



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



331 Sandlewood Road | Oakville





## TIMELESS DESIGN. EXCEPTIONAL CRAFTSMANSHIP.

Built by renowned Prasada Custom Homes, architectural design by Keeren Design Inc. This newly completed luxury residence offers over 6,000 square feet of thoughtfully designed living space on a premium 75' x 150' lot in one of Oakville's most desirable neighbourhoods.

Meticulously crafted with a focus on enduring style, functionality, and quality, the home blends classic architectural elegance with modern comfort. A warm and cohesive interior showcases wide-plank white oak flooring, solid-core doors, custom plaster crown moulding, and extensive bespoke millwork throughout. Soaring ten-foot ceilings and oversized windows flood the home with natural light, creating an inviting and refined ambiance.

At the heart of the home is a stunning chef's kitchen featuring full-height custom cabinetry, quartz countertops and backsplash, a premium appliance package, and a generously sized island ideal for both family living and entertaining. A separate butler's pantry with task sink and open shelving offers additional prep and storage space.

The open-concept great room is anchored by a gas fireplace and seamlessly connects to a covered outdoor living area — complete with a second fireplace — extending your living space year-round. Additional main-floor highlights include a formal dining room, private home office, and heated mudroom floors with built-ins.

Upstairs, the primary suite is a private sanctuary, complete with a large walk-in closet featuring custom cabinetry, bench seating, and a jewelry island. The spa-inspired ensuite impresses with heated floors, a curbless shower, freestanding soaker tub, and double vanity. Each of the three additional bedrooms offers a private ensuite, providing comfort and privacy for every family member. A second-floor laundry room adds convenience.

The finished lower level boasts 9'8" ceilings, in-floor radiant heating, a home theatre, gym, wet bar, and a fifth bedroom with full bath, ideal for guests or extended family. Outside, enjoy a professionally landscaped backyard featuring a saltwater pool — the perfect setting for summer entertaining and relaxation.

Situated minutes from top-rated schools, the lake, Bronte Village, and downtown Oakville, this exceptional home offers a rare opportunity to own a move-in-ready masterpiece where quality craftsmanship, timeless design, and modern luxury converge.





