



GoodaleMillerTeam
CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



80 Cox Drive | Oakville



SOUTH OF LAKESHORE COASTAL COLONIAL FAMILY HOME

Sitting within a prestigious enclave south of Lakeshore Road in well-established Morrison, this coastal-inspired Colonial residence blends timeless architecture and modern refinement, just moments from scenic waterfront trails and the vibrant core of Downtown Oakville. Ideally positioned and tucked back on a mature estate lot, framed with mixed evergreens, this finely-crafted home is a testament to the significance of classic Colonial with timeless appeal.

Flat stone pavers + pristine perennials create an understated elegance that leads to the expansive front portico with stately solid wood entrance. Inside, over 6,500 square feet of finely crafted living space reveals an uncompromising commitment to detail. Detailed millwork frames doorways + pass throughs and a blend of marble + warm wood carry through the defined living spaces. The traditional centre-hall layout provides both easy flow + privacy. The living room stands out with vaulted ceiling + full-height stone wall with wood burning fireplace – an ideal spot for family gatherings. Tucked away + wrapped in windows, the solarium-style office is an easy place to work. The hub of the home is a natural gathering space with chef’s kitchen with an abundance of full-height face-frame cabinetry, commercial grade appliances, milled framed-windows + centre island with extra seating. The breakfast area with dedicated work station connects to the impressive family room with cozy fireplace. Two sets of French doors open to the rear portico – a perfect spot to dine al fresco. The utility wing is tucked away with mudroom, secondary front entrance, rear yard access, full bath, garage access + outfitted laundry room.

The primary retreat is in a wing of its own with expansive glazing, marbled fireplace, dressing room + second closet and a lavish ensuite. The three additional bedrooms are well-appointed, two enjoy a lavish bath + one features a beautiful ensuite.

The finely executed living space is extended to the sun-filled lower level with 500 bottle wine cellar, generous rec room, gym/ yoga studio, guest area and ample storage. Nestled beneath a canopy of mature trees the outdoor space offers a seamless connection to nature. Expansive flat grassy area + swim spa for family fun combined with a stone lounge + rear portico provide the ideal setting for outdoor adventure.

Pairing the much-desired south east Oakville location with the immaculately private estate lot, this sophisticated family home seamlessly blends comfort, functionality and a timeless aesthetic.



