



GMT

2337 Bennington Gate  
Oakville

## Welcome to 2337 Bennington Gate

Sitting within a prestigious enclave south of Lakeshore Road in well-established Ford, this executive family home blends traditional comfort with contemporary refinement. Ideally positioned and tucked back on a mature lot, framed with mixed evergreens, this beautiful home is a short stroll to the shores of Lake Ontario + located in a well-known family friendly pocket. Boulder-lined drive + flat stone pavers lead to the cedar-planked front portico - an ideal spot for morning coffee. The stately entrance opens to reveal a refined + cohesive interior. This is a sophisticated home with an immaculately private lot with resort style backyard.



### Property Highlights

BEDS	4+1
BATHS	3.1
LOT SIZE	65.12' x 161.24' x 65.12' x 162.41'
ABOVE GRADE	2,557 sq ft
TOTAL SQ FT	3,820 sq ft
TAXES	\$10,475 / 2025

### THE GOODALE MILLER TEAM

Listing Agents: Brad Miller, Kieran McCourt & Murray McKeage





## Main Level

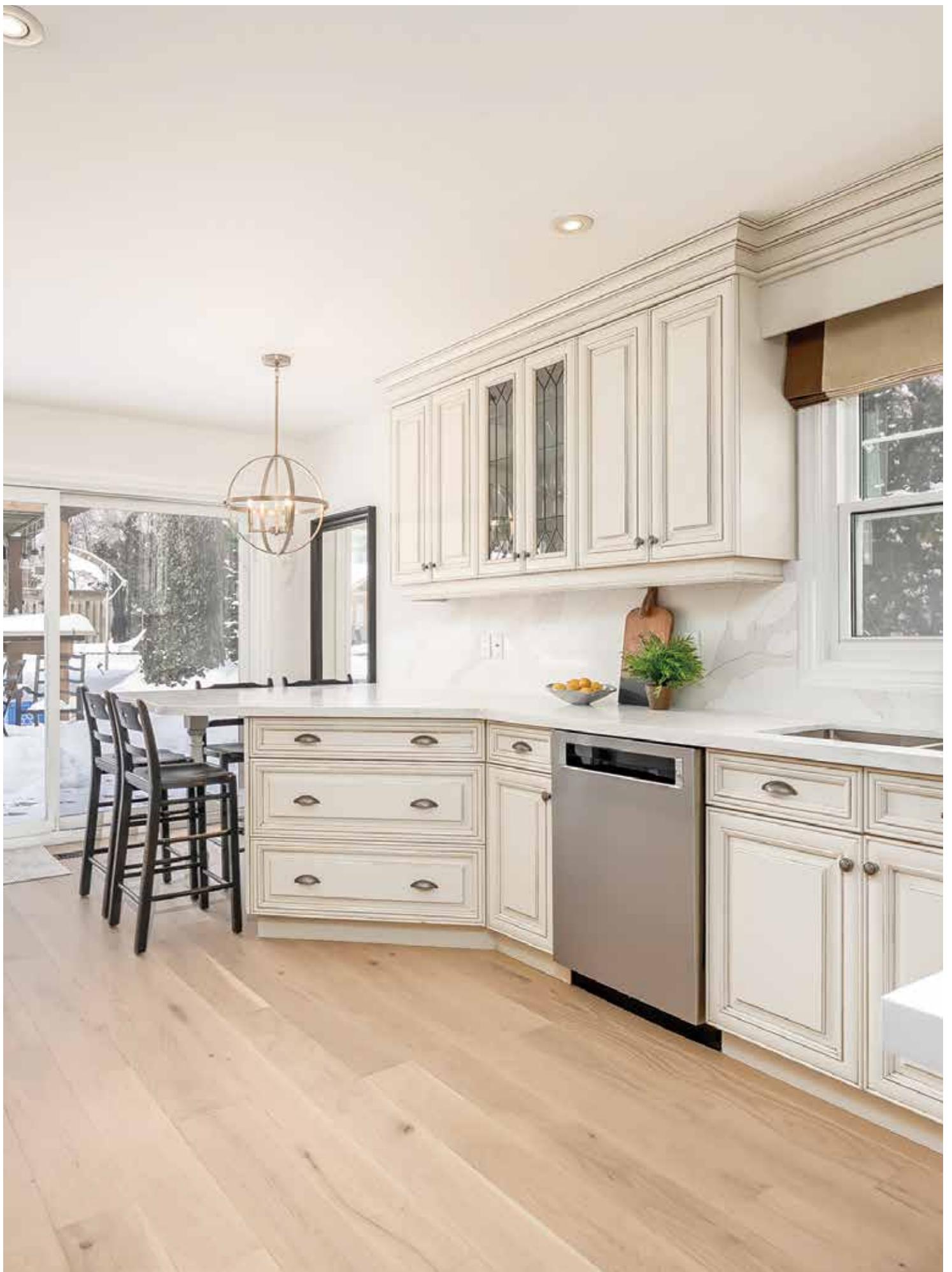
Expansive glazing creates bright and airy principal living spaces. Detailed millwork frames doorways and a blend of white oak hardwood flooring + neutral tiling carry through the defined living spaces.

The living room stands out with picturesque bay window with upholstered seating & the dedicated dining room offers ample space for formal gatherings.

The family room has idyllic rear garden views + cozy wood-burning fireplace. The eat-in kitchen offers an abundance of custom cabinetry + expansive glass slider to rear deck - easy access to outdoor dining. Utility wing with mudroom, rear access + powder.







