



2295 LYNTHURST DRIVE | OAKVILLE



**GoodaleMillerTeam**  
CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE





## JOSHUA CREEKS FINEST

Truly outstanding and stylish show home featured in several magazines including Architectural Digest and Veranda. Situated on a quiet court in prestigious Joshua Creek! Backing onto densely wooded ravine.

Dripping with only the highest quality finishes. Boasting over 6,800 sq ft of finished living space this spectacular home offers 10' ceilings on main level, 9' ceilings on upper and lower levels, finished on-site walnut floors, marble flooring and baths, Town & Country natural gas fireplaces, custom silk draperies, impressive 2 storey office, beautiful custom ceiling and wall details throughout. A Stunning custom kitchen by Downsvie Kitchen and Fine Cabinetry features Calacatta marble countertops, Subzero/Wolf/Miele appliances, bar area, and a large breakfast banquette area with loads of windows allowing for great natural light.

The upper level is home to 4 bedrooms, all featuring ensuite access. The spacious master suite features his and her's walk-in closets, a natural gas fireplace, covered porch and a 5 piece ensuite with book matched marble, an air jet tub and separate water closet.

The fully finished lower level features a gym, 5th bedroom, rec room, theater with natural gas fireplace, and an abundance of custom built-in cabinetry.

Fully fenced backyard, irrigation system, outdoor security cameras – this home has it all. Simply stunning! Perfect for entertaining, no expense spared. Must be seen to appreciate. Close to shopping, parks, restaurants, great schools, easy access to major highways.





