

GMT



1296 Griffith Place  
Oakville

## Welcome to 1296 Griffith Place

A well-maintained family home tucked away on a quiet cul-de-sac in the heart of Falgarwood, one of Oakville's most established and family-friendly neighbourhoods.

Recent move-in ready updates include a new furnace and air conditioner (2025), fresh paint throughout (2026), and new carpet on the bedroom level (2026).

Ideally located within an eight-minute walk to the local public school and close to major highways, GO Transit, and shopping at Oakville Place, this home offers the perfect balance of convenience, space, and a quiet family-friendly setting.



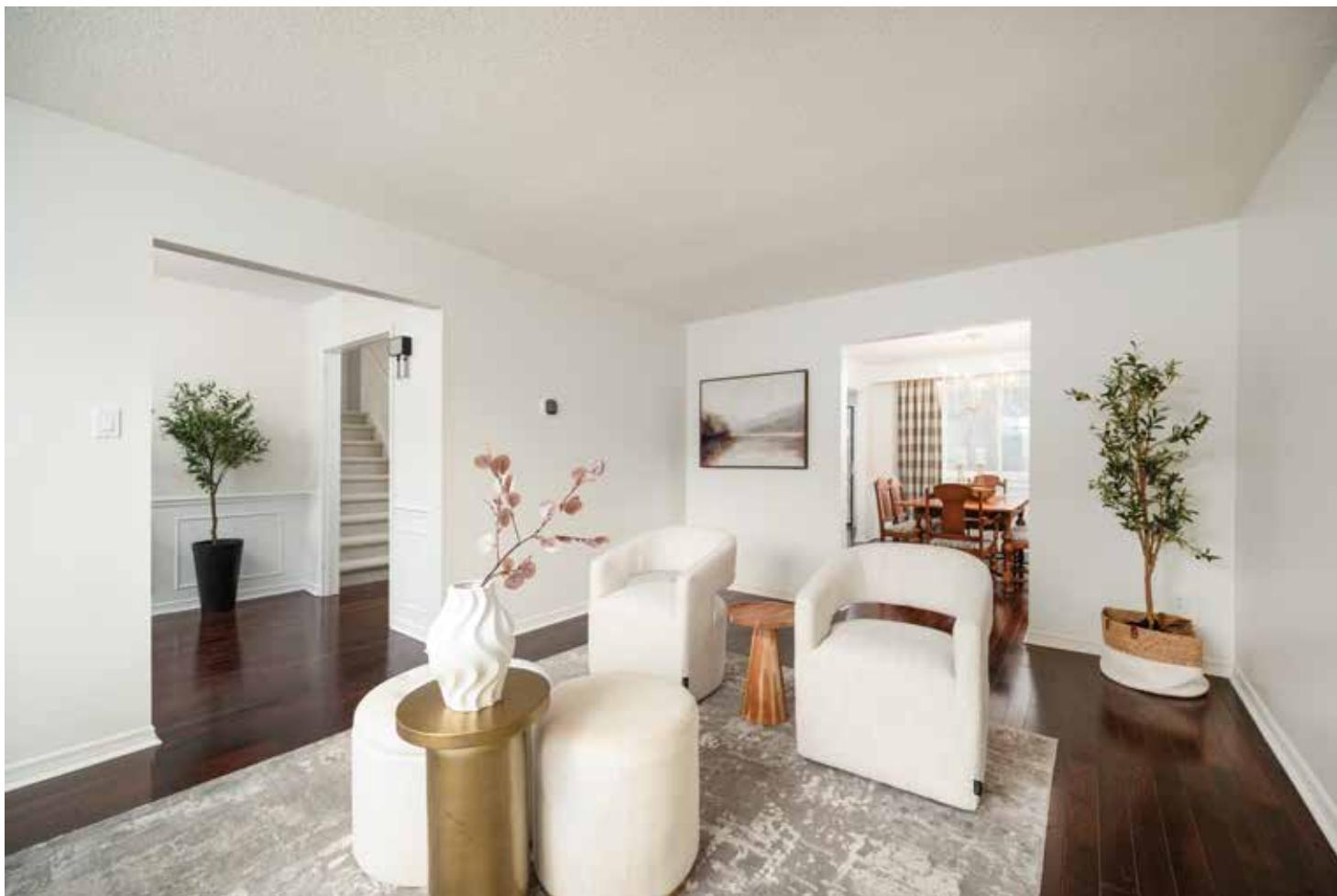
### Property Highlights

BEDS	4
BATHS	2.1
LOT SIZE	6,534 sq ft
ABOVE GRADE	2,000 sq ft
TOTAL SQ FT	3,115 sq ft
TAXES	\$6,009 / 2025