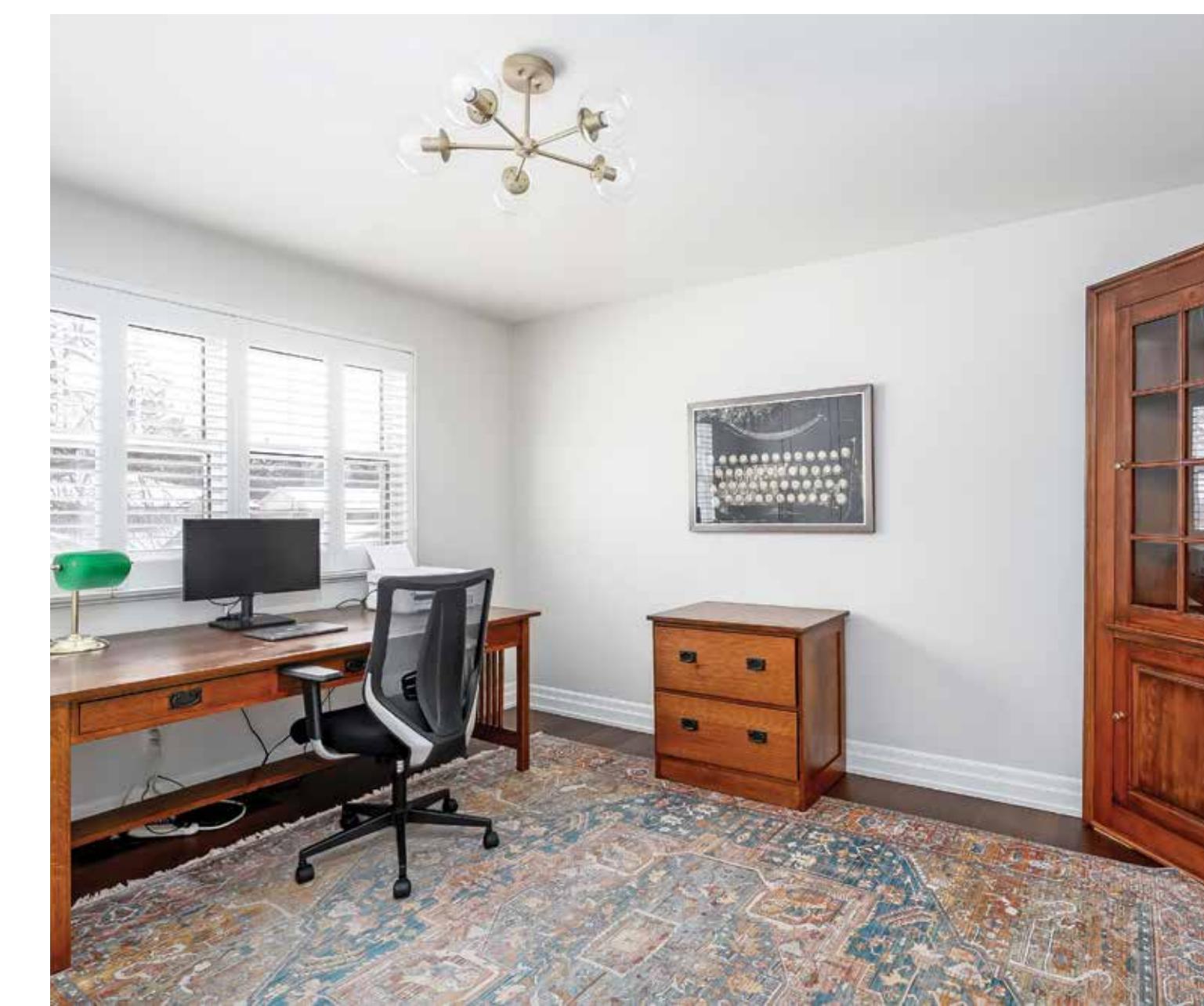




## Second Level

The primary retreat impresses with picturesque rear views, built-in full wall closets + spa bath with oversized steam shower. It's a dream space to relax after a long day.

Three generously sized bedrooms share a well-appointed and lavish main bath. Second level laundry with marble flooring keeps organizing easy.