FOYER



DINING ROOM





EAT-IN GOURMET KITCHEN WITH HIGH END APPLIANCES







KITCHEN & BREAKFAST AREA

GREAT ROOM





DEN

LAUNDRY & POWDER ROOM





MASTER BEDROOM

DRESSING ROOM





MASTER ENSUITE

MASTER BALCONY





UPPER LANDING & SECOND BEDROOM

SECOND BEDROOM & ENSUITE





THIRD BEDROOM



FOURTH BEDROOM & SHARED ENSUITE







RECREATION ROOM & FAMILY ROOM

RECREATION ROOM WITH KITCHENETTE





RECREATION ROOM & EXERCISE ROOM

LOWER LEVEL BEDROOM & ENSUITE



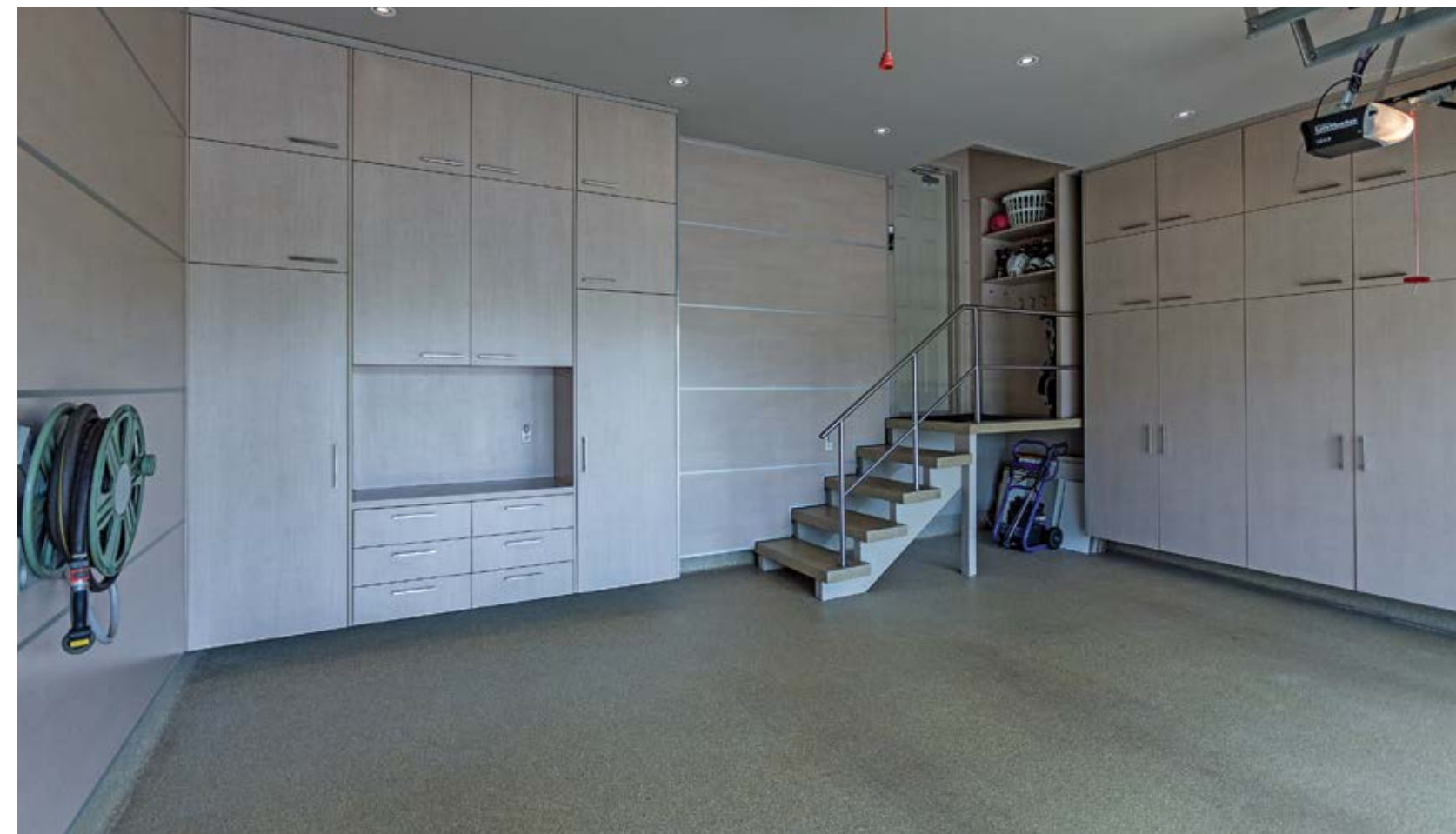


LUXURY FINISHES



LUXURY FINISHES



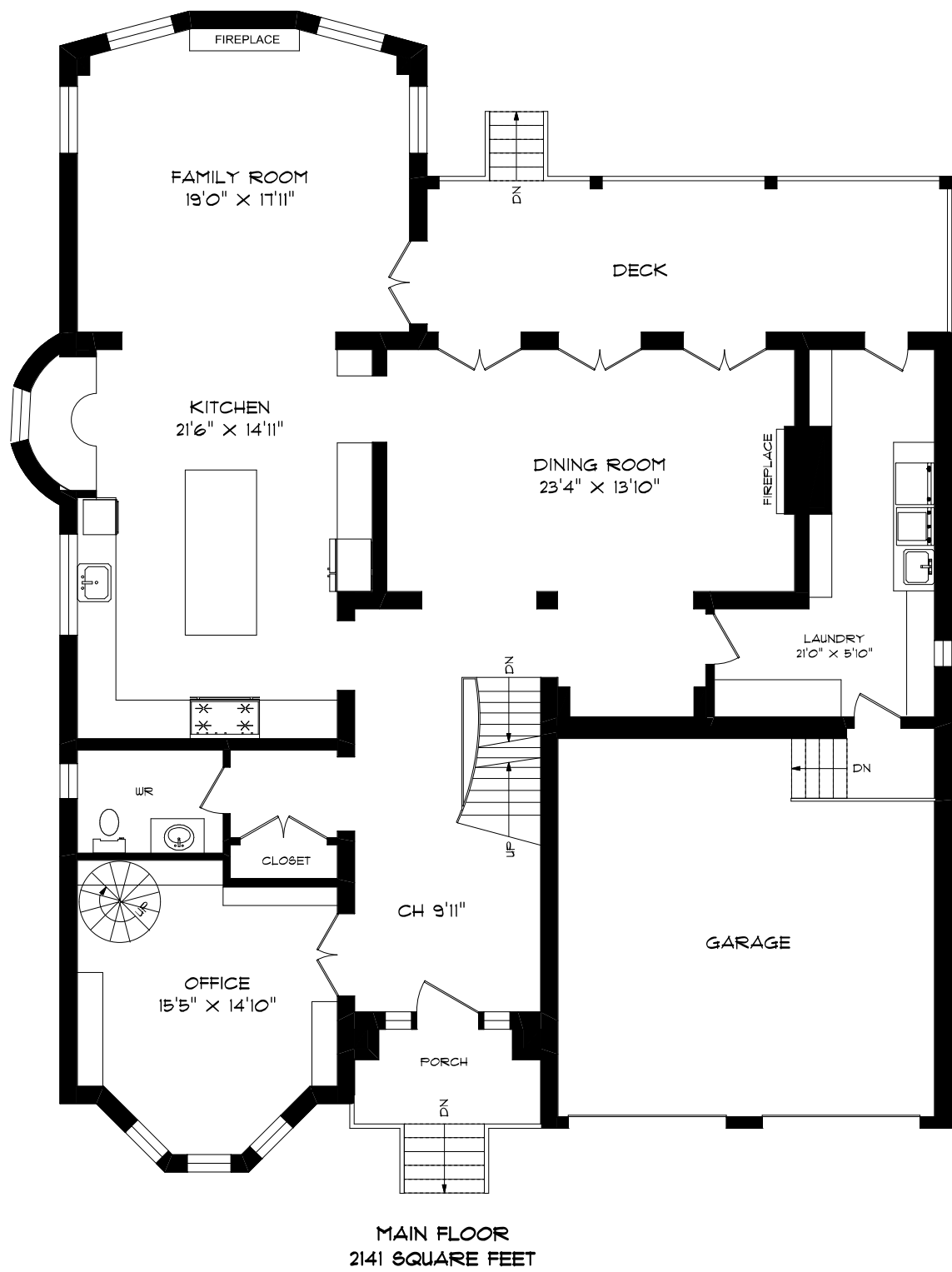


REAR YARD

REAR YARD & GARAGE

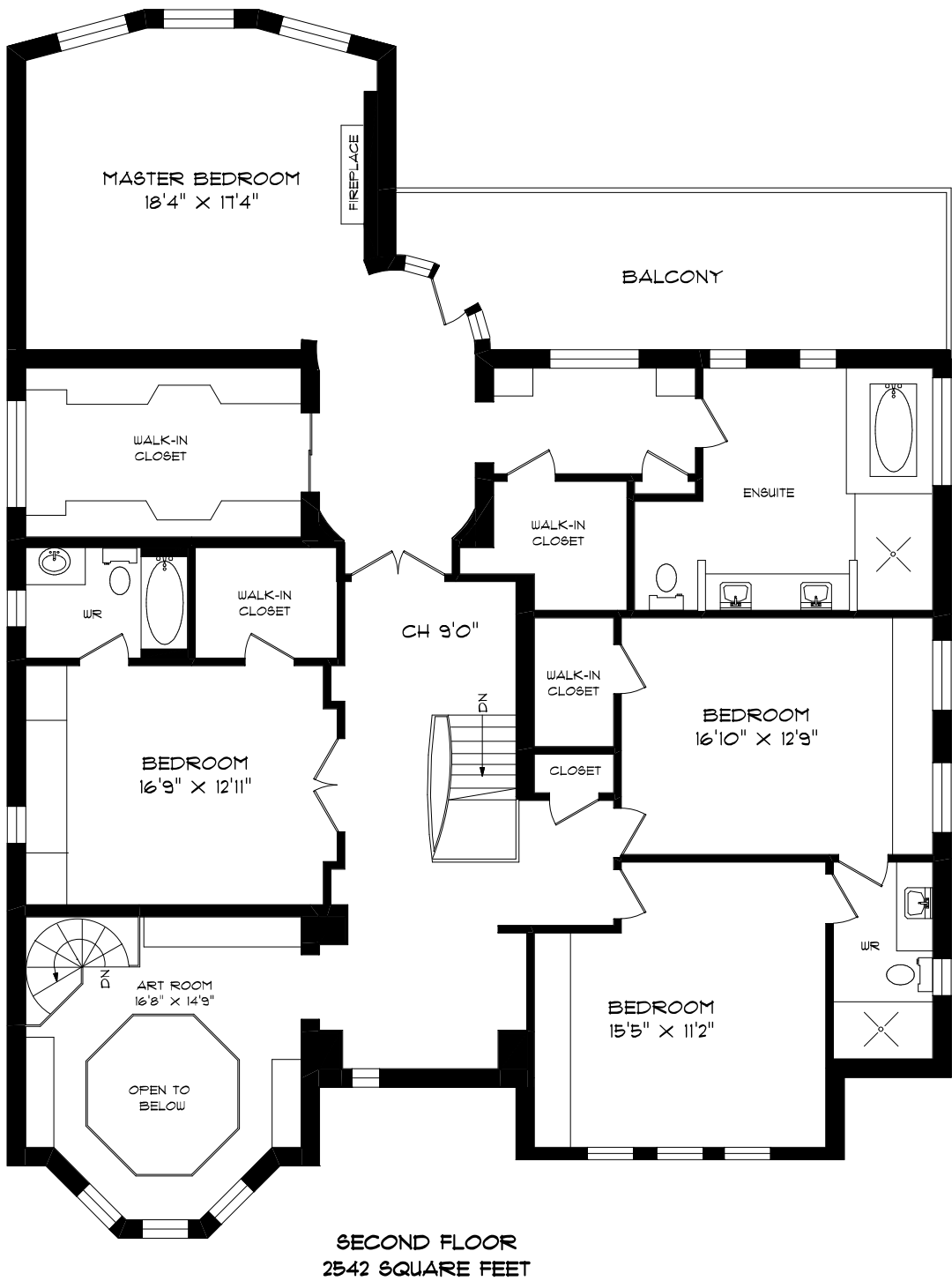


MAIN LEVEL FLOOR PLANS  
TOTAL SQUARE FOOTAGE: 6,807 SQ. FT.



