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CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



2348 Carrington Place | Oakville



LAKEFRONT LUXURY IN SOUTHEAST OAKVILLE

Situated on a prestigious half-acre lot on Lake Ontario, this extensively renovated, and highly sophisticated bungalow offers over 3,500 square feet of main level living in one of Southeast Oakville's most desirable enclaves. Thoughtfully designed with modern conveniences and timeless style, the home features soaring vaulted ceilings, paired with dramatic lighting and impeccable finishes throughout.

An expansive wall of windows, garden doors, and transoms spans the rear of the home, framing uninterrupted views of Lake Ontario from nearly every room. Multiple skylights further enhance the natural light, while motorized blinds on the main level offer effortless control and privacy.

Elegant wide plank engineered White Oak flooring runs throughout the main living areas, while a striking double-sided gas fireplace serves as a central feature. Smart home automation via Control4 manages lighting, built-in audio, fireplaces, and TVs, with integrated video surveillance offering peace of mind.

The custom-designed kitchen by Stutt is a chef's dream, showcasing granite countertops, a painted glass backsplash, and professional-grade Thermador appliances. A large centre island with a glass breakfast bar anchors the space, complemented by a peninsula featuring a prep sink, Miele beverage fridge, integrated fridge drawers, and illuminated cabinetry with frosted glass accents.

The primary suite is a serene retreat, complete with a fully fitted dressing room and a spa-like ensuite adorned with marble and glass finishes. A secondary primary suite offers its own walk-out to a private porch, a double vanity ensuite, and a walk-in closet. A third main-floor bedroom also enjoys its own private ensuite, making this home ideal for multi-generational living or hosting guests in comfort.

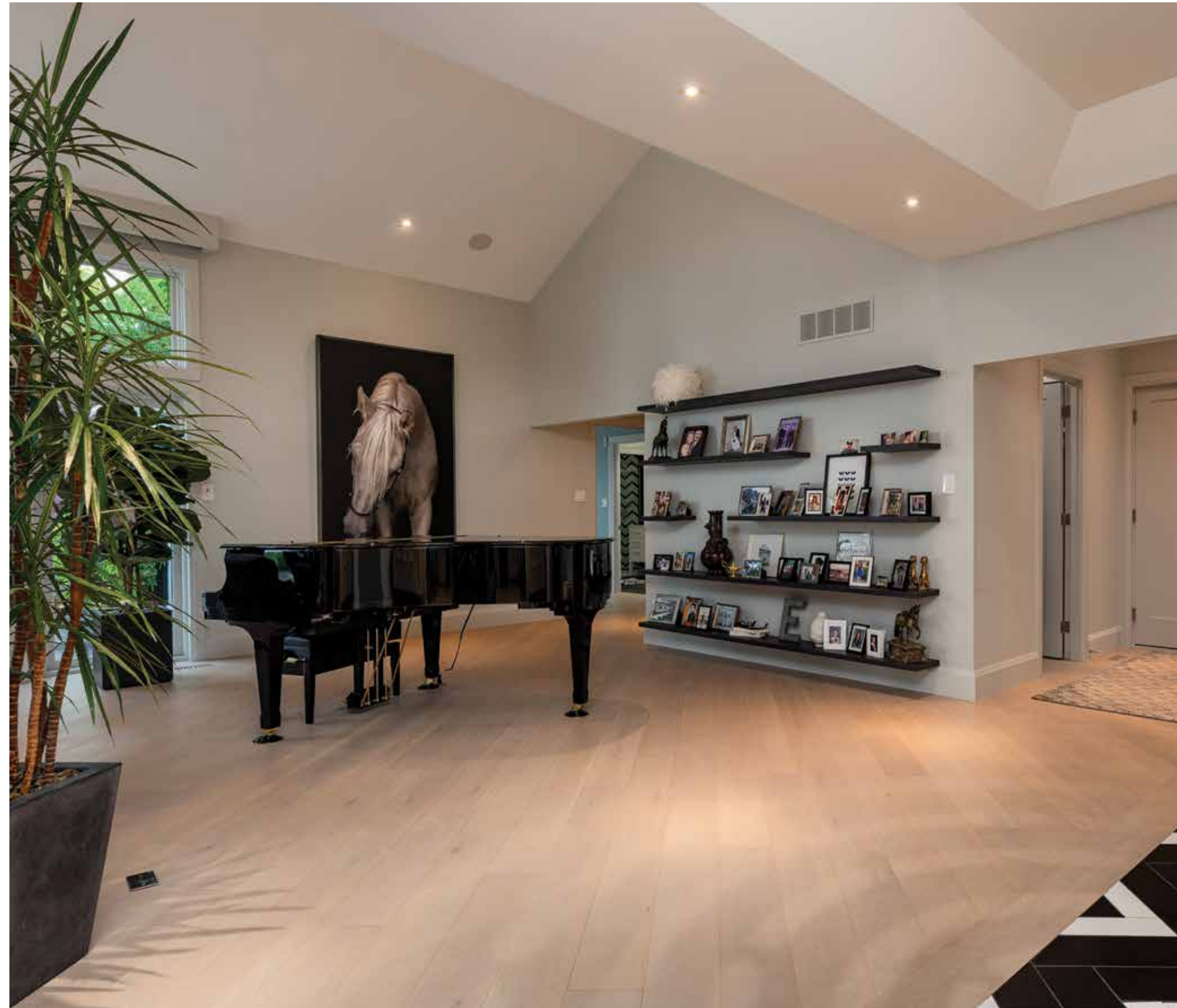
The bright, walk-out lower level includes a fourth bedroom/nanny suite with a full bathroom, a spacious recreation room with gas fireplace, and a dedicated home theatre.

