



GoodaleMillerTeam
CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



185 Burloak Drive | Oakville



OAKVILLE ELEGANCE MEETS LAKESIDE LIVING

Welcome to 185 Burloak Drive—a meticulously crafted executive residence nestled just moments from the shores of Lake Ontario, in one of Oakville's most sought-after lakefront neighbourhoods. This exceptional home is situated on an impressive 131-foot deep lot and offers over 3,157 square feet of elegant, above-grade living space, combining timeless design, refined craftsmanship, and a thoughtfully tailored floor plan ideal for modern family living.

As you step through the front door, you're immediately greeted by a grand foyer that makes a lasting impression with its soaring ceilings, rich hardwood flooring, and exquisite custom millwork. The atmosphere is one of understated luxury, setting the tone for the rest of the home. The main level is anchored by 10-foot ceilings and a cohesive layout designed for both comfort and sophistication. A formal dining room provides an elegant space for entertaining, while a private home office offers quiet retreat for work or study.

At the rear of the home, the great room is bathed in natural light and features striking custom wainscoting and a cozy natural gas fireplace—perfect for family evenings or hosting guests. This inviting space flows effortlessly into the heart of the home: a stunning chef's kitchen outfitted with premium stainless steel appliances, quartz countertops, an oversized island with seating, and custom cabinetry that offers both style and function. Adjacent to the kitchen, a sunlit breakfast area overlooks the backyard and creates a seamless connection to the outdoor space, ideal for casual dining or morning coffee.

The upper level is equally impressive. The primary suite serves as a tranquil retreat, complete with a large walk-in closet and a luxurious spa-inspired ensuite. Enjoy the serenity of a freestanding soaker tub, frameless glass shower, double vanity, and high-end slab stone flooring—all carefully selected to evoke a boutique hotel experience. Three additional generously sized bedrooms each feature their own private ensuite bathrooms and walk-in closets, providing comfort and privacy for family members or guests.

The lower level offers limitless potential with 9-foot ceilings and an abundance of large windows that flood the space with natural light. Whether you envision a state-of-the-art home gym, a theatre room, guest quarters, or a custom-designed recreation area, the basement offers the perfect foundation to bring your dream space to life.

Ideally located just minutes from Bronte Village, scenic lakefront trails, vibrant parks, and top-rated schools, with quick access to major highways and transit, this home offers a rare blend of luxury, lifestyle, and location.