FORMAL FOYER, DINING ROOM & LIVING ROOM



Home is where your story begins



KITCHEN & BREAKFAST AREA

KITCHEN & BREAKFAST AREA



REAR PORTICO FRENCH DOORS



FAMILY ROOM





OFFICE, LAUNDRY & MUDROOM



PRIMARY BEDROOM

PRIMARY ENSUITE



SECOND & THIRD BEDROOMS

SHARED BATH



FOURTH BEDROOM & ENSUITE



WINE CELLAR & REC ROOM

YOGA SPACE & GUEST ROOM

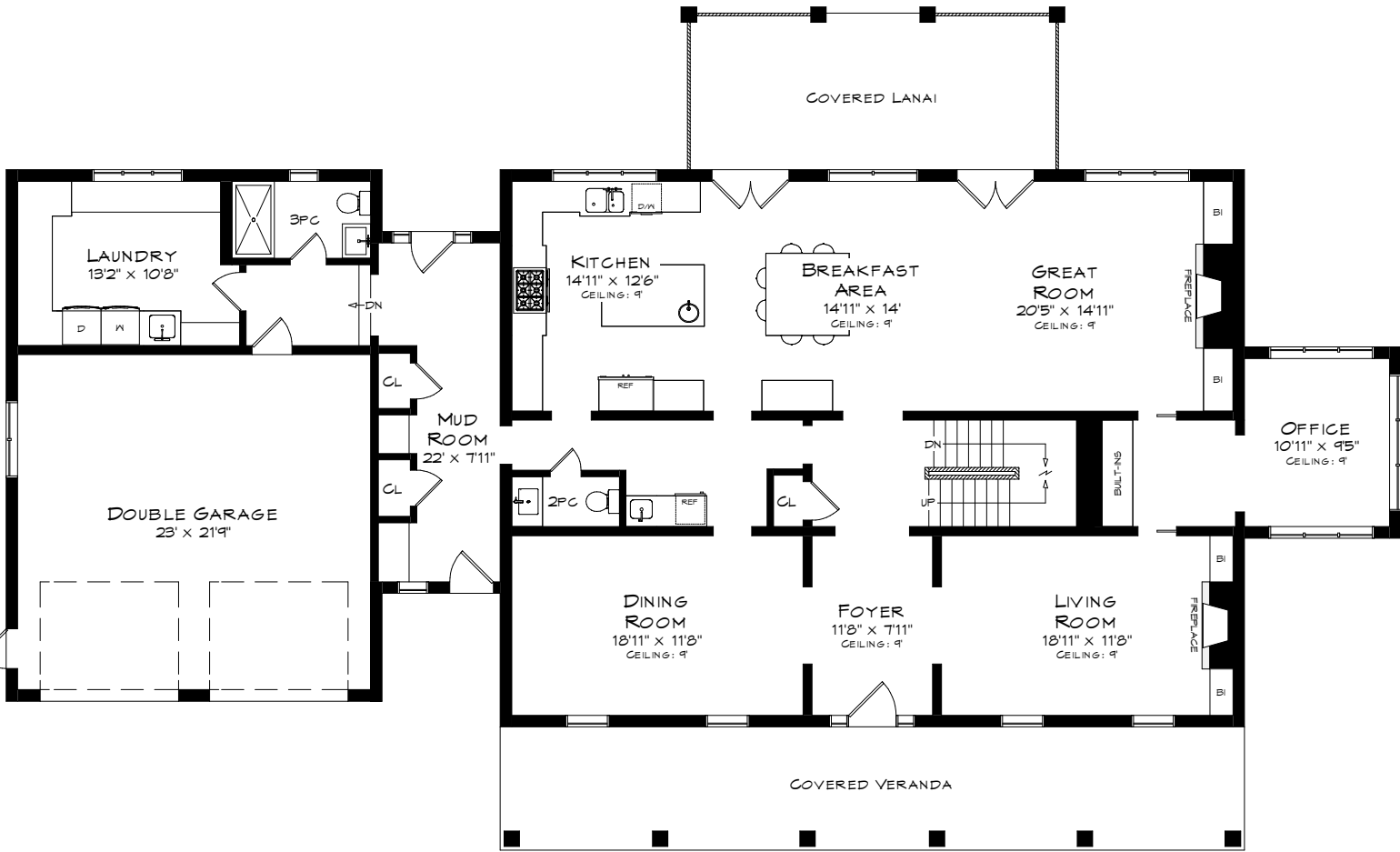




REAR YARD & STONE LOUNGE

REAR YARD & PORTICO

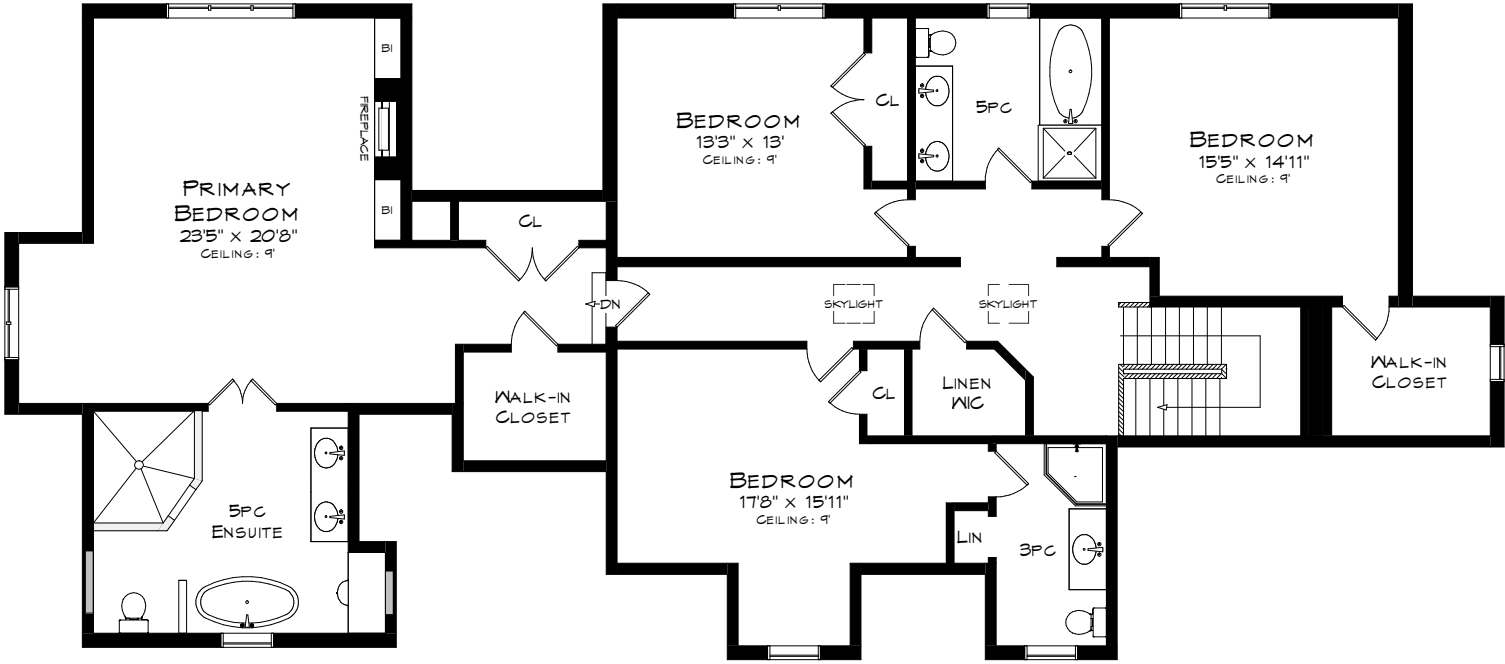
MAIN LEVEL FLOOR PLAN



MAIN LEVEL
2,358 SQUARE FEET
+ 539 SF (GARAGE)