The professionally landscaped gardens surround a gunite pool, extensive flagstone patios, and a built-in stainless-steel BBQ - perfectly positioned to take in the breathtaking waterfront views. With no public access along the rear lot line, enjoy complete privacy in your backyard oasis.

Ideally located near Oakville Trafalgar High School, top-rated private schools, the QEW, GO Station, and within easy reach of downtown Toronto, this is lakeside living at its finest.



FOYER



LIVING ROOM



GREAT ROOM



GREAT ROOM



DINING ROOM



DINING ROOM





KITCHEN



KITCHEN



PRIMARY BEDROOM



PRIMARY BEDROOM
ENSUITE



BEDROOM



ENSUITE BATH



BEDROOM



ENSUITE BATH



LOWER LEVEL
REC ROOMS

LOWER LEVEL
GYM, BATHROOM & LAUNDRY ROOM





REAR ELEVATION



INGROUND POOL WITH LAKEVIEW



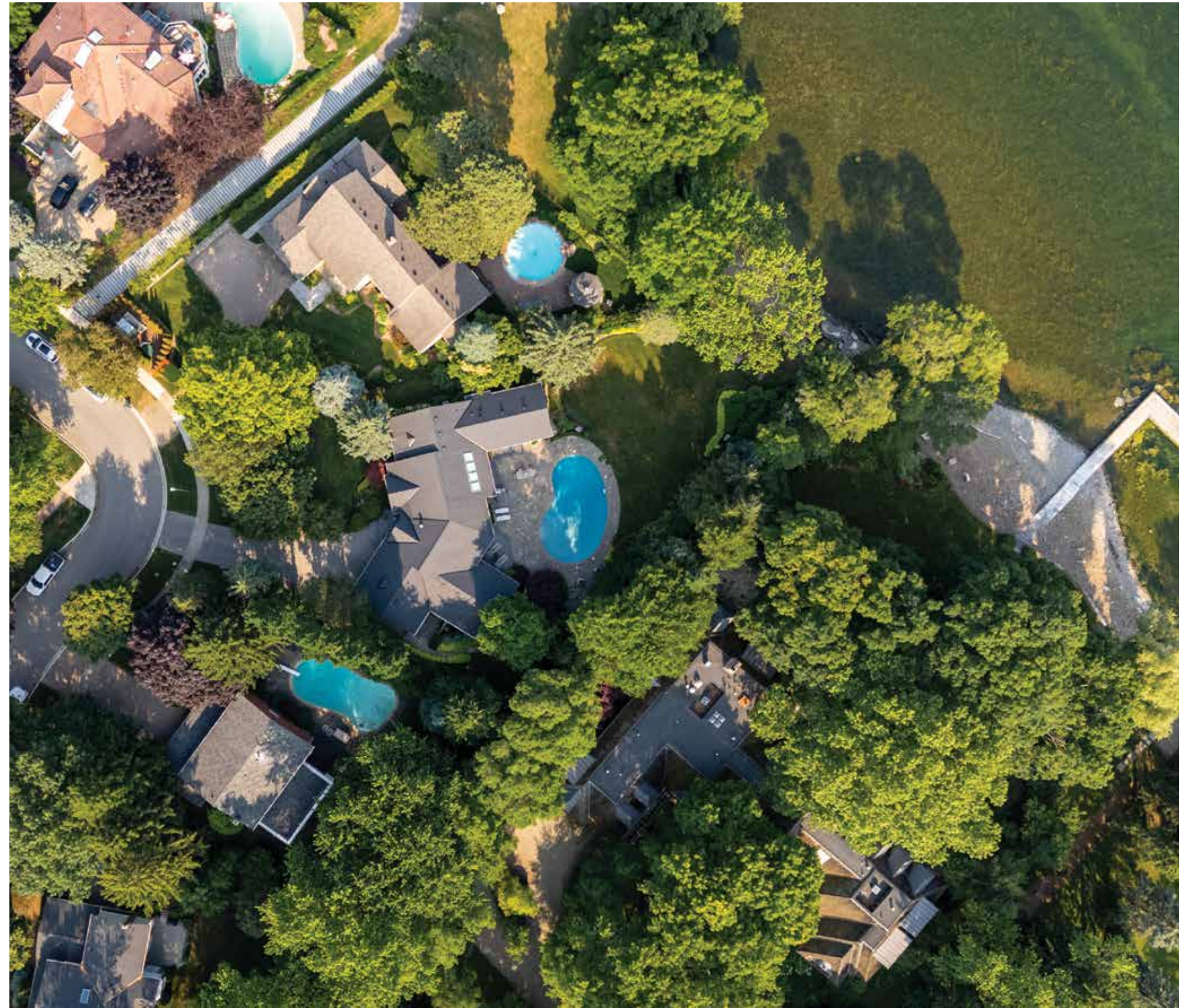
REAR YARD



LAKEVIEW

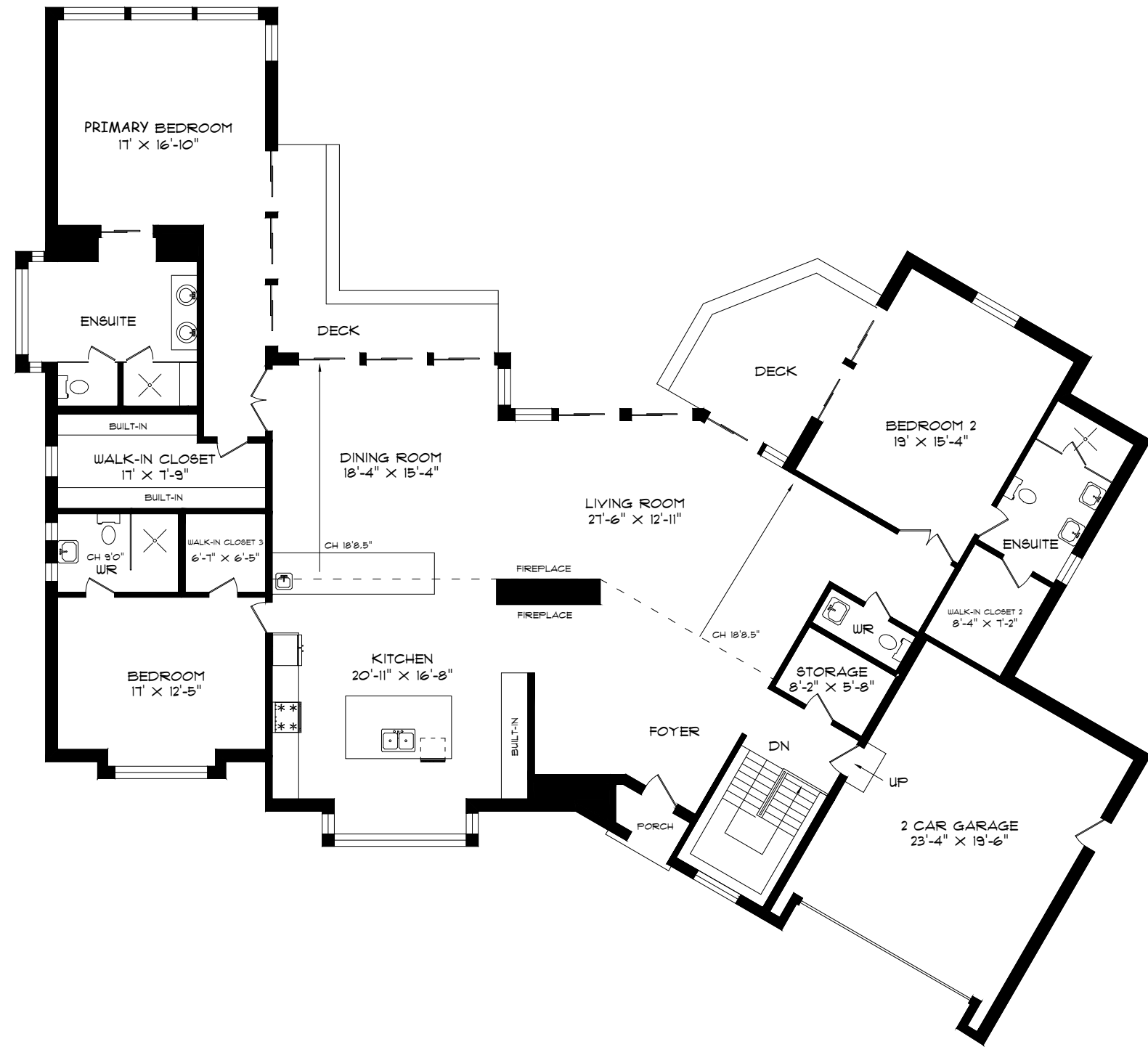


AERIAL VIEW



AERIAL VIEW

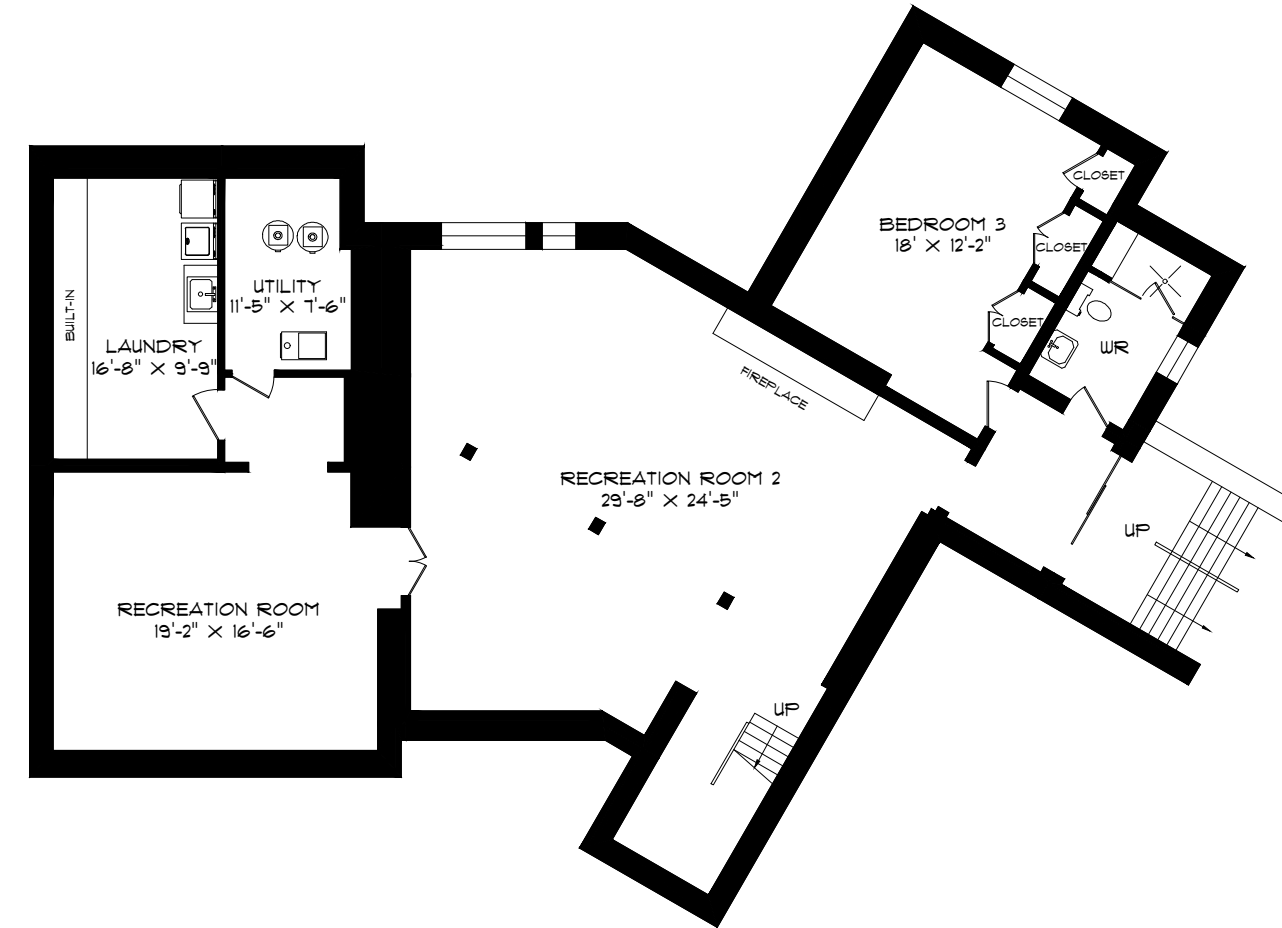
MAIN LEVEL FLOOR PLANS