FOYER & OFFICE

DINING ROOM & SERVERY









KITCHEN

BREAKFAST AREA





GREAT ROOM

MUDROOM & UPPER LEVEL LAUNDRY ROOM





PRIMARY BEDROOM

PRIMARY ENSUITE & DRESSING ROOM





SECOND BEDROOM & ENSUITE

THIRD BEDROOM & ENSUITE





FOURTH BEDROOM & ENSUITE

LOWER LEVEL REC ROOM WITH WET BAR





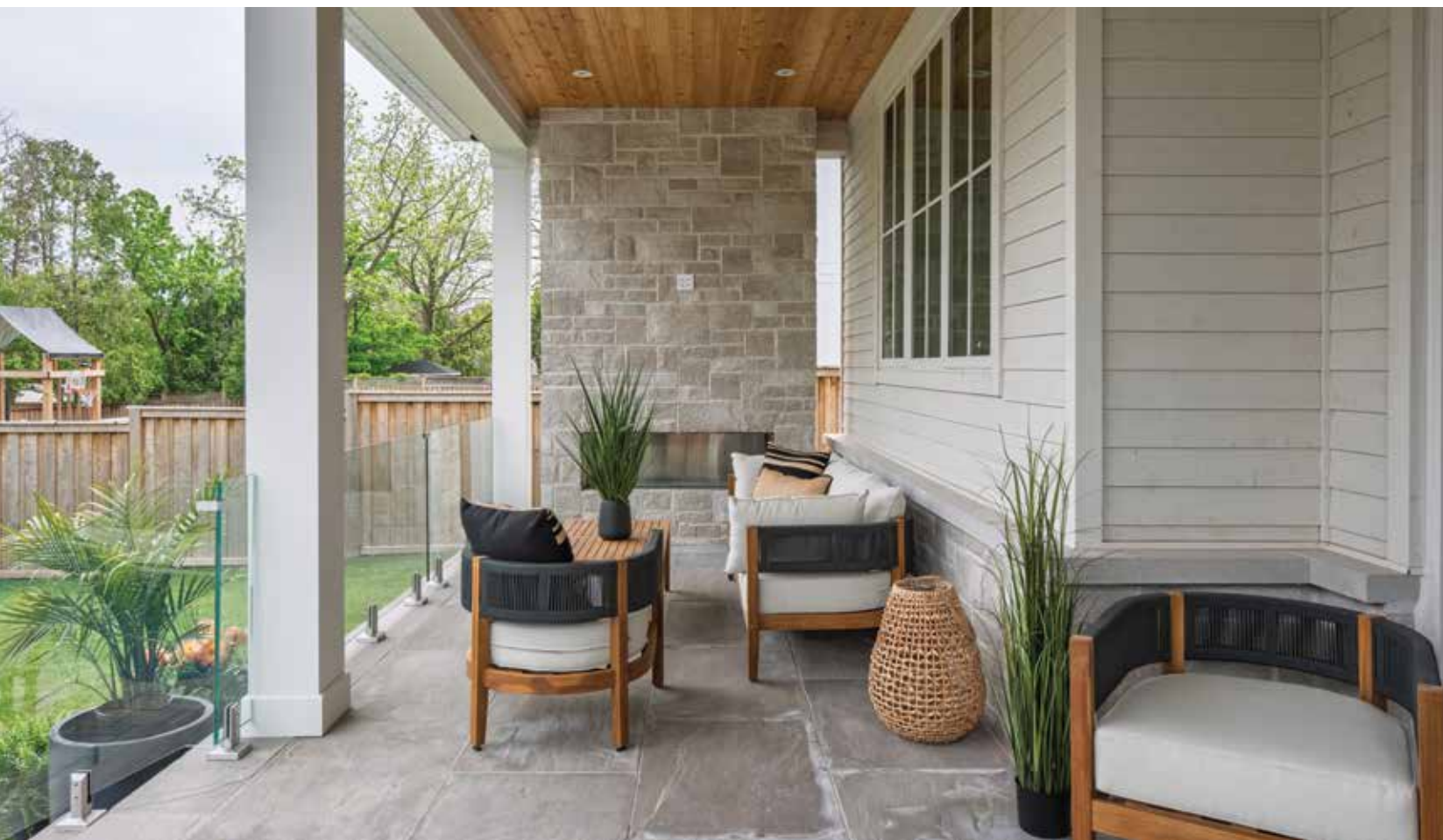
LOWER LEVEL EXERCISE ROOM & HOME THEATRE