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

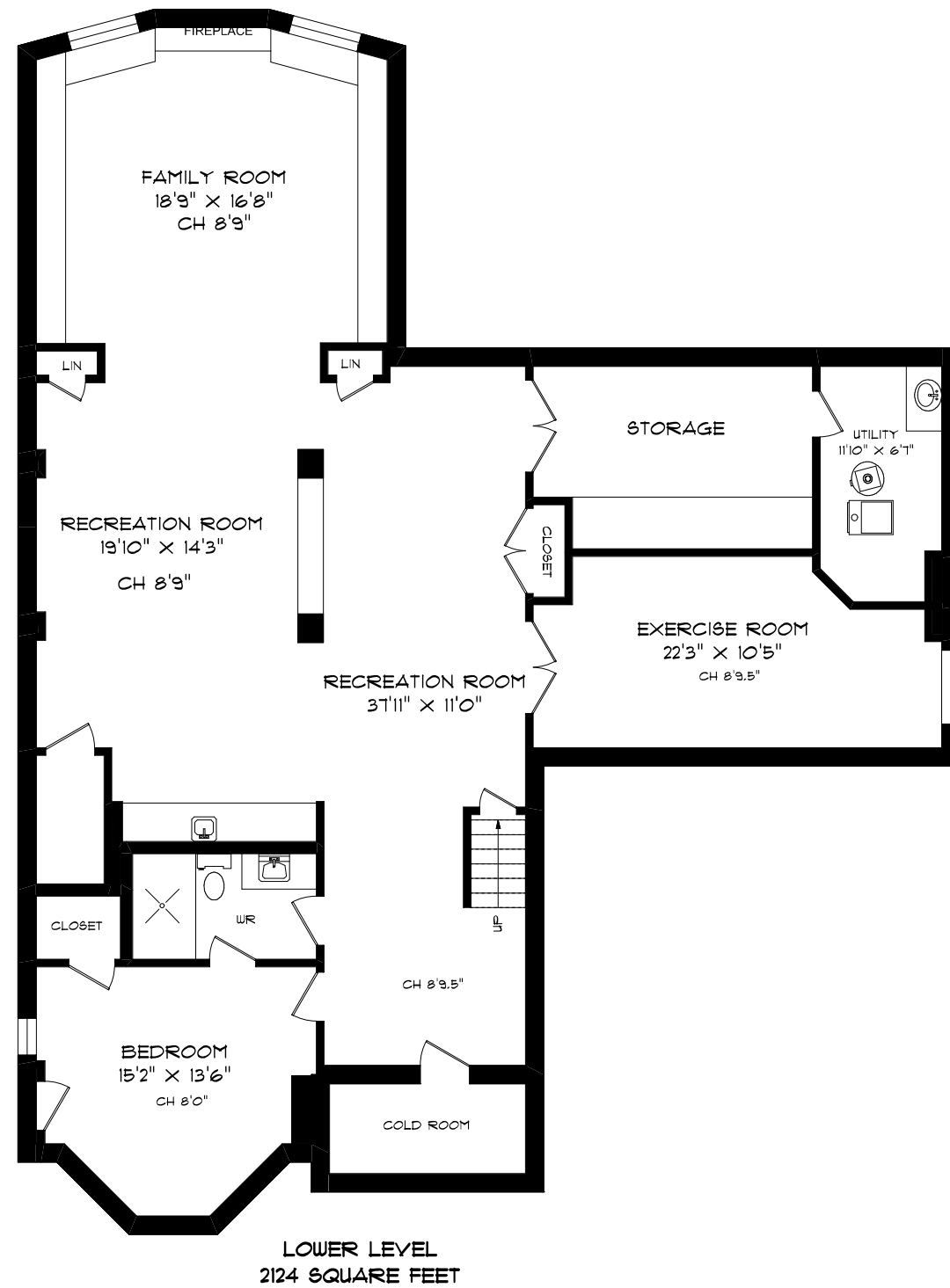
SECOND LEVEL FLOOR PLANS



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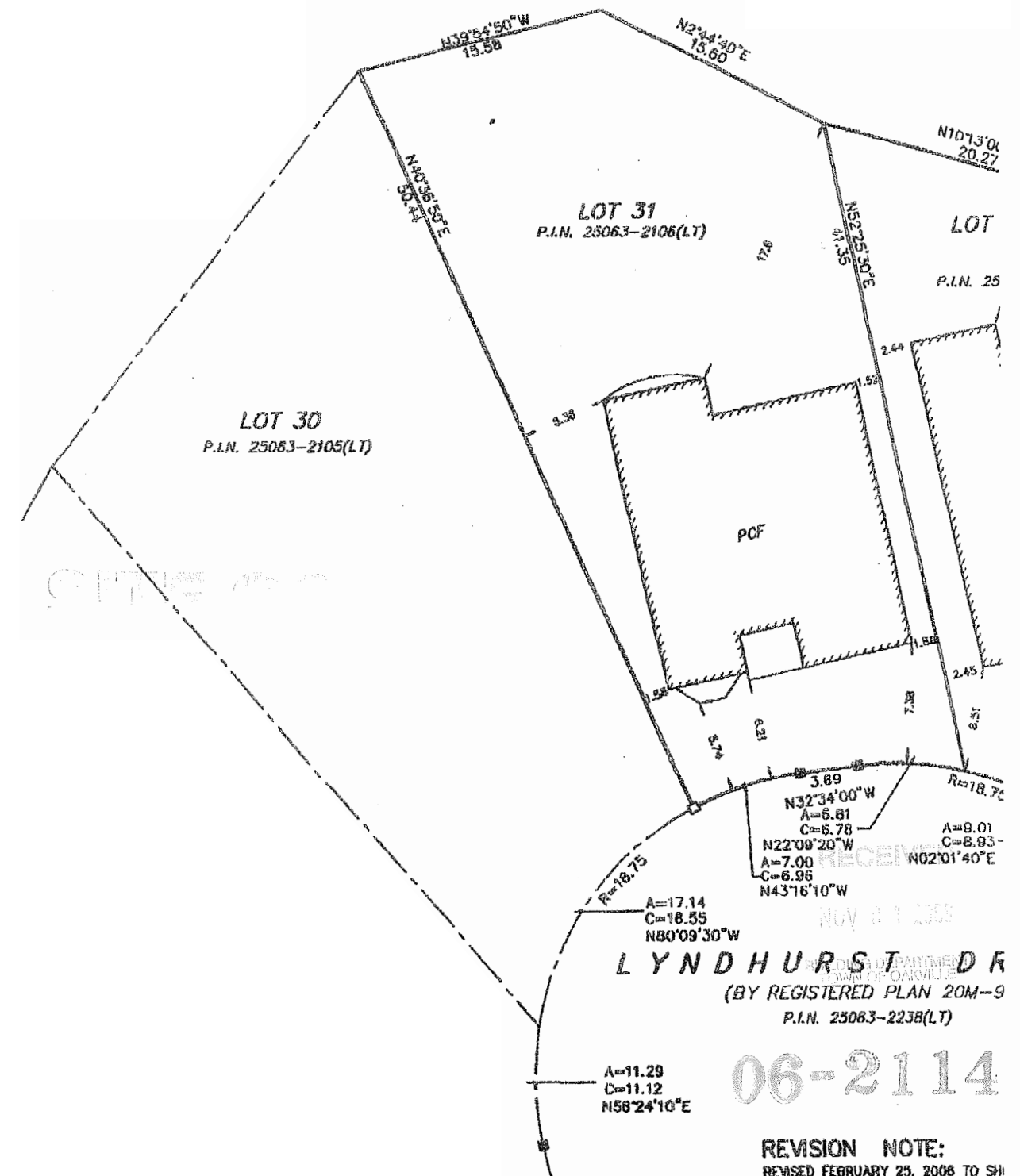