**MAIN FLOOR
3,520 SQUARE FEET**

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

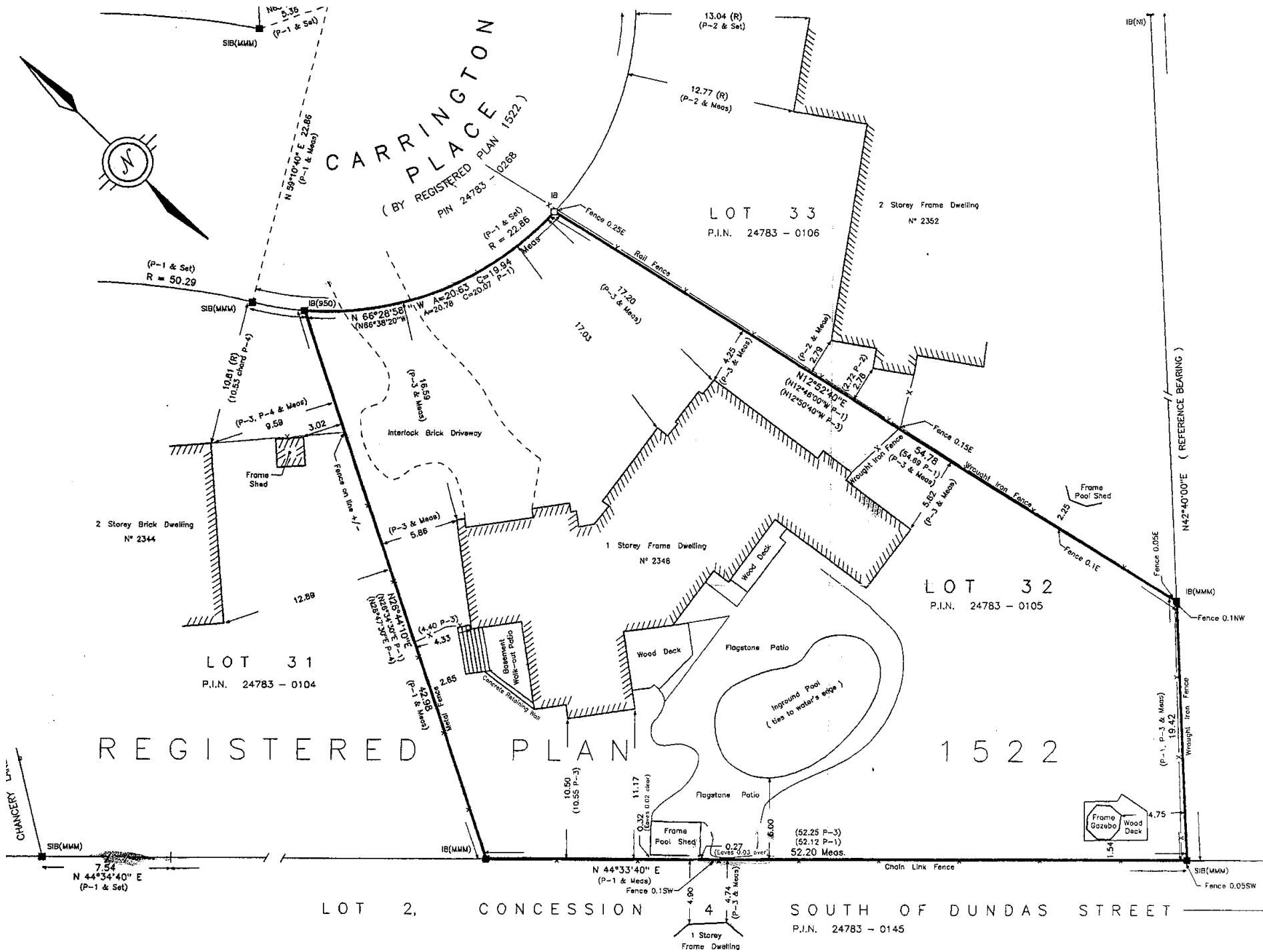
LOWER LEVEL FLOOR PLANS



**LOWER LEVEL
2,279 SQUARE FEET**

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

SURVEY



LUXURY FEATURES

GENERAL

- Renovated 2018
- Designer light fixtures throughout
- Engineered White Oak floors in principal rooms on main level
- Pot lights throughout
- Built-in audio with speakers
- Control-4 system with touch screen control for lights, automated window blinds, TVs
- Video surveillance system
- Tankless hot water tank (Rented)
- Carrier Infinity furnace
- Shingles (2018)

EXTERIOR

- Front exterior features extra-long, interlocking brick driveway
- Manicured gardens
- Fully fenced backyard with panoramic views of Lake Ontario
- Privacy from rear lot line to the lake
- Wrought iron fence along rear
- Gunite pool with extensive flagstone deck
- Outdoor speakers
- House-style storage shed
- Stainless steel, built-in Napoleon BBQ

GARAGE

- Double car garage
- Finished walls, painted floors
- Automatic garage door opener
- Wall-slat organizer system with hanging accessories
- Side entry door
- Inside entry to house

-MAIN LEVEL-

FOYER & HALL

- Panoramic lake views
- Solid entry door with decorative privacy glass insert
- Herringbone pattern tile floor in foyer
- Tray ceiling in foyer
- Designer light fixture in foyer
- Walk-in closet with built-in organizers
- Inside entry to garage

