level
- White oak engineered hardwood floors throughout
- 9” baseboards on main; 7” baseboards on 2nd floor and lower level
- Solid wood 1-3/4” executive style interior doors throughout
- Elegant 4-1/2” door and window trim
- Pot lights throughout
- Decorative matte black door hardware with 4” hinges throughout
- White oak rift cut stairs with lacquered spindles
- Central vacuum and attachments
- Window coverings
- Radiant heated floors on lower level
- All bedrooms equipped with TV/ Data outlets
- Oversized cold room
- Spray foam insulation used in basement walls
- Occupancy permit issued October, 2021

EXTERIOR FEATURES

- Aluminum clad windows throughout
- Wrapped covered front porch
- Ready Pine ceiling in porches
- Covered back porch with TV and audio zone
- Natural flagstone flooring in porches
- Oversized yard
- Pot lights throughout
- Fraser wood siding

- Permacon manufactured stone
- 32’x18’ swimming pool
- Stunning landscaping/backyard oasis

MECHANICAL FEATURES

- 2 Liberty sump pump systems
- Amana furnace and air conditioner for main floor and basement
- Amana furnace and air conditioner for 2nd floor
- Furnace integrated steam humidifiers
- Tankless hot water system
- Hot water recirculation pump
- Wi-Fi access points throughout, including backyard
- Smart home automation:
- Control 4 automation system
- All smart home wiring stored in a Middle Atlantic A/V rack
- Automated doorbell with remote access
- 9 audio zones
- Motorized shades integrated with automation system
- Automated lighting and lighting scenes with remote access
- Lighting scenes fully customizable by homeowner
- 2 automated thermostats
- Rec room TV/surround sound integrated with automation system
- Security:
- IP Camera system with remote access (8 cameras)
- Remote access alarm system
- Alarm system integrated with smart home automation system
- 3 LCD keypads and 2 sirens
- Motion detectors throughout
- Door contacts throughout

- Glass break detectors
- Integration of smoke detectors with alarm system
- Sump pump flood sensor integrated with alarm system
- Laundry water sensor integrated with alarm system
- Heat sensor integrated with alarm system
- Garage overhead door contacts
- Cellular back up

GARAGE

- 3 car parking
- Radiant heated floors
- 12’ ceiling height
- Oversized 9’x9’ doors with quiet side mounted openers
- Epoxy flooring
- Heat sensor integrated with alarm system
- 2 oversized windows
- Separate entrance door to backyard

- MAIN FLOOR -

FOYER

- Oversized front door with sidelights
- Alarm keypad
- Chevron hardwood flooring
- Tucked away guest closet with automatic door switch lighting

STUDY

- Double glass doors
- Oversized windows overlooking front yard
- Custom Misani cabinetry with white oak accents
- Speakers with separate audio zone

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

DINING ROOM

- Oversized window looking front yard
- Central light fixture
- Wall sconces
- Custom wall panelling
- Speakers with separate audio zone
- Antique mirror accent
- Custom Misani cabinetry buffet table

SERVERY

- Custom Misani cabinetry
- Glass doors with in cabinet lighting
- Quartz countertop + backsplash
- Under cabinet lighting

PANTRY/COFFEE STATION

- Custom Misani cabinetry
- Full height custom pantry doors with pull out drawers
- Floating white oak shelves
- Quartz countertop with undermount sink
- Single faucet
- Under cabinet lighting
- Avant Garde beverage centre

KITCHEN

- Custom Misani kitchen with white oak accent
- Quartz countertop with undermounted sink
- Single faucet
- Calcutta nuvo backsplash
- Custom white oak range hood with gold accent
- Oversized island with seating
- Under cabinet lighting
- Toe kick vacuum
- Speakers with separate audio zone
- Separate breakfast area overlooking backyard

- Slide door system access to covered porch
- Automated motorized shade system

APPLIANCES:

- 48” Wolf cooktop
- 36” Subzero column fridge with custom panel
- 30” Subzero column freezer with custom panel
- Built-in Asko dishwasher with custom panel
- Wolf microwave drawer
- Wolf warming drawer
- 30” Wolf double oven

BACKYARD COVERED PORCH

- Natural flagstone floor
- Gas fireplace
- TV and audio zone
- Gourmet outdoor kitchen
- Crown moulding
- Ready pine ceiling
- Appliances:
- Built-in 36” Wolf Grill
- 36” BBQ access doors with storage
- Built-in 24” Stainless steel Marvel fridge
- Built-in trash centre