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

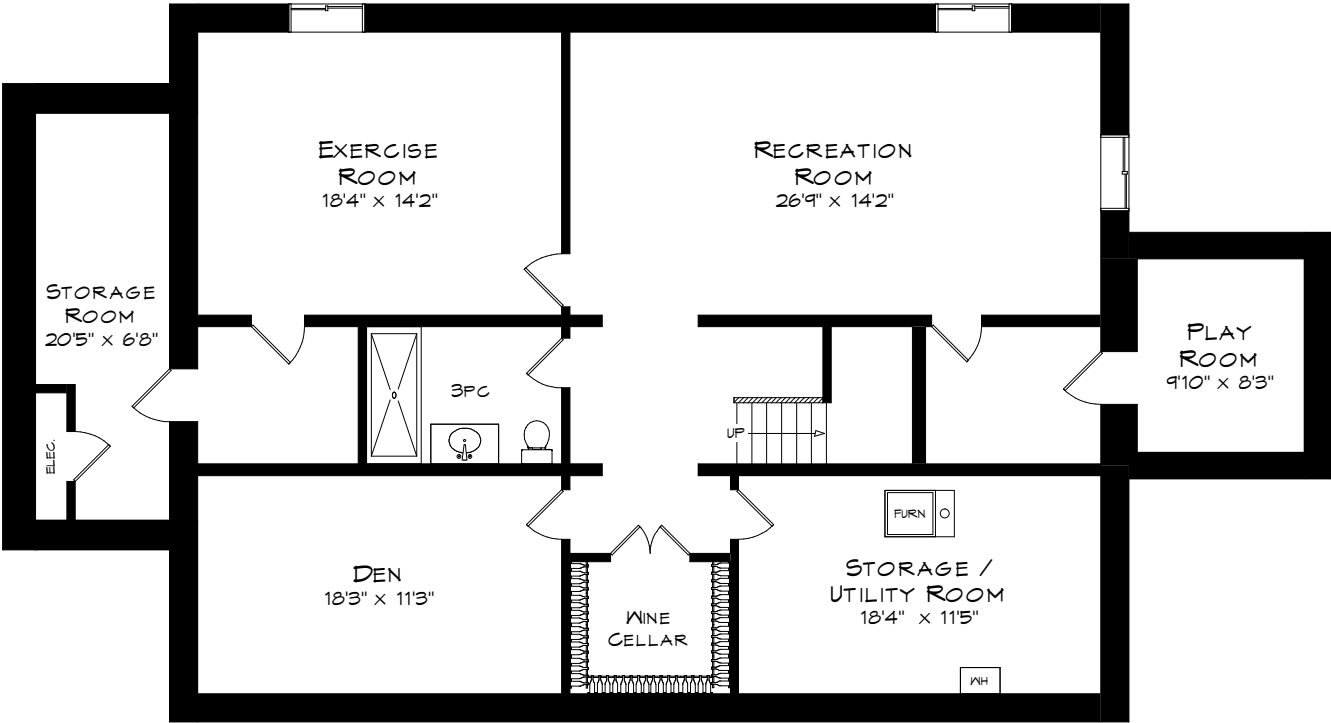
SECOND LEVEL FLOOR PLAN



UPPER LEVEL
2,100 SQUARE FEET

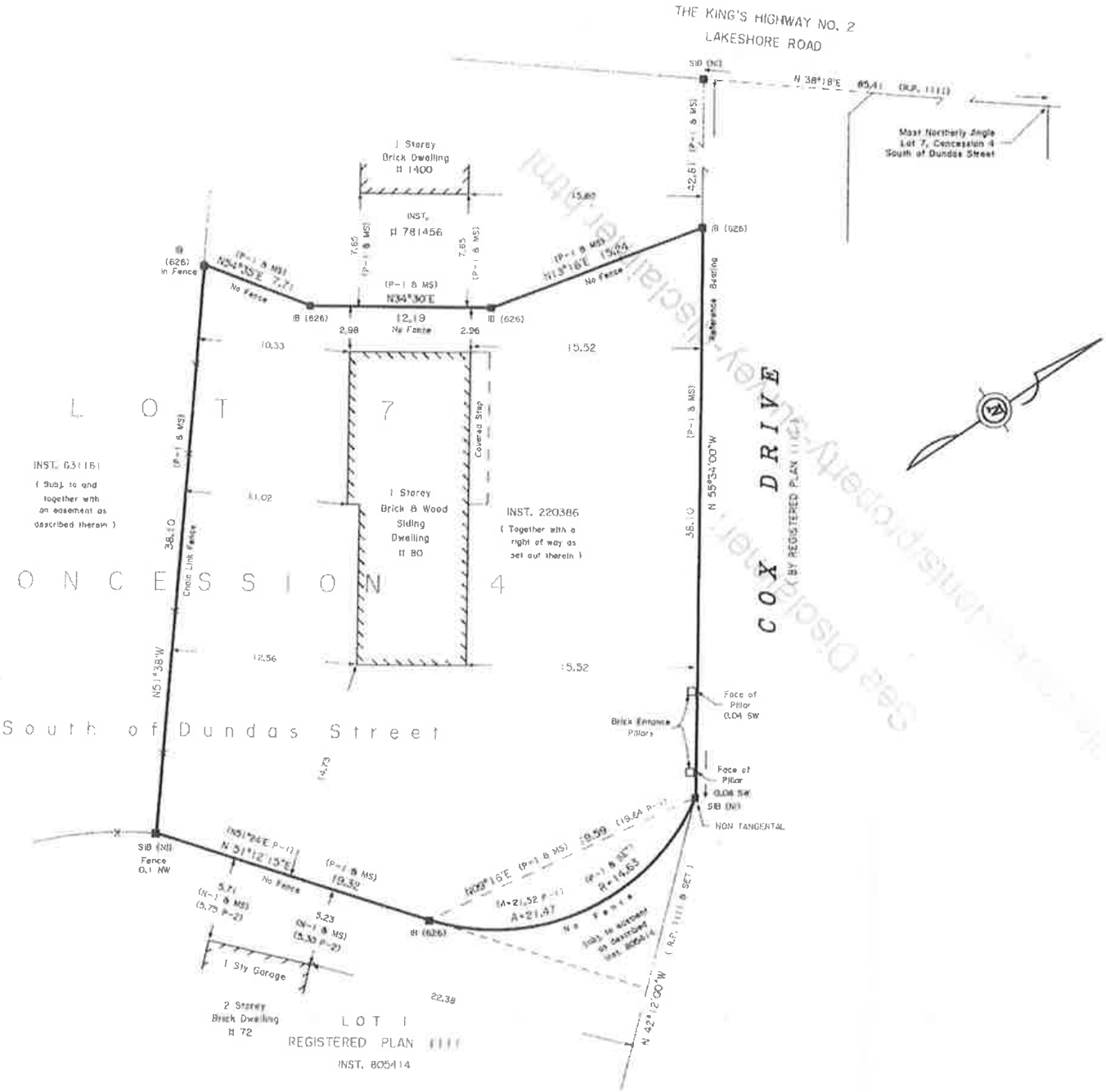
*Room sizes should be considered approximate since measurements are subject to certification.