KITCHEN

- Stutt kitchen
- Engineered White Oak floors
- Granite counter tops
- Glass backsplash
- Valance lighting
- Centre island featuring double Blanco sink with Insinkerator food disposal system; glass breakfast bar;
- Designer light fixture
- Built-in, stainless steel Thermador microwave oven drawer and warming drawer
- Custom panelled Thermador dishwasher
- Stainless steel Thermador Professional 4-burner gas range with griddle
- Custom panelled Thermador range hood fan
- Panasonic TV
- Peninsula to dining room, featuring prep sink, Miele beverage fridge, Custom panelled Thermador fridge drawers, and illuminated cabinetry with frosted glass doors

LIVING ROOM

- Panoramic lake views
- Vaulted ceilings (approx. 12 feet)
- Extensive windows and sliding glass garden doors with transoms
- Automated window blinds
- 2-sided gas fireplace
- Panasonic TV
- Piano room

DINING ROOM

- Panoramic lake views
- 4 skylights
- Vaulted ceilings (18 feet)
- Two pairs of sliding glass garden doors
- Automated window blinds
- Designer chandelier

PRIMARY BEDROOM

- Double door entry
- Panoramic lake views
- Extensive windows and three sets of sliding garden doors, all with automated window blinds
- Panasonic TV
- Wood floors
- Fully outfitted dressing room
- 4-piece ensuite

PRIMARY ENSUITE

- Marble tile floors, electrically heated by Nuheat
- Marble, floating double vanity featuring two vessel sinks and bevelled glass mirrors
- Built-in cabinetry and illuminated glass shelving
- Rough-in for bathtub under flooring
- Windows featuring decorative privacy film

LUXURY FEATURES

- Private water closet featuring glass door enclosure and wall-mounted toilet
- Shower featuring frameless glass enclosure, marble tiled floors, walls and bench, rain head shower plus wall shower

SECOND BEDROOM

- Engineered White Oak floors
- Quadruple window with transoms overlooking front landscape
- Automated window blind
- Samsung TV
- Fully outfitted walk-in closet
- 4-piece ensuite featuring electrically heated floors by Nuheat, floating vanity with integrated glass sink and countertop, Fluid fixture, built-in vanity mirror, wall-mounted toilet, walk-in shower featuring frameless glass enclosure, designer tile surround, rain head plus wall shower windows with decorative privacy film

THIRD BEDROOM/SECOND PRIMARY BEDROOM

- Panoramic lake views
- Windows, plus two sets of sliding garden doors, featuring automated drapery-style vertical blinds
- Engineered White Oak floors
- Panasonic TV
- Fully outfitted walk-in closet
- 4-piece ensuite featuring electrically heated floors by Nuheat, furniture style, double vanity with under mount SMC sinks, Toto one-piece toilet,

- double shower featuring frameless glass enclosure, decorative tile surround, dual rain head showers plus wall shower and body jets

POWDER ROOM

- Stone tiled floors laid in herringbone pattern
- Floating vanity featuring integrated sink and countertop
- Wall-mounted Villeroy & Boch toilet with wall-mounted Grohe dual-flush system

-LOWER LEVEL WITH WALK-OUT-

RECREATION ROOM

- In-wall gas fireplace
- Panasonic TV
- Oversized windows

THEATRE ROOM

- Broadloom carpet
- Sharp TV with surround speakers

LAUNDRY ROOM

- Wood-style plank tile floors laid in herringbone pattern
- Electrically heated floors by Nuheat
- Whirlpool Duet front load washer
- Maytag dryer
- Built-in cabinetry with granite countertops
- Stainless steel Waltec Royal laundry sink

FOURTH BEDROOM/NANNY ROOM

- Broadloom floors
- Oversized window
- 2 double closets plus a single closet with shelves

BATHROOM

- Tiled floor
- Floating vanity by Foremost, featuring integrated sink and countertop
- One-piece toilet
- Shower featuring frameless glass closure, fully tiled surround and built-in bench, rain head plus wall shower

*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

2349 CARRINGTON PLACE, OAKVILLE

Possession: To be arranged

Lot Size: 0.518 acres

Square Footage: 3,520 sq ft above grade

Total Square Footage: 5,799 sq ft

Deposit: 5%

Taxes: \$31,440 / 2026

Legal Description: LT 44, PL 1522

Listing Agents: Brad Miller & Kieran McCourt



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