### THE GOODALE MILLER TEAM

Listing Agents: Brad Miller, Kieran McCourt & Ashley McNabb



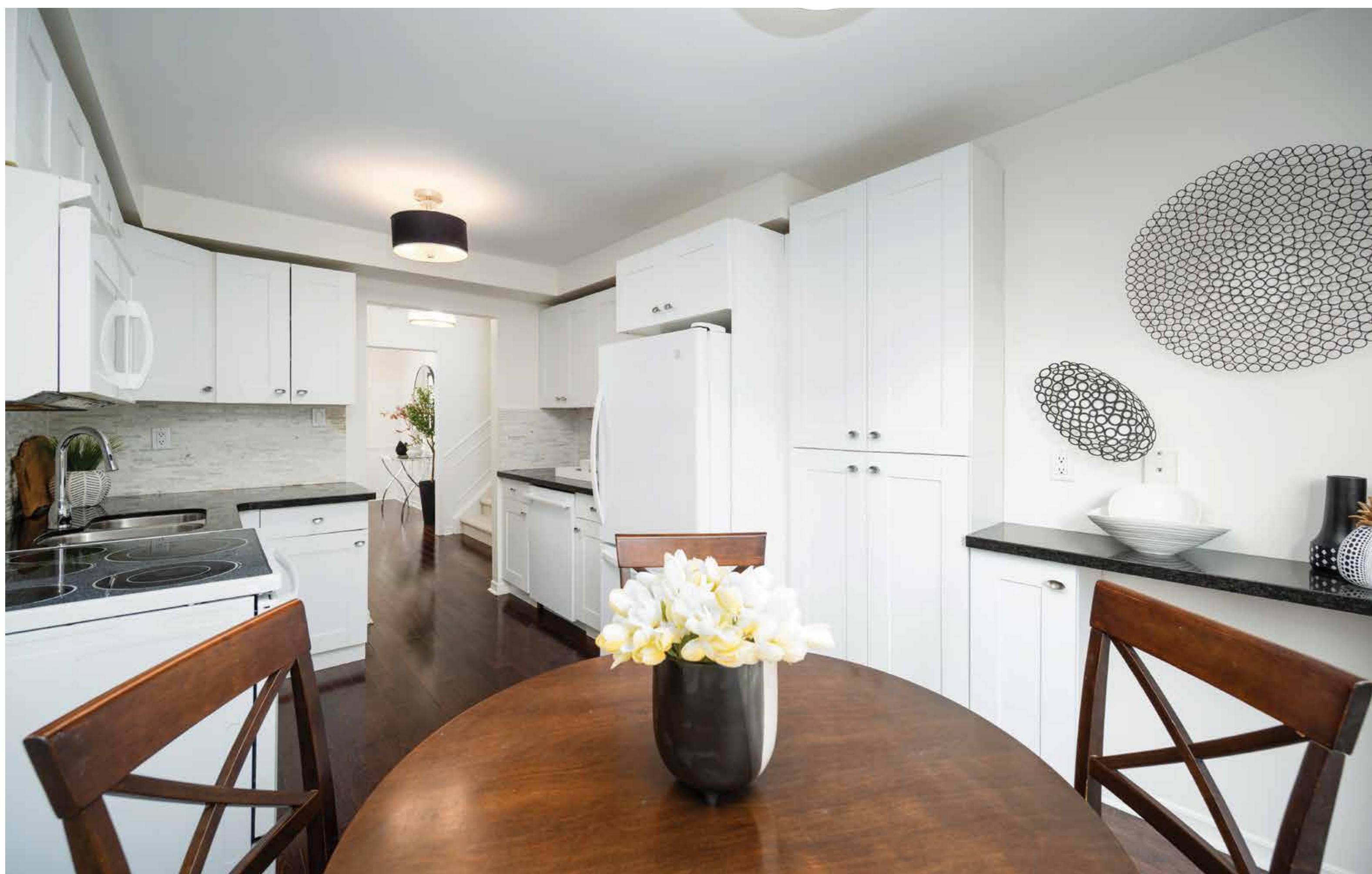


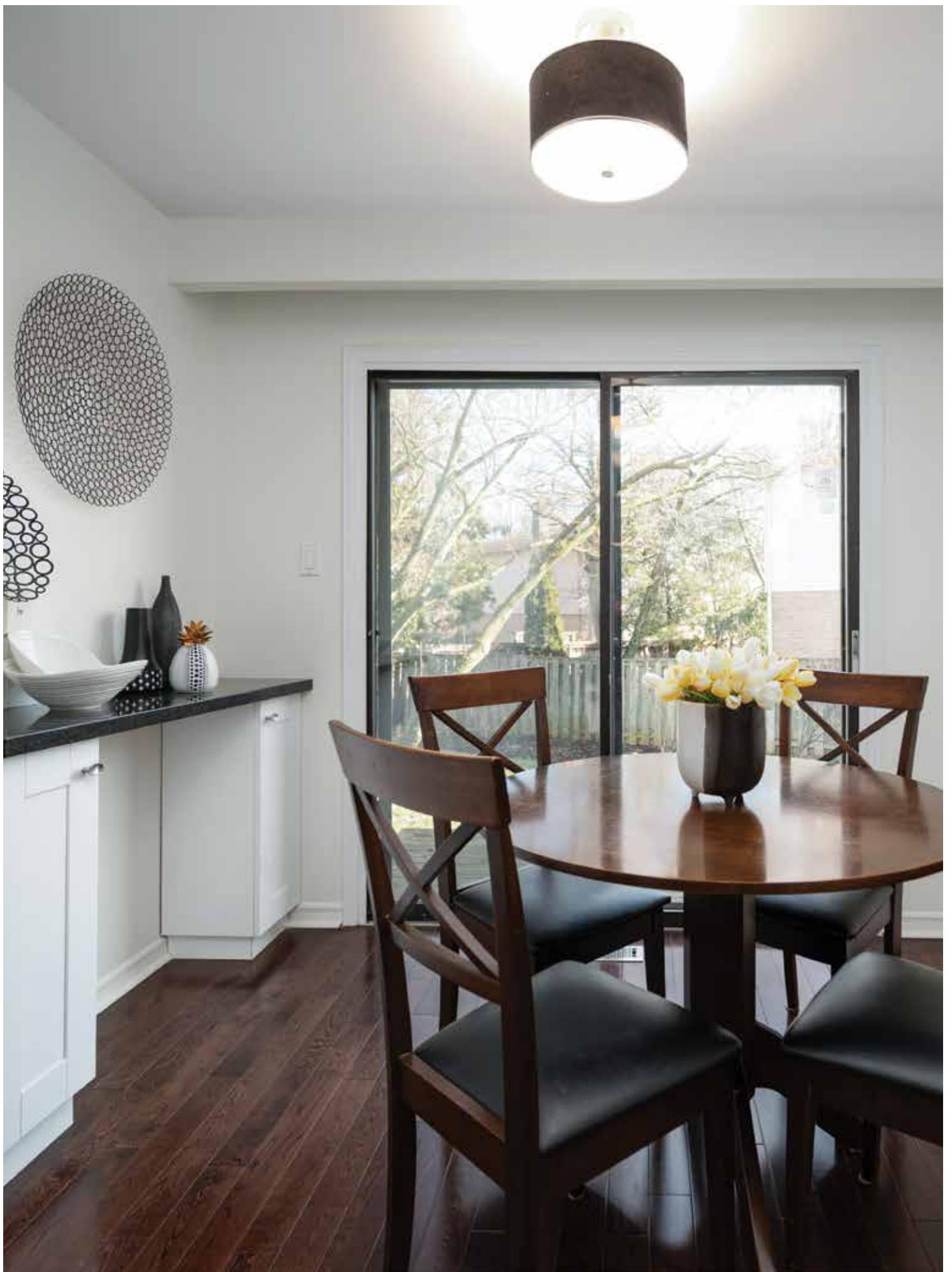
## Main Level

This inviting home offers a functional 4 level side-split layout designed for everyday family living. The main level features a separate living room, a dedicated dining room and kitchen and breakfast area.