LOWER LEVEL BEDROOM & BATHROOM







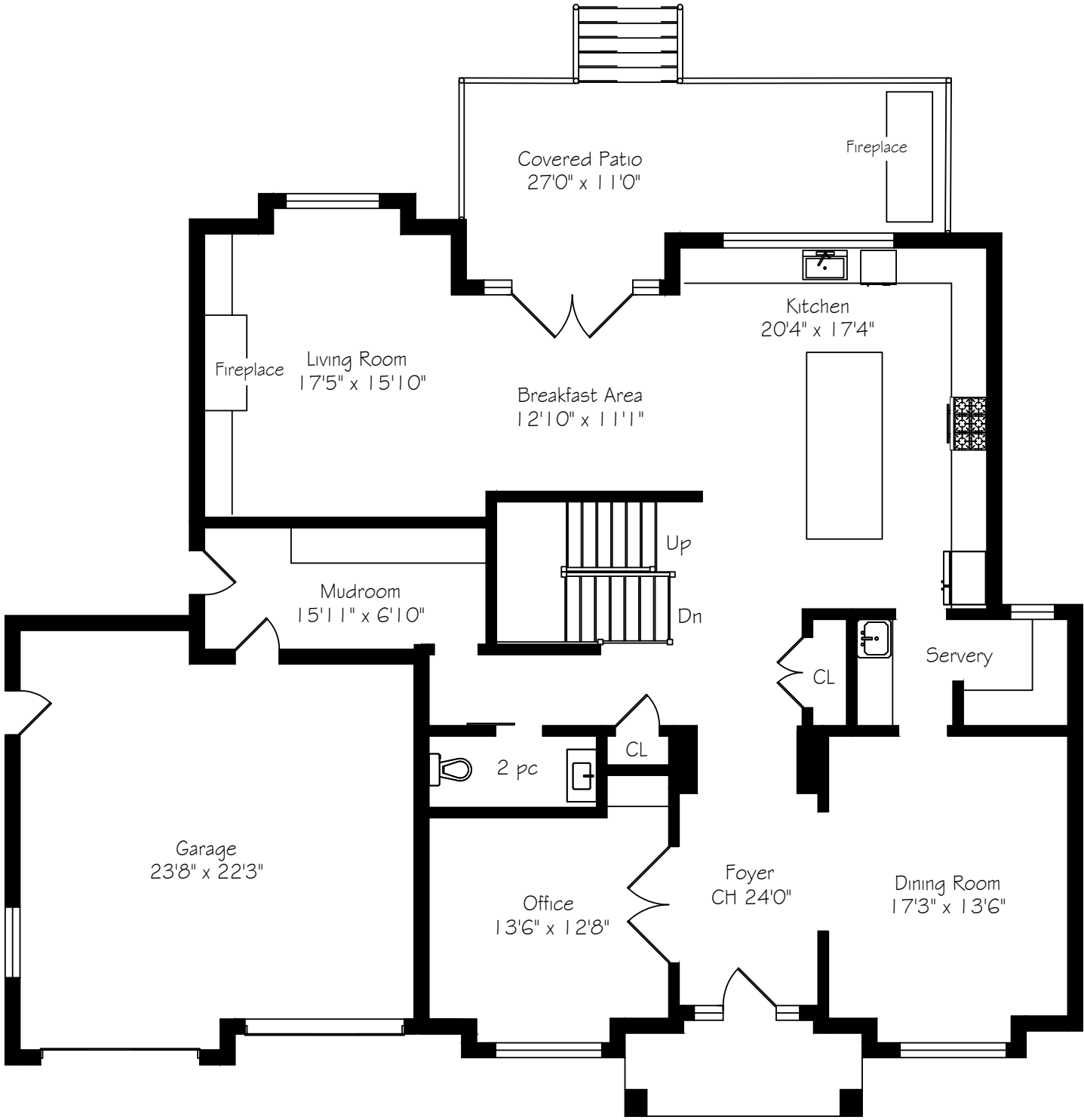


REAR YARD & COVERED PATIO

REAR YARD WITH INGROUND POOL



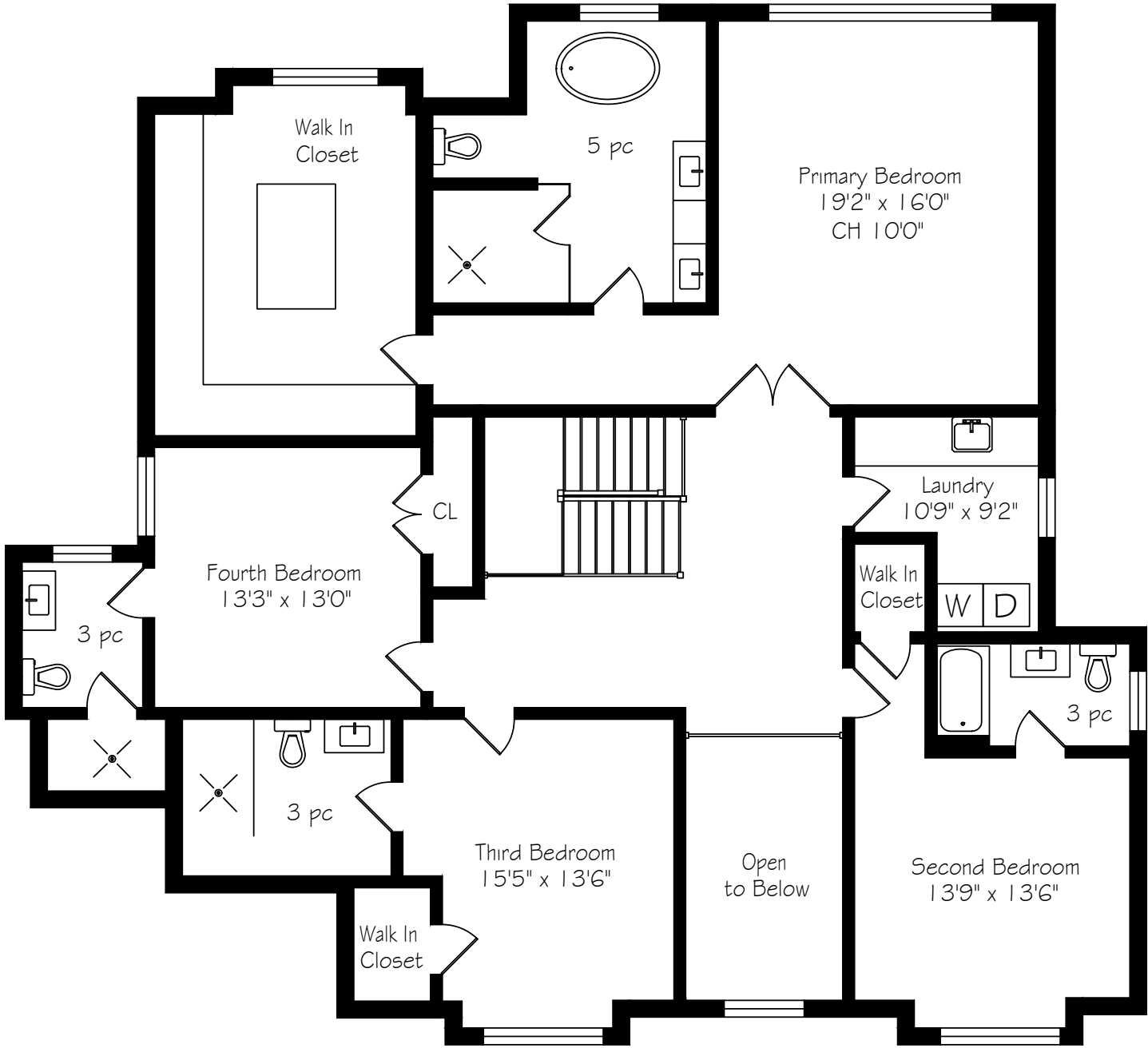
MAIN LEVEL FLOOR PLAN



Main Floor  
1933 Square Feet  
+ 532 Garage

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

SECOND LEVEL FLOOR PLAN



Second Floor  
2273 Square Feet

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



Exercise Room  
15'4" x 15'3"

Wet Bar

Recreation Room  
27'3" x 18'11"

Utility Room  
16'8" x 7'8"

CL

Up

3 pc

Home Theatre  
20'3" x 14'0"

Bedroom  
16'5" x 13'7"

Walk In Closet

Lower Level  
1940 Square Feet



# LUXURY FEATURES

## SMART HOME & TECHNOLOGY

- Wired Ethernet throughout (Unifi Dream Machine Pro with integrated firewall)
- Unifi whole home wireless access points
- Sonos system which provides for streaming music through 9 in wall speakers
- Lutron Ra3 lighting control system (remote control & scheduling)
- Ecobee thermostats (eoptimized for efficiency & remotely controlled)
- Unifi Protect security system (including doorbell camera)
- Garage keyless entry (facial recognition, PIN, or smartphone access)
- All systems (Sonos, Lutron, Ecobee, Protect) can be controlled via smartphone or URC integrated touchscreen.
- Keyless entry in the garge can be remotely unlocked.