## LOWER LEVEL FLOOR PLANS



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

## SURVEY





# LANDSCAPE PLAN



## LUXURY FEATURES

### NOTABLE FEATURES

- Custom designed home completed in the Summer 2007
- Featured in several magazines such as Architectural Digest and Veranda
- Finished throughout with top of the line Downsview Kitchens and Fine Custom Cabinetry
- 10' ceilings on main floor, 9' on second floor and in the basement
- 8' solid core, 3 panel doors throughout with solid brass 4" x 4" hinges
- Smooth ceiling throughout
- Custom iron railings
- Plaster crown moulding, wall paneling and flush air returns throughout
- Custom trim with 9" baseboards, archways and custom designed plinths
- Solid brass hardware in polished nickel by Classic Brass
- Site finished walnut 4" x 3/4" hardwood floors throughout
- Double step drywall detail in the entire main and second floor
- Custom painted with all doors and trim sprayed onsite for a perfect and smooth finish
- Top of the line enlarged windows and door openings throughout
- Recessed halogen pot lights and custom lighting throughout
- Upgraded electrical with dimmers, timers and screwless cover plates
- Hunter Douglas blinds throughout most controlled with a remote control operating system
- Automation for multi-room stereo speakers, smart lighting control, security, cameras, cable, etc.
- Central vacuum with attachments

- Security system with additional security pads (master bedroom, mudroom and front door)
- Heat and smoke detectors
- Premium pie shaped lot (.26 acre) backing onto a lush forest (paid a lot premium of \$167,000 in 2005)
- Landscape plan available designed by Ronald Holbrook & Associates, Landscape Architects

### EXTERIOR FRONT

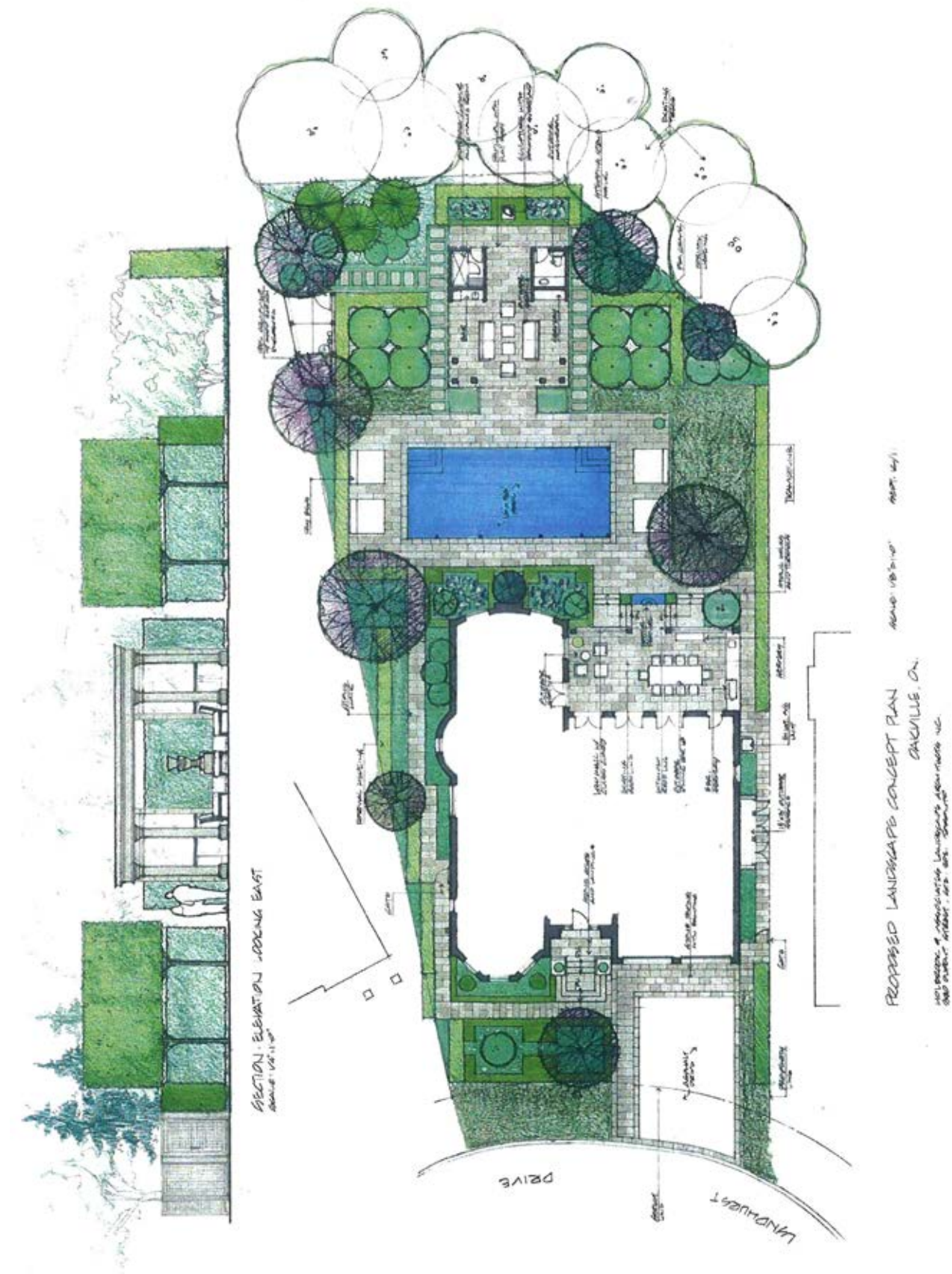
- Stone and brick finish with limestone accent around some windows
- Asphalt driveway
- Solid core Mahogany 9' front door with glass and iron detail and custom Classic Brass hardware
- Custom overhead and side sconce lights
- Overhead pot lights and security cameras with motion sensors
- Solid wood panel garage doors
- Side door access to the mud room
- Extensive landscape plan provided by Ronald Holbrook & Associates, Landscape Architects
- Automated sprinkler system