GREAT ROOM

- Marquis gas fireplace with custom white oak mantle
- Black quartz fireplace surround
- Custom paneling
- Wall sconces
- Oversized sliding door with covered porch access
- Automated motorized shade system

MUDROOM

- Porcelain herringbone flooring
- Custom Misani built-in cabinetry
- Full height cabinetry with an abundance of storage
- Oversized bench with hanging hooks
- Quartz countertop with undermounted sink
- Single lever faucet
- Under cabinet lighting
- Toe kick vacuum
- Porcelain tiled backsplash
- Access to garage with alarm key pad

POWDER ROOM

- Custom Misani vanity and mirror
- Quartz countertop with undermounted sink
- Porcelain tiles
- Kohler toilet
- Wall sconces

- SECOND LEVEL -

PRIMARY BEDROOM

- 10' coffered ceiling
- Oversized window overlooking backyard
- Dressing room with custom Misani cabinetry and island with oversized window overlooking backyard
- Alarm keypad
- Motorized shades
- Custom wall panelling
- Floating TV console
- Speakers with separate audio zone

PRIMARY ENSUITE

- Large format porcelain tiles
- Free standing bathtub
- Riobel polished chrome tub filler

LUXURY FEATURES

- Oversized curbless shower with bench and large custom niche
- Riobel rain head and shower arm system
- His and hers custom vanities and mirrors by Misani
- Custom make-up area
- Riobel single lever faucets
- Separate water closet with Kohler toilet
- Heated flooring
- Speakers with separate audio zone
- Large window overlooking backyard
- Toe kick vacuum
- Skylight

BEDROOM TWO

- Walk-in closet
- Custom closet organizers with drawer system
- Ensuite with custom floating vanity
- Curbless shower with custom niche
- Ensuite with Kohler toilet and Riobel faucet and shower system

BEDROOM THREE

- Walk-in closet with motion sensor lighting
- Custom closet organizers with drawer system
- Ensuite with custom floating vanity and bathtub/shower combo with custom niche
- Ensuite with Kohler toilet and Riobel faucet and shower system

BEDROOM FOUR

- Walk-in closet with motion sensor lighting
- Custom closet organizers with drawer system

- Ensuite with custom floating vanity
- Curbless shower with custom niche
- Ensuite with Kohler toilet and Riobel faucet and shower system

LAUNDRY:

- Custom Misani cabinetry
- Porcelain floor tiles and backsplash
- Quartz counter top with undermounted sink
- Single lever faucet
- Hanging rod
- Linen storage
- Water sensor integrated with alarm system
- Appliances:
- Electrolux washing machine
- Electrolux dryer

- LOWER LEVEL -

RECREATION ROOM:

- Oversized sliding door system to walk-out
- Walkout with stone walls, flower bed and flagstone floor/steps
- Large fireplace with custom paneling
- 2-Sided fireplace stone surround
- Full 7.1 surround sound system
- Radiant heated flooring
- Mortorized shades

BAR AREA

- Speakers with separate zone and TV
- Custom bar by Misani
- Ribbed MDF back splash
- Button accent lighting
- Custom white oak and quartz wine feature with back lighting
- Radiant heated flooring

APPLIANCES:

- 2 Stainless steel beverage centre
- Asko dishwasher

EXERCISE ROOM

- Double glass door entrance with black hardware
- Speakers with separate zone and TV
- Commercial grade rubber floor
- Radiant heated flooring
- Full height mirror wall

THEATRE ROOM:

- Home theatre 7.1 surround sound pre-wiring installed
- Crown molding with theatre strip lighting
- Radiant heated flooring
- Wall sconces

BEDROOM FIVE

- Large window with window well
- Walk-in closet with shelving
- Radiant heated flooring

BASEMENT ENSUITE

- Curbless shower
- Radiant heated flooring
- Porcelain tiles
- Custom vanity and mirror
- Quartz countertop with undermount sink
- Riobel rain head and shower arm system
- Custom change room bench with floating shelf and hooks
- Direct access to walkout/backyard

*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
1411 WILLOWDOWN ROAD, OAKVILLE

Possession: To be arranged

Lot Size: 0.382 acres

Square Footage: 4,462 sq ft above grade

Total Square Footage: 7,248 sq ft

Deposit: 5%

Taxes: \$21,308 / 2025

Legal Description: LT 78, PL 669; S/T 48694

Listing Agents: Brad Miller & Kieran McCourt



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