FOYER & DINING ROOM

DINING ROOM & OFFICE





KITCHEN

BREAKFAST AREA



FAMILY ROOM

FAMILY ROOM & UPPER LANDING



PRIMARY BEDROOM

PRIMARY ENSUITE



SECOND BEDROOM & ENSUITE



THIRD BEDROOM & ENSUTIE



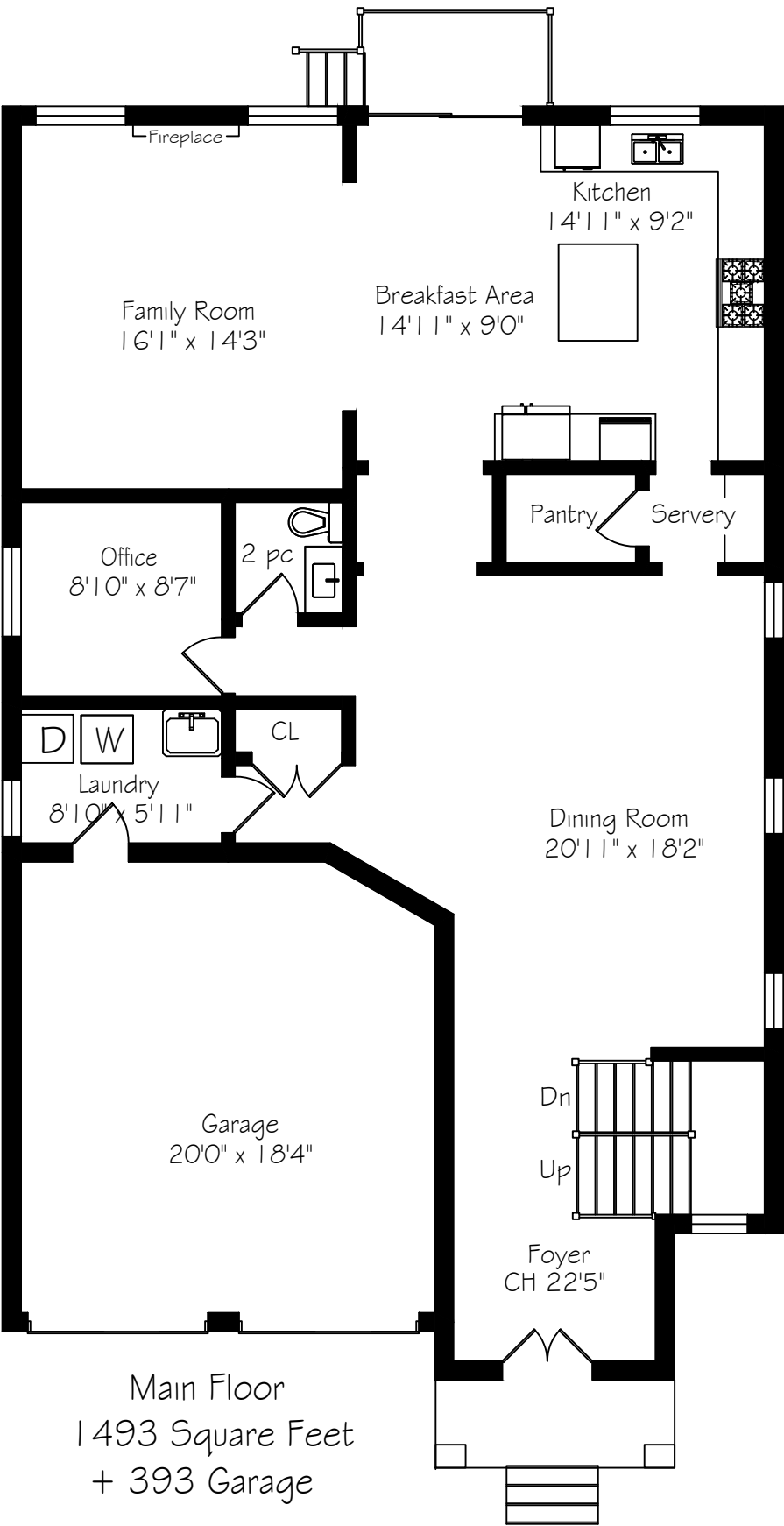


FOURTH BEDROOM & ENSUITE



REAR YARD

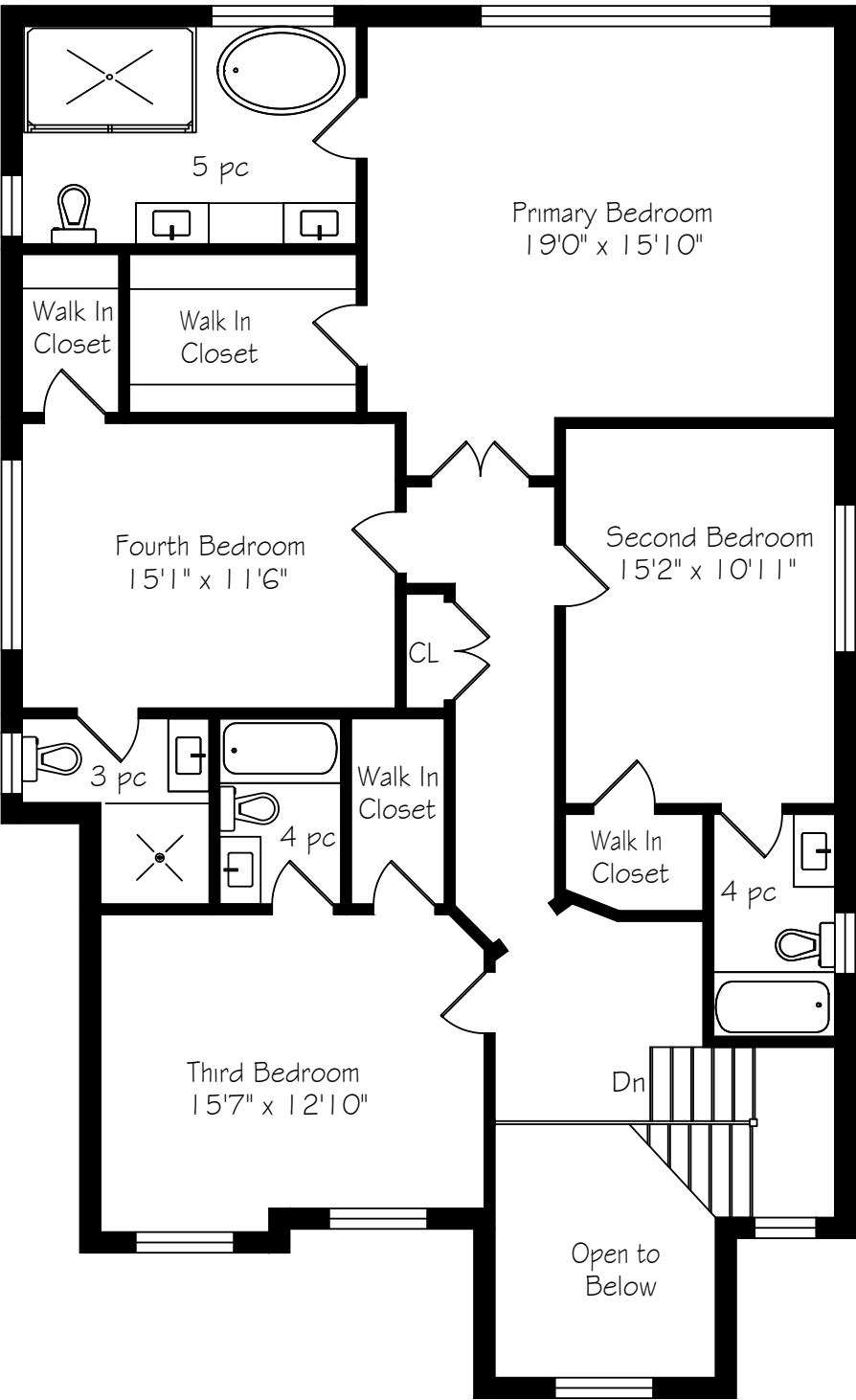
MAIN LEVEL FLOOR PLAN



Main Floor
1493 Square Feet
+ 393 Garage

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

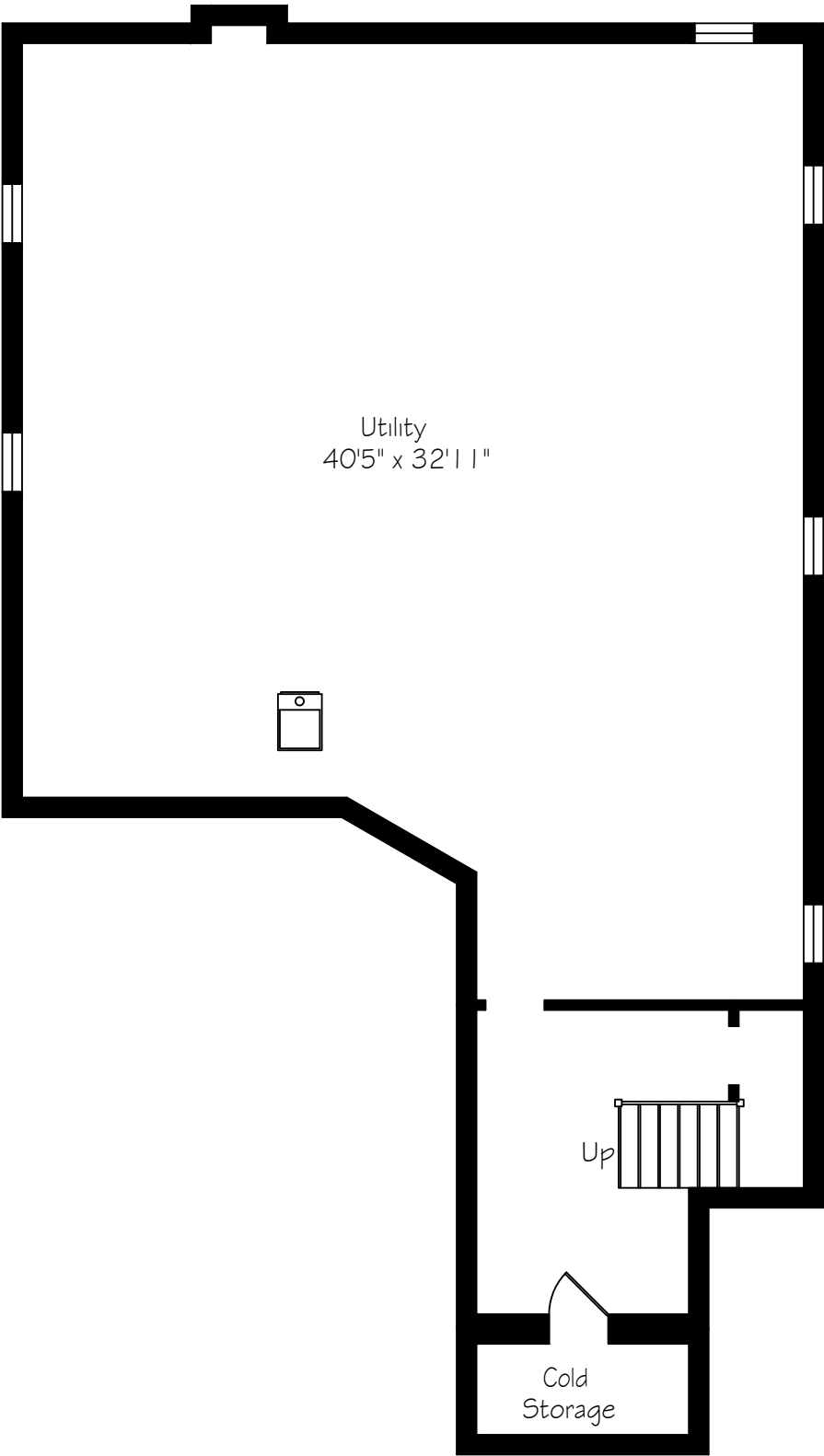
SECOND LEVEL FLOOR PLAN



Second Floor
1664 Square Feet

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

LOWER LEVEL FLOOR PLAN



Lower Level
1538 Square Feet

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

LUXURY FEATURES

INTERIOR FEATURES

- 10’ ceilings on main level
- 9’ ceilings on second and lower levels
- Upgraded wall paneling
- Wainscoting throughout main level
- LED pot lights throughout
- 7.5” wide plank hardwood flooring on main and upper levels
- Silhouette blinds throughout
- 8’ interior doors
- Rough-in for 3-piece bathroom in lower level

EXTERIOR FEATURES

- Brick and stone exterior façade
- 131’ deep lot
- Steps to Lake Ontario
- Soffit lighting on all sides of the home
- Large driveway with parking for 4 vehicles

MECHANICAL FEATURES

- Goodman high-efficiency furnace
- Aldes HRV system
- Goodman high-efficiency air conditioner
- Tankless hot water heater (rental with Reliance)
- 200 amp electrical panel

- MAIN LEVEL -

FRONT FOYER

- Oversized double-door entry with transom window
- Two-storey ceiling
- Open riser staircase with glass railing
- Large porcelain stone tile flooring

DINING ROOM

- LED pot lights
- Decorative feature wall with custom panel design
- Wall paneling