### FOYER/HALLWAY

- 3/4" Crème of Marfil marble 12" x 24" tiles
- Plaster crown moulding
- Custom plaster wall paneling and millwork
- Solid oak staircase to upper and lower level with wrought iron banisters and pickets
- Wool stair runner to upper and lower level
- Decorative lighting (lantern with cut crystals) and wall sconces
- Pot lights
- Large guest closet with Downsview closet system and automatic lighting

### STUDY

- 20' ceilings open to above library
- Built-in Downsview completely wrapped paneled library with crown moulding
- Glazed cabinets/bookcases with solid wood interiors, dovetail joint drawer boxes and polished nickel hardware
- Site finished walnut hardwood floors
- Solid wood spiral staircase to upper level study with iron handrail and open risers
- Double glass French doors
- Inlay leather panels with polished nickel studs on the walls and ceiling
- Full height silk panel drapery with Hunter Douglas blinds controlled with a remote control operating system
- Custom plaster wall paneling
- Plaster crown moulding
- Custom drapes and blinds
- Pot lights and Grand Venetian lantern
- Overhead speakers
- Dining Room
- Separate formal dining room
- Site finished walnut hardwood floors with herringbone pattern and wenge inlay boarder
- Custom plaster wall paneling
- Double crown moulding with double step drywall
- Town and Country gas fireplace with black diamond burner and Nero Marquina marble surround
- Built-in mirror with rosettes
- Custom double rods in polished nickel with silk sheer drapery and double width silk drapery
- Black painted glass feature wall for bar with wall sconces
- Decorative chandelier
- Pot lights
- Overhead speakers
- Access to covered porch via 3 large double doors







LUXURY FEATURES CONTINUED

KITCHEN/BREAKFAST AREA

- Custom top of the line Premium Collection kitchen by Downsview Kitchens
  - Perimeter cabinetry in a milk finish glaze with mixed framed and unframed, raised-panel and flat door profiles with extended frosted-glass uppers and crown moulding
  - Refrigerator and storage wall and island in book matched custom stained dark walnut veneer
  - Calacatta marble topped 24’ X 17’ island with ample prep and storage space
  - White quartz perimeter counter tops and backsplash
  - Rolling ladder to allow access to upper cabinets
  - All drawers are soft close with solid wood interiors, dovetail joint drawer boxes, cutlery/knife dividers and pullout waste/recycling bin system
  - Solid brass coated in polished nickel hardware and trim under the countertops and around the range hood
  - Stainless steel drawer fronts
  - Custom range hood with polished nickel insert design
  - Kallista pot filler
  - Kallista sink and faucet with spray and soap dispenser
  - Site finished walnut hardwood floors
  - Overhead speakers
  - Includes 5 top of the line appliances: 36” Subzero fridge with freezer drawers and 2 subzero fridge drawers unit, 48” dual fuel Wolf range with double ovens, Miele oven/microwave with trim kit, built-in dishwasher and Miele coffee maker
  - Pot lights along with a decorative stainless steel light fixtures over the island
  - Rotunda breakfast area with glass table, iron table base, banquette in faux leather and stud work with custom bookshelves
  - Custom silk sheer Hunter Douglas drapery with blinds controlled with a remote control operating system
  - Opens to breakfast area and family room
- FAMILY ROOM
- Open to kitchen/breakfast room
  - Site finished walnut hardwood floors
  - Polished wool and silk custom drapery on 5 windows with blinds controlled with a remote control operating system
  - Town and Country gas fireplace with precast limestone floor to ceiling mantle with herringbone insert
  - Crown moulding with double step drywall
  - Pot lights and overhead lighting
  - Overhead speakers
  - Access to covered porch in the backyard
- POWDER ROOM
- 2 piece
  - ¾” Crème of Marfil marble 12” x 24” tiles
  - Kallista marble pedestal sink with solid brass polished nickel legs and facet by Michael Smith
  - Leather wrapped walls with stud detailing and custom wood paneling
  - Kohler toilet
  - Custom silk Roman blinds
  - Decorative lighting
  - Framed mirror and wall sconces
- ARE EXCLUDED