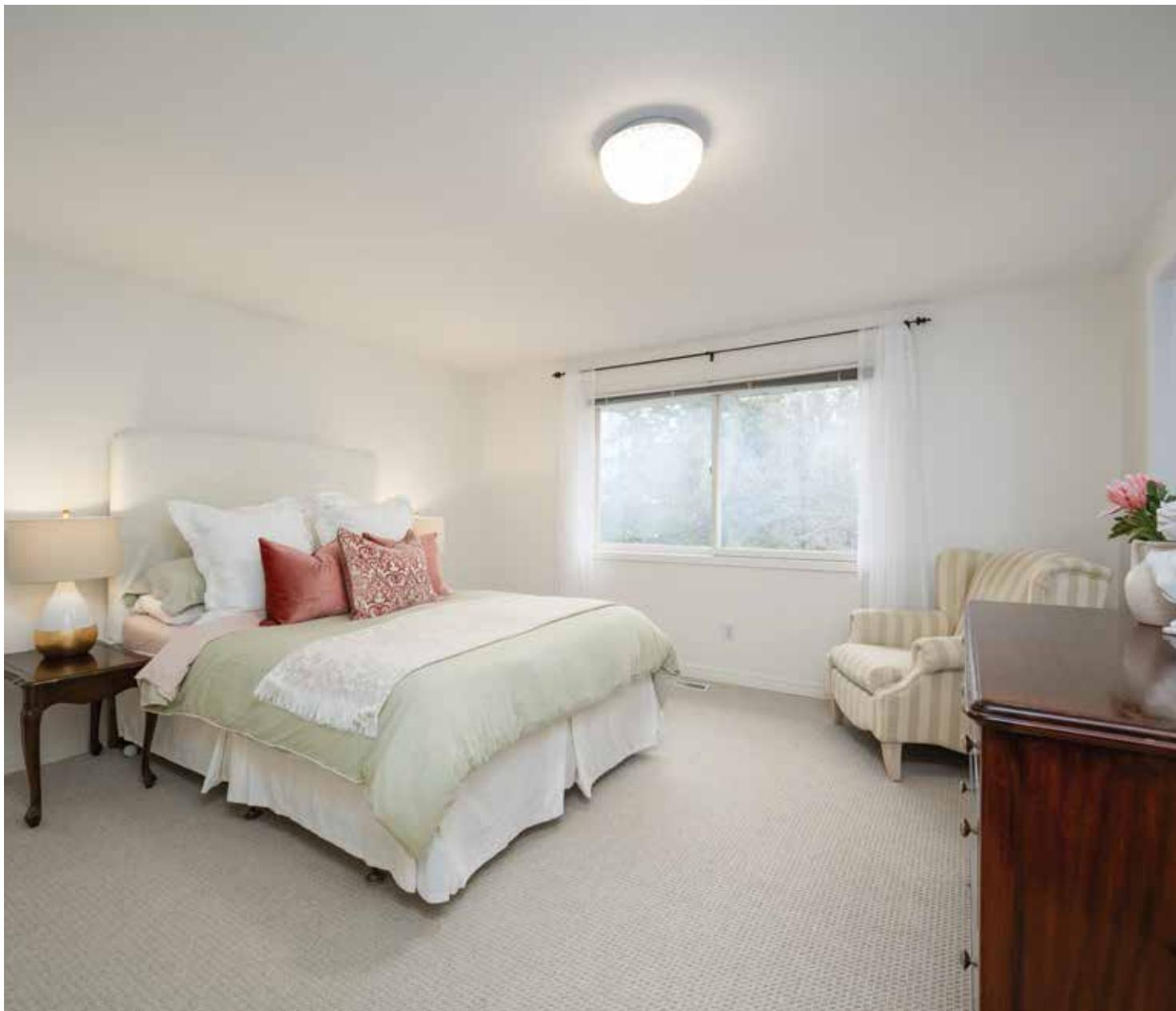
The above grade lower level provides inside access from the double car garage, a side entrance into the mudroom, powder room and a comfortable family room with a wood-burning fireplace, providing plenty of space for relaxing or entertaining.











## Second Level

Upstairs, the home offers four well-proportioned bedrooms, thoughtfully laid out to accommodate the needs of a growing family or guests.

The spacious primary suite serves as a comfortable retreat, featuring a walk-in closet with ample storage and a private ensuite bathroom that adds both convenience and privacy.

The remaining bedrooms are generously sized, easily adaptable as children's rooms, guest bedrooms, or a home office, and are well served by the main family bathroom, creating a functional and inviting upper level.