STUDY / OFFICE

- Wall paneling
- LED pot lights
- Silhouette blinds

POWDER ROOM

- 2-piece bathroom
- Large porcelain stone tile flooring
- Decorative wall sconce
- LED pot light
- Single vanity with quartz countertop

LAUNDRY / MUDROOM

- Large porcelain stone tile flooring
- Interior access to double-car garage

APPLIANCES:

- LG Front Load Steam Washer
- LG Front Load Steam Dryer

KITCHEN

- Custom cabinetry by Continental Kitchens
- Center island with seating for 2
- Undermount double sink
- LED pot lights
- Quartz stone countertops and backsplash
- Access to butler’s pantry with large walk-in pantry
- Open to breakfast area and family room

APPLIANCES:

- JennAir 6-burner gas cooktop
- JennAir built-in microwave
- JennAir built-in wall oven
- JennAir 48” side-by-side fridge/freezer
- Bosch dishwasher

BREAKFAST AREA

- LED pot lights
- Rough-in for light fixture
- Large sliding glass door to rear yard
- Silhouette blinds

FAMILY ROOM

- LED pot lights
- Heat & Glo natural gas fireplace
- Wall paneling
- Large windows
- Silhouette blinds
- Open to kitchen

- SECOND LEVEL -

PRIMARY BEDROOM

- LED pot lights
- Raised ceiling
- Large walk-in closet
- Large window with silhouette blinds
- Double-door entry
- Access to private ensuite

PRIMARY ENSUITE

- 5-piece bathroom
- 24” x 48” porcelain tile flooring
- Oversized double vanity with His & Her sinks and makeup area
- Quartz stone countertops
- Seamless glass walk-in shower
- Freestanding tub
- LED pot lights and wall sconces
- Silhouette blinds

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

BEDROOM 2

- LED pot lights
- Decorative light fixture
- Recessed ceiling
- Large window
- Walk-in closet
- Access to private ensuite

BEDROOM 2 ENSUITE

- 4-piece bathroom
- Porcelain tile flooring
- LED pot lights
- Single vanity with quartz countertop
- Shower/tub combination

BEDROOM 3

- LED pot lights
- Decorative light fixture
- Recessed ceiling
- Two windows overlooking front yard
- Silhouette blinds
- Walk-in closet
- Access to private ensuite

BEDROOM 3 ENSUITE

- 4-piece bathroom
- Porcelain tile flooring
- LED pot lights
- Single vanity with quartz countertop
- Shower/tub combination

BEDROOM 4

- LED pot lights
- Decorative light fixture
- Recessed ceiling
- Large window
- Walk-in closet
- Access to private ensuite

BEDROOM 4 ENSUITE

- 3-piece bathroom
- Porcelain tile flooring
- LED pot lights
- Single vanity with quartz countertop
- Walk-in shower

UPPER HALLWAY

- Open to below (front foyer)
- Double linen closet
- Reading nook
- LED pot lights

INCLUSIONS

- All electrical light fixtures
- All window coverings
- Automatic garage door opener & 2 remotes

ALL APPLIANCES:

- JennAir 6-burner gas cooktop
- JennAir built-in microwave
- JennAir built-in wall oven
- JennAir 48" side-by-side fridge/freezer
- Bosch dishwasher
- LG Front Load Steam Washer
- LG Front Load Steam Dryer

EXCLUSIONS

- All tenant's contents

RENTAL ITEMS

- Tankless hot water heater (Reliance)

*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

185 BURLOAK DRIVE, OAKVILLE

Possession: To be arranged

Lot Size: 43.27' x 131.70' x 43.53' x 131.75'

Square Footage: 3,157 sq ft above grade

Deposit: 5%

Taxes: \$9,348 / 2025

Legal Description: LOT 4, PLAN 20M1217
SUBJECT TO AN EASEMENT IN GROSS
OVER PART 4, 20R21528 AS IN HR1660143

Listing Agents: Brad Miller, Kieran McCourt
& Ryan Maunula



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