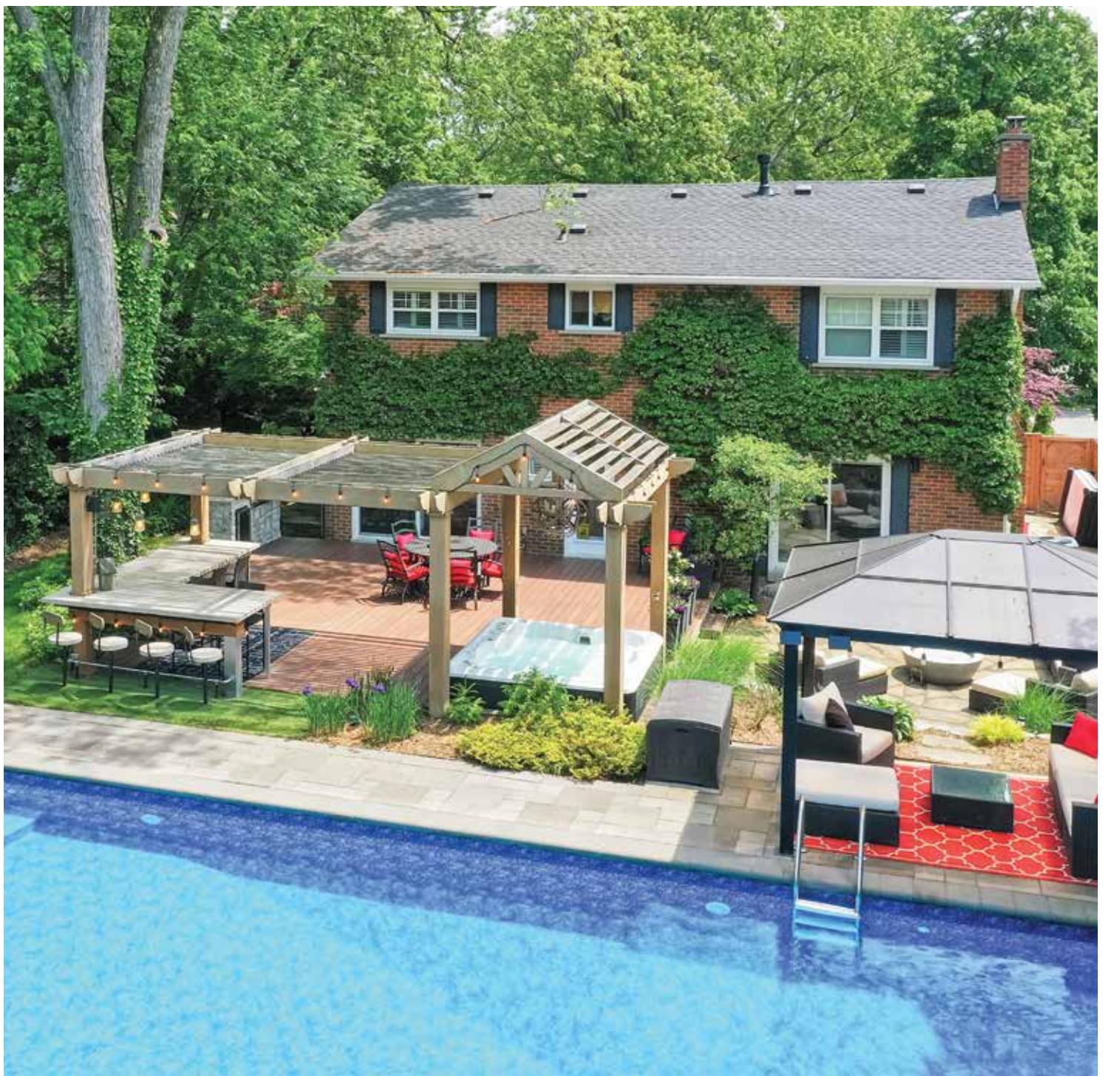




## Lower Level

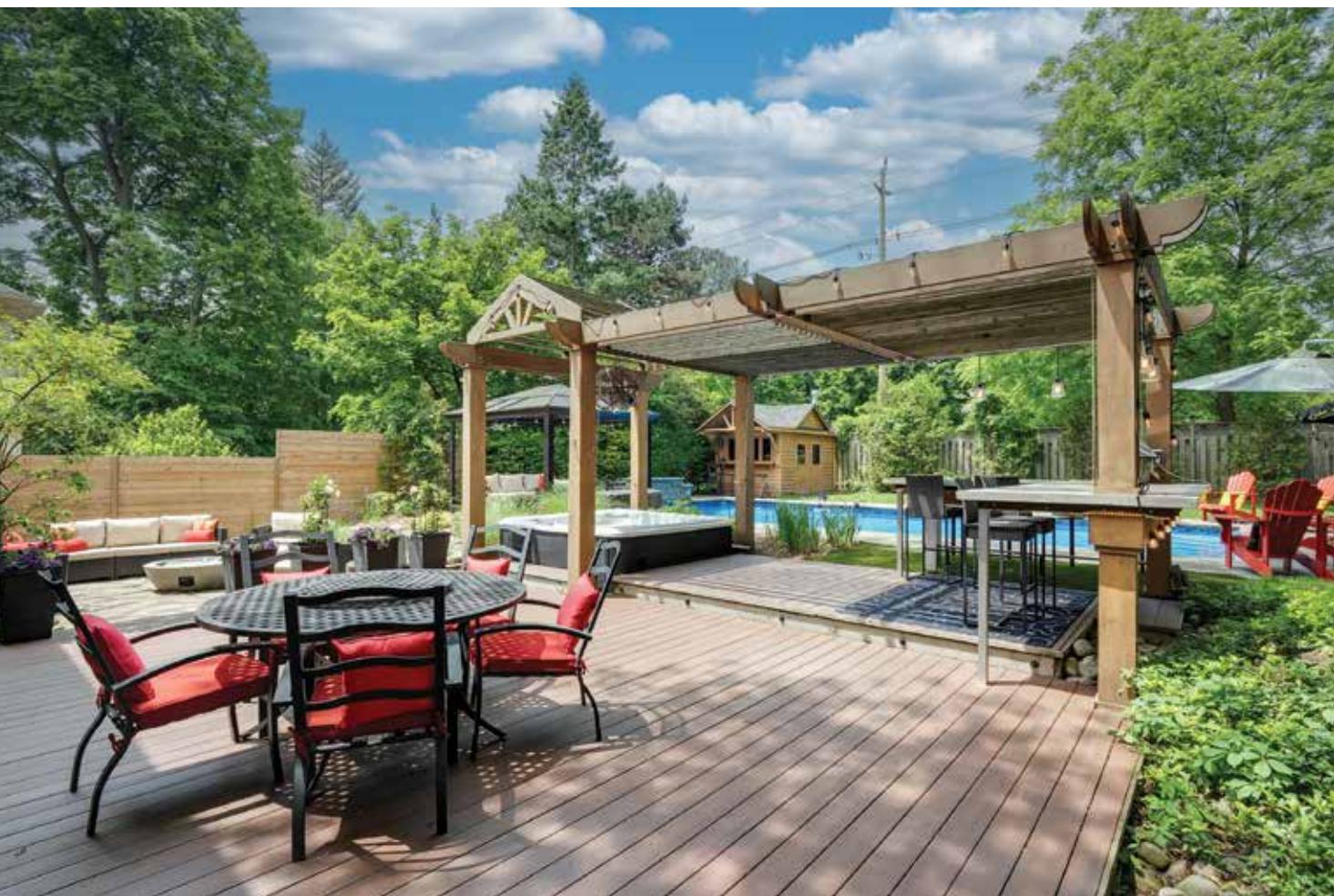
Strategically designed and featured on HGTV, the lower level is an extension of the refined living spaces on the upper levels. Warm + inviting with patterned textiles + a stone-clad wood-burning fireplace, this level is an ideal family gathering space. The rec room is perfect for movie nights with expansive screen + projector + surround sound and the outfitted wet bar make entertaining a breeze. Gym and guest bedroom with semi-ensuite complete this level.