LAUNDRY/MUD ROOM

- ¾’ Crème of Marfil marble 12” x 24” tiles
- Downsview built-in upper and lower cabinetry with a combination of glaze and walnut finish and stainless steel hardware
- Closet with organizers, separate hanging hooks and seat with cushion
- Built-in storage shelves with baskets
- Granite countertop and backsplash, Blanco sink and facet with large folding area
- Miele front loading under counter washer and dryer
- Pot lights
- Custom Hunter Douglas blinds
- Separate access from/to the side of the house
- Access to garage
- Security pad

GARAGE

- Extra-large 2 car garage – 21’7” x 21’7” – 11’ high
- Epoxy painted garage floors and built-in cabinets
- Upper storage rack
- Optional 2 hockey bag rack system or storage rack
- Completely paneled
- Stainless steel custom railing with 3” x 12” epoxy steps
- Recessed pot lights
- Gas heated
- Wood paneled garage doors with openers and remotes
- Entry to mud room



LUXURY FEATURES CONTINUED

2ND LEVEL

- Hall and Landing
- 9’ ceilings
- Sitting area
- Site finished walnut hardwood floors
- Large window on the landing with custom sheers
- Decorative lantern light fixture with cut crystals and brass
- 2 art niches
- Large linen closet
- Custom plaster wall paneling
- Crown moulding with double step drywall
- Pot lights
- Overhead speaker

MASTER BEDROOM

- Site finished walnut hardwood floors
- Downsview audio cabinet
- Montego L Series gas fireplace with black crystals and built-in overhead TV
- Plaster crown moulding with double step drywall
- Custom silk paneled and mirrored walls
- Silk drapery with bronze rods and Hunter Douglas blinds controlled with a remote control operating system
- Pot lights
- Overhead speakers
- 2 doors to access closet with custom built-ins and French doors
- Covered upper deck off the master bedroom
- Rotunda with polished wool and silk drapery with custom curved rod and Hunter Douglas blinds and curved ceiling
- Hall built-ins and custom mirror

MASTER ENSUITE

- 5 piece
- Downsview stained walnut vanity with double undermount Kohler sinks
- Polished nickel hardware
- Calacatta premium select marble countertops
- Polished nickel THG imported facets from “Gingers”
- 8 foot wide mirror above the vanity with wall sconces
- Silver marble Calacatta radiant heated floor with decorative mosaic “woven rug” inlay
- Starfire glass frameless walk-in shower with a rain, fixed and hand held shower head and multiple body sprays
- Book-matched marble slab in the shower surround and tub deck
- Detailed woodwork on the tub surround
- Toto soft close toilet
- Separate toilet area with a glass partition
- Oceania oversized air-jet tub with polished nickel fixtures
- 2 step crown moulding with ceiling paneled design
- Pot lights
- Overhead speakers
- Terry cloth drapery panels with polished nickel rods
- Hunter Douglas blinds controlled with a remote control operating system

MASTER CLOSETS - HERS

- Custom Downsview walk-in closet complete with Downsview custom closet closed off with glass pocket doors
- Single and double hang with drawers and crystal hardware
- 3 way mirror

- Decorative chandelier
- Pot lights
- Custom Silk Damask drapery, sheers and rods

MASTER CLOSETS - HIS

- Custom Downsview walk-in closet complete with Downsview custom closet including a shoe closet and glass doors
- 2 custom Downsview cabinets with glass uppers and crystal knobs
- Large mirror
- Decorative chandelier
- Custom silk drapery
- Site finished walnut ¾” hardwood floors
- Large window on the landing with custom drapes
- Decorative light fixture

GIRL’S BEDROOM

- Access via double doors
- Site finished walnut hardwood floors
- French white glazed Downsview custom built-in cabinet with crown moulding, mesh wire doors and bench with covered seat
- Custom wall paneling
- Custom silk drapes with valance with crystal trim and Hunter Douglas blinds
- Decorative crystal chandelier with a silk drum shade
- Pot lights
- Overhead speakers
- Large walk-in closet with Downsview custom closet organizer with crystal knobs