LOWER LEVEL FLOOR PLAN



LOWER LEVEL
2,078 SQUARE FEET

SURVEY



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

LUXURY FEATURES

NOTABLE

- Expansive, pristine lot
- Masterfully landscaped
- Mature mixed tree canopy
- Perennial framing gardens
- Milled entranceways
- Extensive custom millwork
- Three fireplaces
- Front & rear irrigation

FOYER

- Stately warm stained wood door flanked by 2 linear sidelites
- Neutral travertine tile flooring
- Expanded traditional baseboards
- Two-step crown moulding
- Coat closet with shelving + hanging storage

LIVING ROOM

- Milled entrance
- Vaulted ceiling with captain’s window
- Brazilian cherry flooring
- Expanded traditional baseboards
- Oversized glazing
- Full-height stone wrapped central wood burning fireplace with milled framing
- Flanked by custom milled credenzas with open shelving
- Pot lighting + wall sconces
- Built-in audio
- Central chandelier
- Solid pocket door opens to office

OFFICE

- Pocket doors for privacy
- Brazilian cherry flooring
- Expanded traditional baseboards
- Custom cabinetry wall with open bookshelves + closed storage
- Solarium-style office space wrapped in glazing

- Two-step crown moulding
- Central traditional fan
- Pot lighting
- Solid pocket door opens to family room

POWDER ROOM

- Brazilian cherry flooring
- Expanded traditional baseboards
- Furniture style vanity with stone top + backsplash, porcelain sink + 3-piece faucet
- Framed mirror
- Decorative sconce
- Two-step crown moulding
- Flushmount lighting
- Kohler lavatory

DINING ROOM

- Milled entrance
- Brazilian cherry flooring
- Milled wainscoting + expanded traditional baseboards
- Oversized glazing
- Coffered ceiling with custom moulding + pot lighting
- Traditional chandelier
- Built-in audio
- Pass through to servery

SERVERY

- Milled entrance
- Brazilian cherry flooring
- Expanded traditional baseboards
- Prep station with warm wood cabinetry + granite top
- Warm marble backsplash + inset lighting
- Full-height uppers with glass features + lighting
- Closed lower cabinetry
- U-line stainless beverage fridge
- Two-step crown moulding
- Pot lighting

KITCHEN

- Milled entrance
- Brazilian cherry flooring
- Expanded traditional baseboards
- Custom kitchen with Top Notch cabinetry
- Abundance of full height traditional face frame cabinetry with black hardware
- Deep drawers + closed storage
- Undermount lighting
- Granite counters with warm marble subway tile back splash
- Solid central island with seating + storage + round stainless prep sink – ideal prep space
- Oversized glazing with custom milled details
- On counter feature cabinetry with glass shelves
- Recycling sorting station
- Double stainless sink with brushed chrome faucet, sprayer + soap pump
- Commercial grade appliances:
- Stainless Wolf 6-burner gas stove
- Milled hood with stainless inset vent
- Stainless Panasonic microwave
- Stainless GE dishwasher
- Panelled SubZero fridge/freezer
- Full height pantry with drawers
- Two glass pendants
- Pot lighting
- Built-in audio
- Open to family room + breakfast

BREAKFAST

- Brazilian cherry flooring
- Expanded traditional baseboards
- French doors open to rear portico
- Work station with full-height upper open shelving + lighting + lower desk with drawers