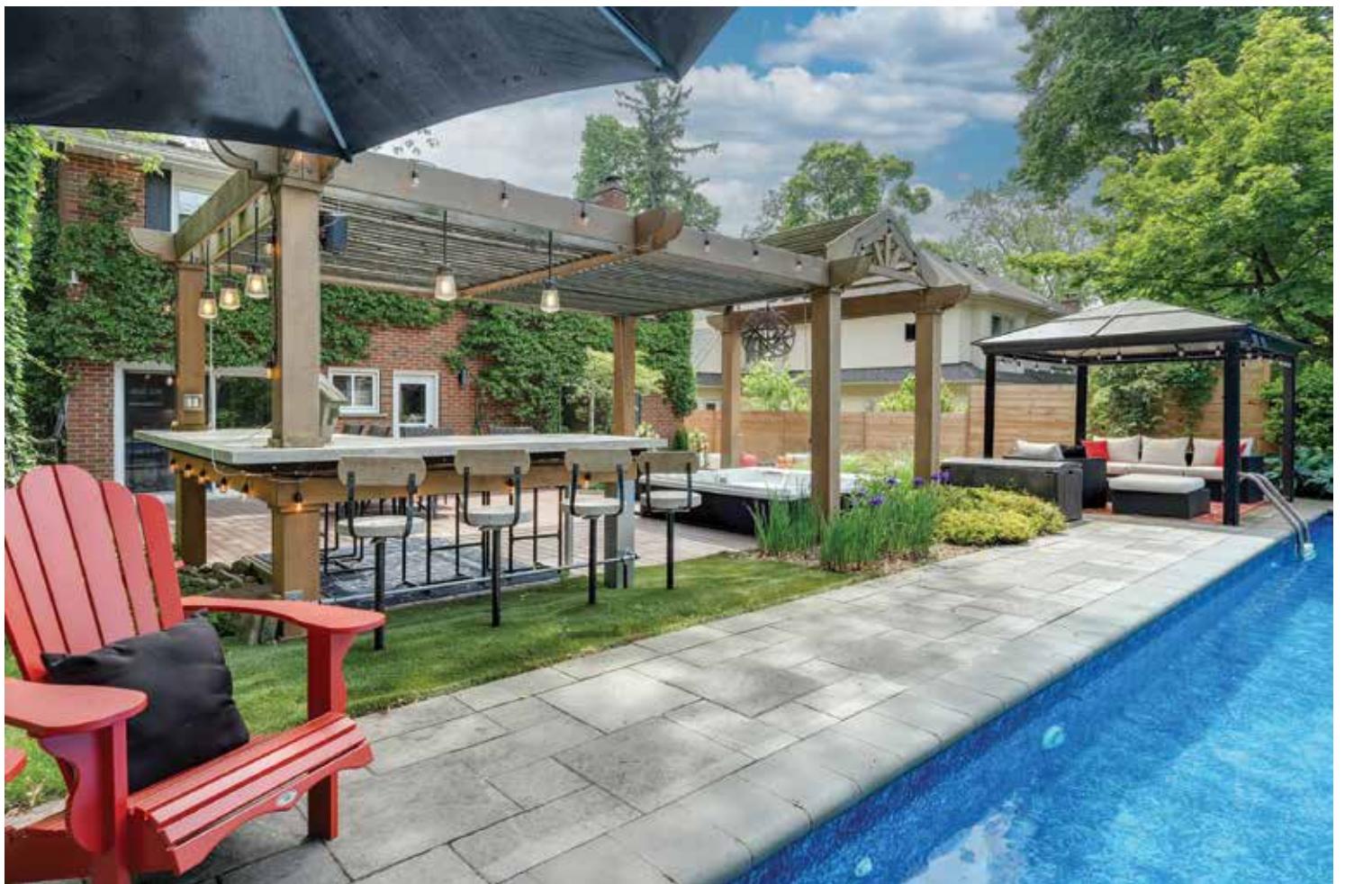




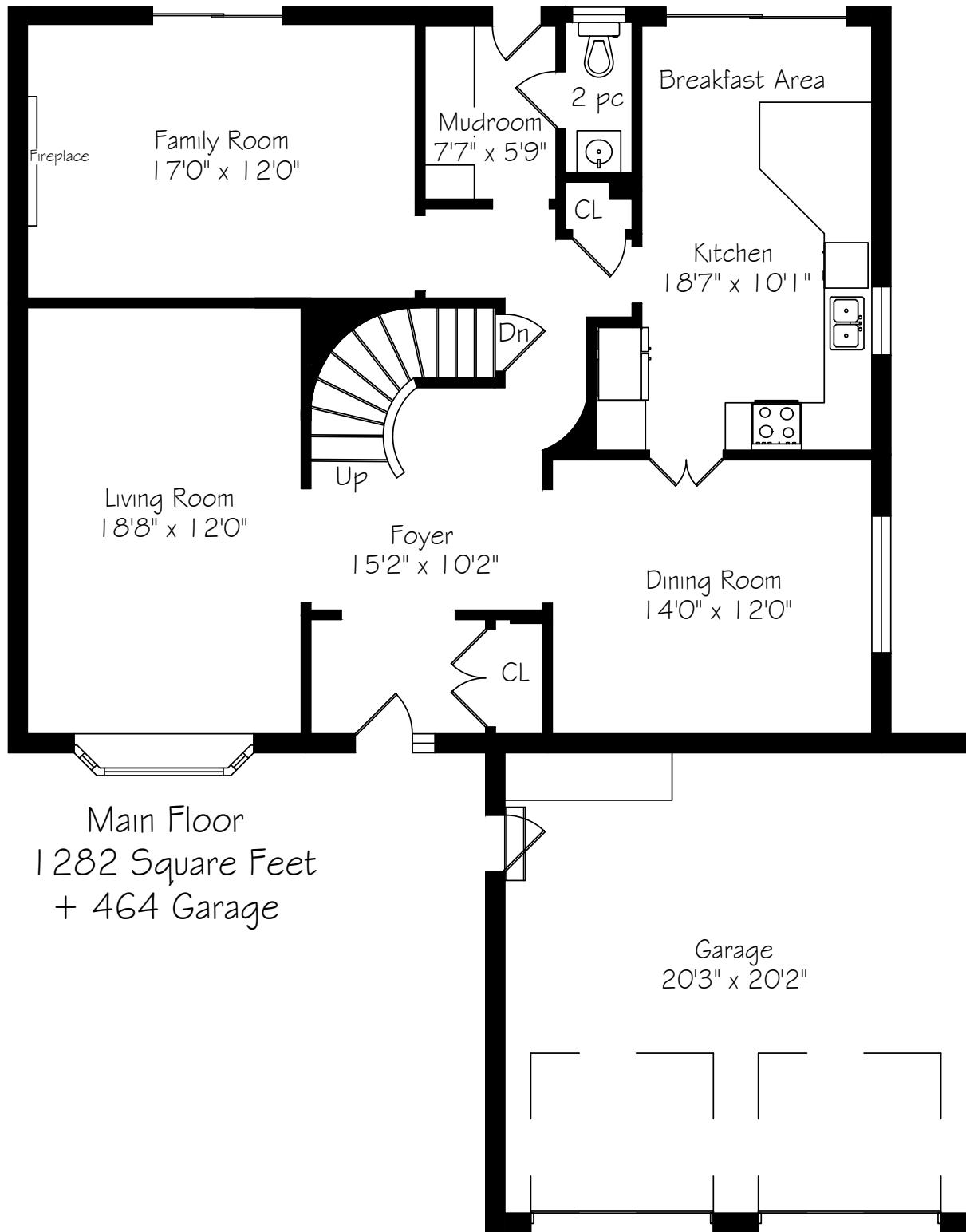
## Backyard

Tucked behind this traditional brick home, the backyard unfolds like a private resort. A crisp rectangular pool anchors the space, framed by pale stone and mature trees for a secluded, garden-like feel + a seated bar takes entertaining up a notch. Thoughtful zones elevate the space; pergola-covered hot tub, outdoor kitchen + dining and relaxed lounge pavilion, invite effortless entertaining. Natural stone terraces + layered mature greenery add to the privacy. Every element feels considered yet effortless, designed for both grand summer gatherings + quiet, everyday rituals.