## LUXURY FEATURES CONTINUED

### GIRL’S BEDROOM ENSUITE

- 4 piece
- Downsview custom French glazed vanity with wall paneling/wainscoting
- Kohler undermount sink and marble countertop
- Toto soft close toilet
- European “Gingers” plumbing fixtures in satin nickel
- Decorative mirror and lights
- Marble mosaic floor and inset
- Combination tub/shower with a rain and hand held shower head
- Marble tub surround with marble slabs, tub deck and recessed shelf
- Hunter Douglas blinds

### BOY’S BEDROOM

- Site finished walnut hardwood floors
- Maple finished French Downsview custom built-in cabinet with book case and bench with covered seat
- Large walk-in closet with Downsview custom closet organizer
- Custom drapes/blinds
- Decorative light fixture
- Pot lights
- Overhead speakers
- Feature wall with map of the world
- Hunter Douglas blinds

### BOY’S BEDROOM ENSUITE

- 3 piece
- Downsview custom Maple vanity with polished nickel pulls
- Undermount Kohler sink and marble countertop
- Toto soft close toilet

- European “Gingers” plumbing fixtures in polished chrome
- Decorative mirror and lights
- Marble mosaic floor design
- Glass enclosed, frameless walk-in shower
- Marble shower floor, bench and wall insets
- Custom blinds
- Shared with guest bedroom

### GUEST BEDROOM

- Site finished walnut hardwood floors
- French white glazed Downsview custom built-in cabinet with mirror and make-up area
- Imported wall covering
- Crown moulding with double step drywall
- Custom silk paneled drapery with polished nickel rods and Hunter Douglas blinds controlled with a remote control operating system
- Overhead speakers
- Pot lights
- Decorative light fixture
- Walk-in closet with custom Downsview closet organizer
- Access to semi-ensuite

### UPPER LIBRARY

- Open to Study below
- Built-in Downsview completely wrapped paneled library with crown moulding
- Inlay leather panels with polished nickel studs on the walls and ceiling
- Separate built-in computer desk
- Iron railing
- Pot lights and decorative light fixture
- Overhead speakers

### LOWER LEVEL

- Solid oak staircase to lower level
- 9’ ceilings
- Oak hardwood flooring throughout
- Cedar closet/storage

### HOME GYM

- Pro-rubber ¾” flooring
- Full mirrored wall
- Overhead speakers
- Pot lights
- Large window with Hunter Douglas blinds controlled with a remote control operating system
- Access via double frosted glass French doors

### SPA BATHROOM

- Kohler undermount sink, facets and toilet
- Custom Downsview cabinet with stainless steel pulls
- Decorative mirror and lights
- Stone countertop
- Toto soft close toilet
- Stone marble floor
- Glass enclosed, frameless walk-in shower with a hand held shower head
- Stone shower floor, ceiling and built-in shelf

### IN-LAW/NANNY BEDROOM

- Oak hardwood floors
- Large walk-in closet
- Access to bathroom
- Chandelier
- Pot lights
- Custom blinds
- Bar
- Franke sink and faucets
- Downsview custom cabinets



## LUXURY FEATURES CONTINUED

- Upper and lower cabinets some with glass inserts
- Quartz countertops
- Glass backsplash
- Pot lights
- Overhead speakers
- Beverage and wine fridge
- Seating area with bar
- Double closet

### MEDIA/RECREATION ROOM

- Custom Hunter Douglas blinds controlled with a remote control operating system
- Downsview custom cabinets with seating areas
- Gas fireplace with cast limestone mantle
- Leather walls with stud detailing
- Overhead projector
- Overhead speakers
- Pot lights

### STORAGE/WORKSHOP/MECHANICAL

- Access via frosted glass French doors
- Storage area
- Workshop
- Epoxy floors

### MECHANICAL

- Gas central heating system
- Central air conditioning unit
- Oversized hot water tank
- Central vacuum system with attachments
- In ground sprinkler system
- Smoke detectors

### REAR EXTERIOR

- Covered porch area with pot lights
- Backing on to a dense forest
- Gas BBQ hook-up
- Very private

### INCLUSIONS

- Subzero fridge
- Subzero fridge drawers
- Wolf gas range
- Built-in Meile speed oven
- Meile dishwasher
- Meile coffee maker
- Lower level bar & wine fridge
- All window coverings
- All electric lights fixtures
- Garage door opener and remotes

### EXCLUSIONS

- Main floor powder room wall sconces
- Front foyer light fixture
- Upper hall light fixture







**LISTING INFORMATION**  
**2295 LYNDBURST DRIVE, OAKVILLE**

**Price:** \$2,788,000  
**Possession:** TBA  
**Lot Size:** 57.41' x 135.66'  
**Square Footage:** 4,683 sq ft above grade  
**Total Square Footage:** 6,807 sq ft  
**Deposit:** \$120,000  
**Taxes:** \$11,963 / 2016  
**Legal Description:** LOT 31, PLAN 20M924, OAKVILLE. S/T EASEMENTS FOR ENTRY AS IN HR517649  
**Listing Agents:** Don Goodale & Brad Miller





# GoodaleMillerTeam

**Experience. Integrity. Results.**

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**[GoodaleMillerTeam.com](http://GoodaleMillerTeam.com)**

**#1 Team in Canada for Century 21 for over a decade**

**#1 Team Internationally for Century 21 for 2013, #2 Team for 2014 & 2015**