LUXURY FEATURES

- Custom oversized breakfast table with wood legs + granite top
- Oversized glazing with rear views
- Designer chandelier
- Two-step crown moulding
- Pot lighting

FAMILY ROOM

- Brazilian cherry flooring
- Expanded traditional baseboards
- French doors open to rear portico
- Abundance of oversized glazing
- Central gas fireplace with granite framing + milled wood mantle + surround + media
- Flanked by custom milled credenzas with open shelving + closed lowers
- Two-step crown moulding
- Built-in surround audio
- Pot lighting

MUDROOM

- Secondary front entrance access
- Abundance of glazing
- Neutral travertine tile flooring
- Expanded traditional baseboards
- Two coat closets with shelf + hanging storage
- Central cabinetry drop-zone
- Built-in bench seating with upper hanging hooks
- Rear exterior access with glass door + sidelites
- Interior garage access
- Pot lighting

LAUNDRY

- Neutral travertine flooring
- Expanded traditional baseboards
- Abundance of warm white upper + lower closed cabinetry with black hardware
- Wrap around folding counter with inset laundry tub with chrome Delta faucet
- Full-height utility closet
- Front-loading Whirlpool washer + front-loading Electrolux dryer

BATHROOM

- Neutral travertine tile flooring
- Expanded traditional baseboards
- Porcelain Kohler pedestal sink with chrome 3-piece faucet
- Wood framed mirror + glass sconce
- Marble shower with chrome fixtures, shower niche + glass door
- Linear window
- Kohler lavatory

GARAGE

- Full-height double garage
- Exterior side yard access
- Double glazing
- Built-in storage shelves
- Automatic opener on doors
- Beam central vac

- UPPER LEVEL -

- Brazilian cherry stairs with white square spindles + stained rails
- Expanded traditional baseboards
- Drop chandelier
- Walk-in linen closet with full-height closed cabinetry
- Two linear skylights
- Two-step crown moulding
- Pot lighting

PRIMARY BEDROOM

- Separate wing
- Brazilian cherry flooring
- Expanded traditional baseboards
- Central gas fireplace with warm marble framing + milled wood mantle + surround + media
- Flanked by inset open shelving
- Pot lighting + built-in audio
- Triple glazing + double glazing
- Lounge area
- Wall-mounted Fujitsu AC unit
- Primary Dressing + Secondary Closet
- Brazilian cherry flooring
- Expanded traditional baseboards
- Full built-in closet system with open hanging, shelving + closed drawers
- Flushmount lighting
- Secondary closet with shelf + hanging storage

PRIMARY ENSUITE

- Heated + honed marble tile flooring
- Expanded traditional baseboards
- Linear glazing
- Double wood vanity with closed storage + black hardware
- Rounded edge marble counter with Kohler sinks + 3-piece faucets
- Wood framed mirrors with 3 sconces
- Separate vanity area with custom wood + marble vanity +inset open shelving
- Freestanding BainUltra jetted soaker tub with polished brass fixtures + warm marble surround
- Glass enclosed shower with marble micro tile floor + marble tile walls + polished brass fixtures
- Private area with Kohler lavatory
- Pot lighting
- Built-in audio

LUXURY FEATURES

BEDROOM 2

- Brazilian cherry flooring
- Expanded traditional baseboards
- Double glazing
- Double closet with shelf + hanging storage
- Crystal chandelier
- Two-step crown moulding

MAIN BATH

- Heated marble tile flooring
- Subway tile wainscoting surround
- Warm white double vanity with closed storage + chrome hardware
- Honed marble top with Kohler sinks + 3-piece faucets
- Two framed mirrors with upper sconces
- Inset soaker tub with subway tile surround, marble framed edge + chrome fixtures
- Glass enclosed shower with subway tile surround + marble floor tile + chrome fixtures
- Linear glazing
- Pot lighting
- Kohler lavatory

BEDROOM 3

- Brazilian cherry flooring
- Expanded traditional baseboards
- Double glazing
- Crystal chandelier
- Two-step crown moulding
- Walk-in closet with full built-in storage system + captain’s window
- Flushmount lighting