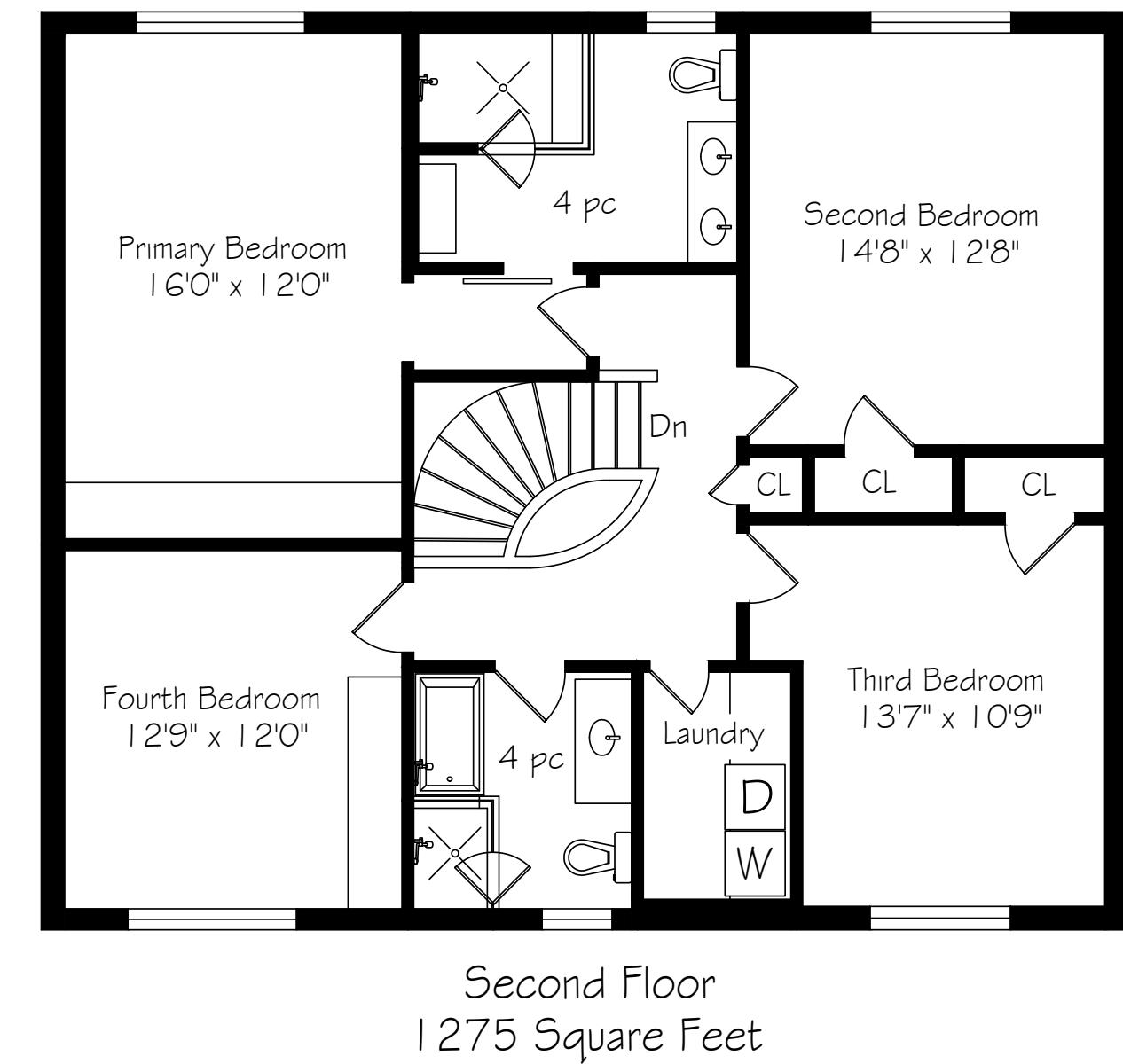




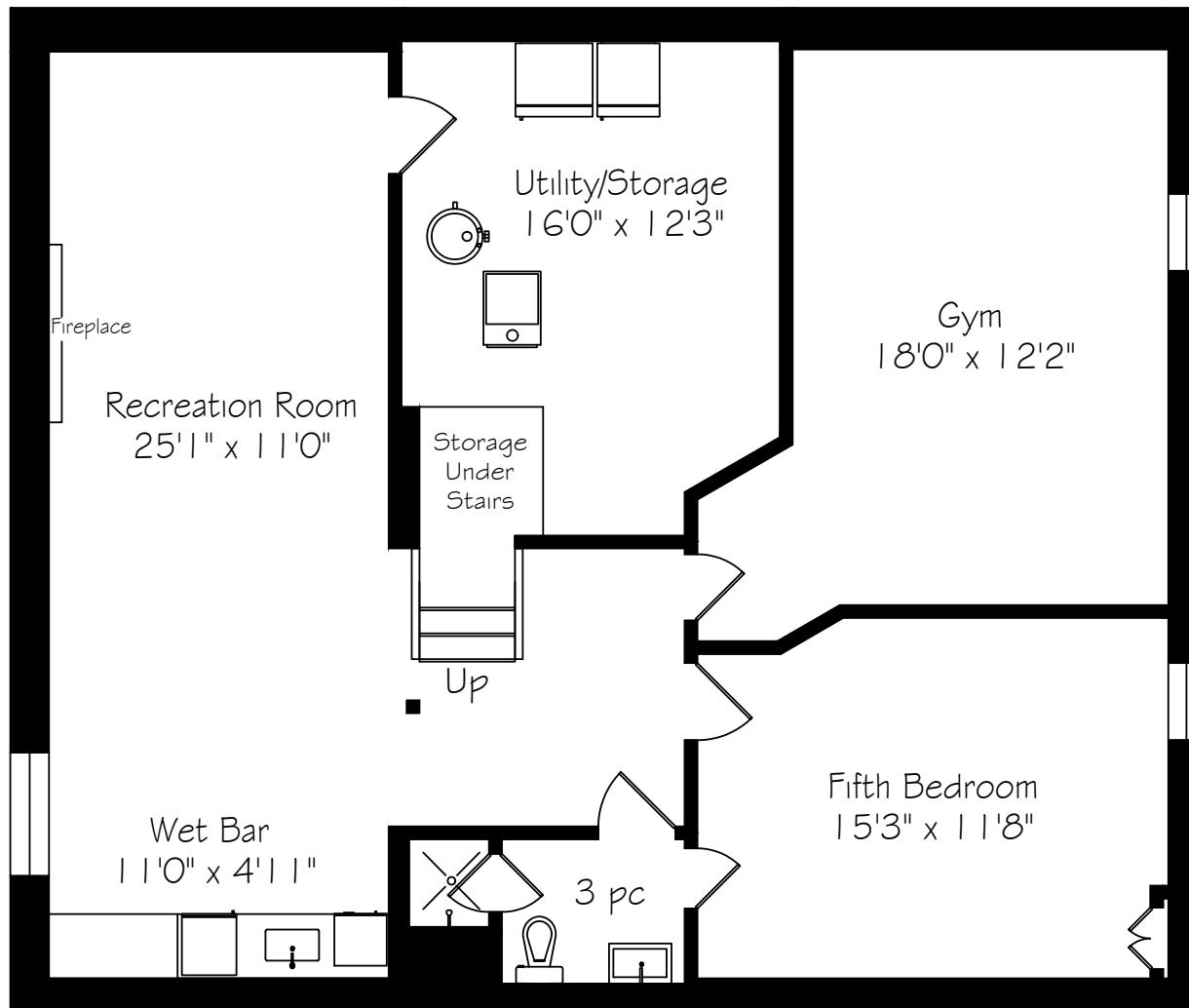
## Main Level Floor Plan



## Second Level Floor Plan



## Lower Level Floor Plan



Lower Level  
1263 Square Feet



## About The Neighbourhood

Ford is a neighbourhood defined by its timeless charm, where mature trees and spacious lots create a peaceful, well-established setting. Situated in Oakville's southeastern corner, it offers the perfect balance of natural beauty and accessibility, with quick connections to the QEW, major highways and Oakville GO. Alongside some of the town's most admired lakefront estates, you'll find a mix of classic homes, many beautifully renovated or rebuilt, that contribute to the area's enduring appeal.

Life in Ford is relaxed yet connected. Days can begin with a walk along leafy streets or by the lake, flow into time at local parks or nearby shops and end with dining or gathering just minutes from home. Evenings often bring neighbours together at Maple Grove Arena or for lakeside walks along Lakeshore Road; community traditions that anchor Ford's enduring charm.

# Luxury Features

## NOTABLE

- Steps to Lake Ontario promenade
- Expansive, pristine lot
- Masterfully landscaped
- Mature mixed tree canopy
- Perennial framing gardens
- Milled entranceways
- Renovated executive family home
- Extensive custom millwork
- Two wood-burning fireplaces
- Front & rear irrigation
- Windows/doors 2021

## - MAIN LEVEL -

### FOYER

- Stately entry door flanked by linear sidelites
- Linear porcelain tile flooring
- Expanded traditional baseboards
- Double coat closet with shelving + hanging storage
- Semi-flush glass lighting

### LIVING ROOM

- Milled entrance
- Expansive bay window with bench seating
- Engineered white oak flooring
- Expanded traditional baseboards
- Full-height stone wrapped central wood burning fireplace with milled framing
- Pot lighting + wall sconces

### DINING ROOM

- Milled entrance
- Engineered white oak flooring
- Milled wainscoting + expanded traditional baseboards

- Natural textured wall treatment
- Wide glazing
- Linear chandelier
- Open to kitchen

### KITCHEN + BREAKFAST

- Milled entrance