## EXTERIOR FEATURES

- Maibec Shake, Siding, with Stone Accents
- Shouldice Stone and limestone masonry
- Eavestrough pot lights
- Exterior security cameras
- Inground saltwater pool
- Deep poured concrete and stone window wells
- Full irrigation system
- Covered rear porch with outdoor gas fireplace
- 2 air conditioners
- Fully fenced and professionally landscaped yard

## INTERIOR FEATURES

- Plaster crown moulding throughout
- Inline fibreglass windows
- Engineered white oak flooring
- Spray finished solid core doors and trim
- Custom cabinetry throughout
- Custom closet organizers throughout
- 2 furnaces
- Comprehensive tech stack
- Upgraded Luna pot lights throughout the house

## - MAIN LEVEL -

## FOYER

- Engineered White Oak Herringbone with gold inlay
- Double-door closet + secondary closet

## OFFICE

- Double-door entry
- Custom built-ins

## DINING ROOM

- Designer lighting
- Plaster crown moulding
- Paneled feature wall

## POWDER ROOM

- Pocket door
- Kohler toilet
- Plaster crown moulding
- Cambria countertop & integrated sink with linear drain

## KITCHEN

- Custom kitchen by Top Notch Cabinetry
- Custom hood fan
- Quartz countertops & backsplash
- Paneled Jenn-Air fridge & dishwasher
- Pot filler
- Polished nickel faucets
- Jenn-Air 6-burner gas range with stovetop grill & double oven
- Double sink
- Designer lighting
- Plaster crown moulding
- Built-in speakers

## SERVERY AND PANTRY

- Custom built-ins by Top Notch Cabinetry
- Reeded glass cabinet fronts
- Display shelving
- Task sink with polished nickel faucet

## LIVING ROOM

- Plaster crown moulding
- Bentley gas fireplace with stone surround
- Built-in speakers
- Display shelving
- Designer picture lights
- Double French doors to covered patio off breakfast nook

## MUDROOM

- Plaster crown moulding
- Heated floors
- Custom built-ins by Top Notch Cabinetry
- Glass Side door to backyard

# LUXURY FEATURES

## - UPPER LEVEL -

- Large flared skylight above stairwell

## PRIMARY BEDROOM

- Double-door entry
- Fluted feature wall
- Designer lighting
- Plaster crown moulding in tray ceiling bringing the ceiling height to 10’
- Walk-in closet with organizers, display shelving, bench seating, jewelry island, in cabinet lighting, cove lighting, and a tray ceiling bringing the height to 10’.

## PRIMARY ENSUITE

- Kohler sinks, Gerber toilet
- Heated floors
- Curbless glass shower with contemporary tile
- Freestanding tub
- Double vanity

## BEDROOMS 2-4

- Gerber toilets
- Bedroom 2: Bathtub
- Bedroom 3: Closet, curbless shower
- Bedroom 4: Ensuite with Gerber toilet
- Walk-in closets with fitting organizers

## LAUNDRY ROOM

- Apron sink (farm sink)
- Whirlpool washer & dryer
- Custom cabinetry with accent lighting

## - LOWER LEVEL -

- Large recreation room
- Wet bar with LG dishwasher and Vissari wine fridge
- Deep window wells
- Guest bedroom with walk-in closet and custom organizers
- Heated basement flooring throughout

## GYM

- Glass door entry
- Large window wells

## THEATRE ROOM

- Plush carpeting
- Designer sconces

## GARAGE

- Epoxy flooring

## INCLUSIONS

- All electrical light fixtures
- Fridge, stove, dishwasher, washer/dryer, microwave, wine fridge, LG dishwasher, tech stack and components
- Garage door opener and remote(s)
- Pool equipment and attachments

\*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

**331 SANDLEWOOD ROAD, OAKVILLE**

**Possession:** To be arranged

**Lot Size:** 75.13' x 150.27' x 75.13' x 150.27'

**Square Footage:** 4,206 sq ft above grade

**Total Square Footage:** 6,146 sq ft

**Deposit:** 5%

**Taxes:** \$20,073 / 2025

**Legal Description:** LT 65, PL 1060

**Listing Agents:** Brad Miller, Kieran McCourt  
& Brian Lyall





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