BEDROOM 4

- Brazilian cherry flooring
- Expanded traditional baseboards
- Expansive glazing
- Closet with shelf + hanging storage
- Central chandelier
- Semi-flush lighting

ENSUITE

- Heated warm marble tile flooring
- Expanded traditional baseboards
- Furniture style vanity with closed storage, open shelf + chrome hardware
- Honed marble top with oval Kohler sink + 3-piece faucet
- Milled mirror + two sconces
- Glass shower with micro marble tile flooring + marble surround walls + brushed chrome fixtures
- Recessed storage nook
- Oversized glazing
- Pot lighting
- Flushmount lighting
- Kohler lavatory

- LOWER LEVEL -

- Brazilian cherry stairs with white square spindles + stained rails
- Expanded traditional baseboards
- Radiant heated flooring roughed-in
- Plush Berber broadloom
- Pot lighting
- Egress windows
- Expanded traditional baseboards

RECREATION ROOM

- Berber broadloom
- Expanded traditional baseboards
- Ample space for oversized seating + family fun
- Egress windows
- Pot lighting

- Built-in surround audio

FLEX SPACE

- Berber broadloom
- Expanded traditional baseboards
- Flushmount lighting

GYM

- Berber broadloom
- Expanded traditional baseboards
- Egress windows
- Pot lighting
- Access to bonus space + storage

BATHROOM

- Textured porcelain tile flooring
- Expanded traditional baseboards
- Furniture style vanity with closed storage + bronzed hardware
- Honed marble top + backsplash with oval sink + 3-piece faucet
- Wood framed mirror + scone
- Glass shower with micro-tile floor, textured tile surround + niche
- Chrome fixtures + pot light
- Pot lighting
- Toto lavatory

DEN

- Berber broadloom
- Expanded traditional baseboards
- Pot lighting

WINE CELLAR

- Double French doors
- Temperature controlled
- Slate tile flooring
- Wood bottle storage system 500+ bottle capacity
- Flushmount lighting

LUXURY FEATURES

MECHANICAL

- Extra storage area
- HE Coleman furnace with GeneralAire humidifier
- Sump pump
- Rinnai instant hot water heater (Reliance rental)
- Lower level radiant heated flooring roughed-in

- EXTERIOR -

REAR

- West facing rear yard
- Fully fenced + very private
- Mixed mature tree canopy
- Framing perennial gardens
- Expansive stone patio framed with large stone boulders + evergreens
- Flat grassy area for backyard fun
- 2020 Hydropool self-cleaning swim spa
- Expansive portico for lounging or dining al fresco
- Gas BBQ line
- Irrigation system

FRONT

- Perimeter iron fencing
- Pristine landscaping
- Dense mature tree canopy
- Framing perennial gardens
- Stone framed driveway
- Stone walk-way leads to expansive portico – an ideal place for morning coffee
- Stone walk-way to secondary front entrance
- Irrigation system

INCLUSIONS

- Garage door opener with remote(s)
- All electronic light fixtures
- All drapery and window coverings
- TV mounts (if applicable)
- Stainless beverage fridge
- Kitchen:
- Stainless Wolf 6-burner gas stove
- Stainless inset vent
- Stainless Panasonic microwave
- Stainless GE dishwasher
- Panelled SubZero fridge/freezer
- Front-loading Whirlpool washer + front-loading Electrolux dryer
- Fujitsu AC unit in primary
- Beam central vac + attachments
- Controller for built-in speakers
- 2020 Hydropool self-cleaning swim spa + related components
- Alarm system components (monitoring to be arranged by buyer)
- Ring cameras (monitoring to be arranged by buyer)

RENTAL ITEMS

- Instant Hot water tank (Reliance Rental)
- Generator rental with Reliance

EXCLUSIONS

- 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.



LISTING INFORMATION
80 COX DRIVE, OAKVILLE

Possession: To be arranged

Lot Size: 125.00 ft (front) x 110.00 ft (rear)

Square Footage: 4,458 sq ft above grade

Total Square Footage: 6,536 sq ft

Deposit: 5%

Taxes: \$25,556 / 2025

Legal Description: PT LT 7, CON 4 TRAFALGAR

Listing Agents: Brad Miller, Kieran McCourt
& Murray McKeage



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