- Engineered white oak flooring
- Expanded traditional baseboards
- Custom warm-white kitchen
- Abundance of full height traditional cabinetry
- Deep drawers + closed storage
- Undermount lighting
- Marbled quartz counters with book-matched back splash
- Peninsula style seating
- Oversized glazing with custom milled details
- Upper feature cabinetry with glass fronts
- Double stainless sink with black faucet
- Stainless appliances:

- Stainless Frigidaire Gallery smooth top oven
- Stainless Fisher + Paykel microwave with integrated venting
- Stainless Kitchenaid dishwasher
- Frigidaire Gallery French door fridge/freezer
- Full height pantry with drawers
- Separate closed pantry with open shelving
- Brushed chrome chandelier
- Pot lighting

- Double glazing
- Kohler lavatory
- Full-height double garage
- Exterior access to front portico
- Automatic opener on doors

### FAMILY ROOM

- Milled entrance
- Engineered white oak flooring
- Milled wainscoting with expanded traditional baseboards
- Glass slider opens to rear deck
- Central wood burning fireplace with full-height brick surround + milled wood mantle
- Pot lighting

### MUDROOM

- Exterior rear access
- Full glass exterior door opens to rear deck
- Linear porcelain tile flooring
- Expanded traditional baseboards
- Custom storage system with deep drawers + closed cabinetry
- Built-in bench seating with upper hanging hooks
- Pot lighting

### POWDER ROOM

- Linear porcelain tile flooring
- Expanded traditional baseboards
- Furniture style vanity with marble top, glass vessel sink + chrome faucet
- Framed mirror + decorative sconce
- Crown moulding
- Double glazing
- Kohler lavatory

### GARAGE

- Full-height double garage
- Exterior access to front portico
- Automatic opener on doors

## - UPPER LEVEL -

- Warm oak stairs with white square spindles + stained rails
- Engineered warm oiled oak flooring
- Expanded traditional baseboards
- Expansive glazing
- Large closet with shelf + hanging storage
- Crystal chandelier

### PRIMARY BEDROOM

- Berber broadloom
- Expanded traditional baseboards
- Expansive glazing
- Modern 3-blade ceiling fan
- Built-in closet system with inset lighting, drawers + hanging storage

### PRIMARY ENSUITE

- HGTV designed
- Linear porcelain tile flooring
- Expanded traditional baseboards
- Double glazing
- Double wood vanity with closed storage + chrome hardware
- Pure white quartz counter chrome Riobel faucets
- Two mirrored medicine cabinets with linear sconce
- Expansive glass enclosed steam shower with hexagon micro tile floor + linear tile walls
- Chrome Riobel fixtures
- Additional cabinetry with wood top + wall mounted cabinet with glass fronts
- Kohler lavatory
- Pot lighting

### BEDROOM 2

- Engineered warm oiled oak flooring
- Expanded traditional baseboards
- Expansive glazing
- Large closet with shelf + hanging storage
- Crystal chandelier

### BEDROOM 3

- Engineered warm oiled oak flooring
- Expanded traditional baseboards
- Expansive glazing
- Picture moulding
- Large closet with shelf + hanging storage
- Modern globe chandelier

### MAIN BATH

- Marble hexagon tile flooring
- Beveled subway tile wainscoting surround with marble edging
- White vanity with closed storage + black hardware
- Honed marble top with chrome Riobel faucet
- Round framed mirror with upper sconce
- Inset soaker tub with beveled subway tile surround, marble framed edge + chrome Riobel fixtures
- Glass enclosed shower with beveled subway tile surround + hexagon marble tile floor + chrome Riobel fixtures
- Double glazing
- Pot lighting
- Kohler lavatory

## BEDROOM 4

- Engineered warm oiled oak flooring
- Expanded traditional baseboards
- Expansive glazing
- Modern globe chandelier
- Full wall of built-in cabinetry

## LAUNDRY

- Marble hexagon tile flooring
- Expanded traditional baseboards
- Closed upper white cabinetry with brushed chrome hardware
- Black front-loading Whirlpool washer + dryer pair
- Pure white quartz folding counter with integrated shelving
- Pot lighting

## - LOWER LEVEL -

- Professionally designed + featured on HGTV's Leave it to Bryan
- Berber stairs with glass panels + stained rails
- Expanded traditional baseboards
- Plush Berber broadloom
- Pot lighting
- Expansive windows

# Luxury Features

## RECREATION ROOM

- Berber broadloom
- Patterned wall treatment with expanded traditional baseboards
- Ample space for oversized seating + family fun
- Open stone flanked wood-burning fireplace with rustic wood mantel
- Inset media screen with built-in surround sound
- Upper projector
- Receiver + subwoofer
- Double window
- Pot lighting

## WET BAR

- Linear porcelain tile flooring
- Expanded baseboards
- Built-in cabinetry with closed pantry storage + upper and lower cabinetry
- Glass-front feature cabinet
- Marbled quartz counter with beveled subway tile backsplash
- Stainless Fisher+Paykel compact dishwasher
- Stainless Whirlpool beverage fridge
- Stainless sink with chrome faucet

## GYM

- Rubberized flooring
- Expanded traditional baseboards
- Slider window
- Media wall
- Pot lighting

## BATHROOM

- Textured tile flooring
- Expanded traditional baseboards
- White vanity with closed storage, glazed porcelain top + chrome hardware
- Framed mirror + sconce
- Wall-mounted storage
- Glass shower with micro-tile floor, tile surround + glass shelf
- Chrome fixtures + pot light
- Pot lighting

## BEDROOM 5

- Berber broadloom
- Expanded traditional baseboards
- Semi-ensuite access
- Pot lighting
- Slider window

## MECHANICAL

- Extra storage area
- HE furnace with Aprilaire humidifier (owned)
- Rheem hot water heater (owned)
- White Maytag refrigerator

## - EXTERIOR -

### REAR

- Fully fenced + very private
- Mixed mature tree canopy
- Framing perennial gardens
- Expansive stone patio framed with large stone boulders + custom concrete gas firepit
- Flat grassy area for backyard fun
- Large inground pool with waterfall + perimeter water jets
- Separate pool house with bar seating + media + closed pool storage
- Covered 8-person spa
- Built-in bar dining with concrete top + built-in seating
- Additional dining area
- Stone-clad kitchen with BBQ
- Expansive deck for lounging or dining al fresco
- Gas BBQ line
- Irrigation system

### FRONT

- Pristine landscaping
- Dense mature tree canopy
- Framing perennial gardens
- Stone framed driveway
- Stone walk-way leads to portico - an ideal place for morning coffee
- Irrigation system

## INCLUSIONS

- Garage door opener with remote(s)
- All electronic light fixtures
- All drapery and window coverings
- TV mounts (if applicable)
- Kitchen:
  - Stainless Frigidaire Gallery smooth top oven (2025)
  - Stainless Fisher + Paykel microwave with integrated venting
  - Stainless KitchenAid dishwasher
  - Frigidaire Gallery French door fridge/freezer
  - Front-loading Whirlpool washer + dryer (2026)
  - Bar: stainless Fisher+Paykel compact dishwasher
  - Bar: stainless Whirlpool beverage fridge
  - Metal gazebo
  - Outdoor kitchen with Napoleon BBQ + Danby beverage fridge
  - EV charger
  - Pool; 2018 liner/lines/water fall + deck jets, interior steps
  - Winter safety cover
  - New heater 2025
  - 8-person Hydropool spa (2017), pillows + cover replaced 2023
  - Gas firepit
  - Nest security cameras (3)
  - Nest front door + rear door security keypads
  - Nest smoke/Co2 alarms

## EXCLUSIONS

- Frigidaire upright freezer in storage
- All TVs
- All personal pictures/art/décor indoor & out

\*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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