## Lower Level

The finished lower level adds valuable additional living space, offering a generous and versatile rec room that can easily adapt to a variety of needs. Whether used as a dedicated play area for children, a home gym, or a comfortable space for movie nights and casual entertaining, this level provides flexibility for everyday living.

The layout allows for multiple uses while still feeling open and inviting, making it an ideal extension of the home's living space. A conveniently located laundry area is also found on this level, keeping household tasks organized and tucked neatly away.



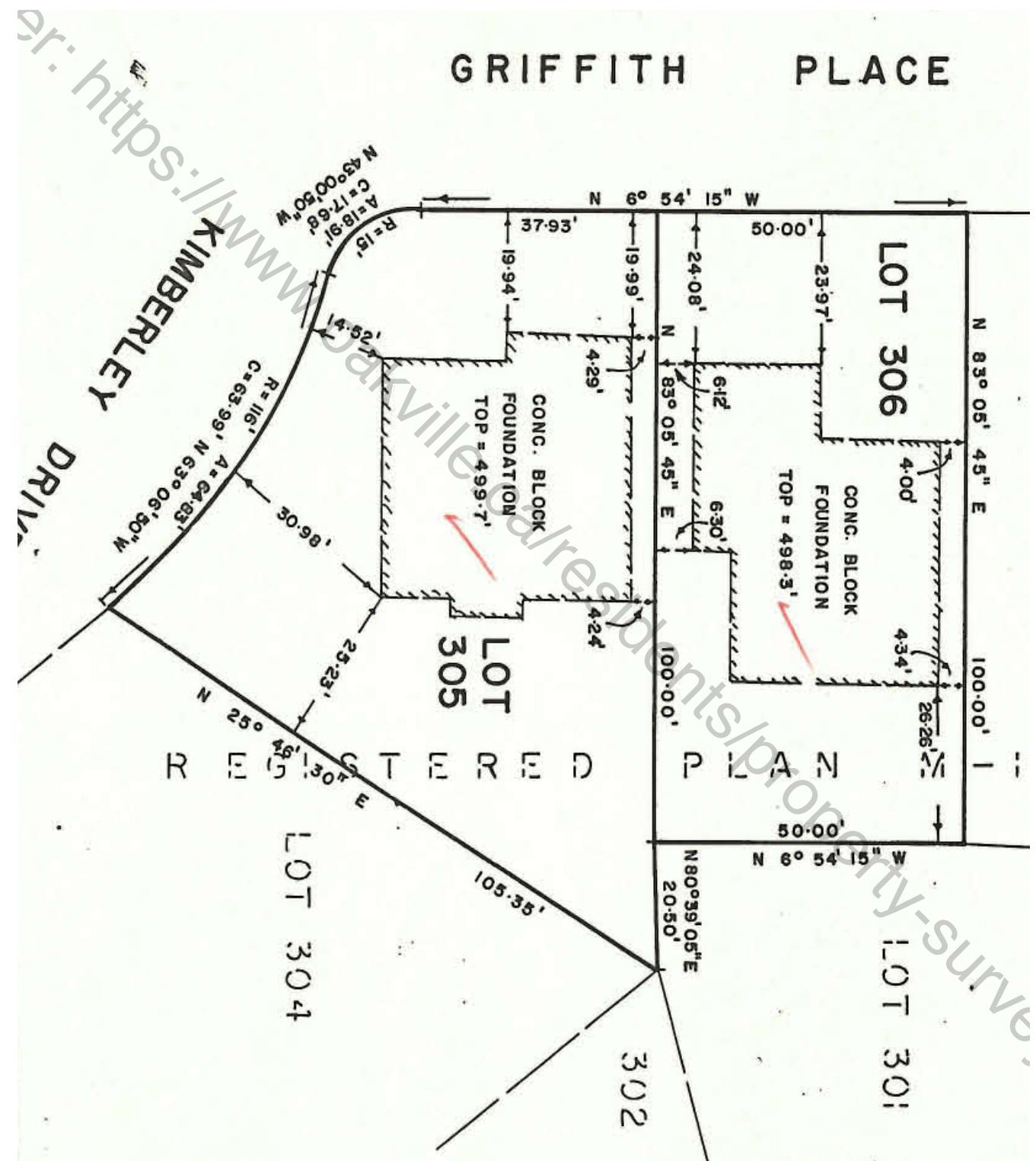


## Backyard

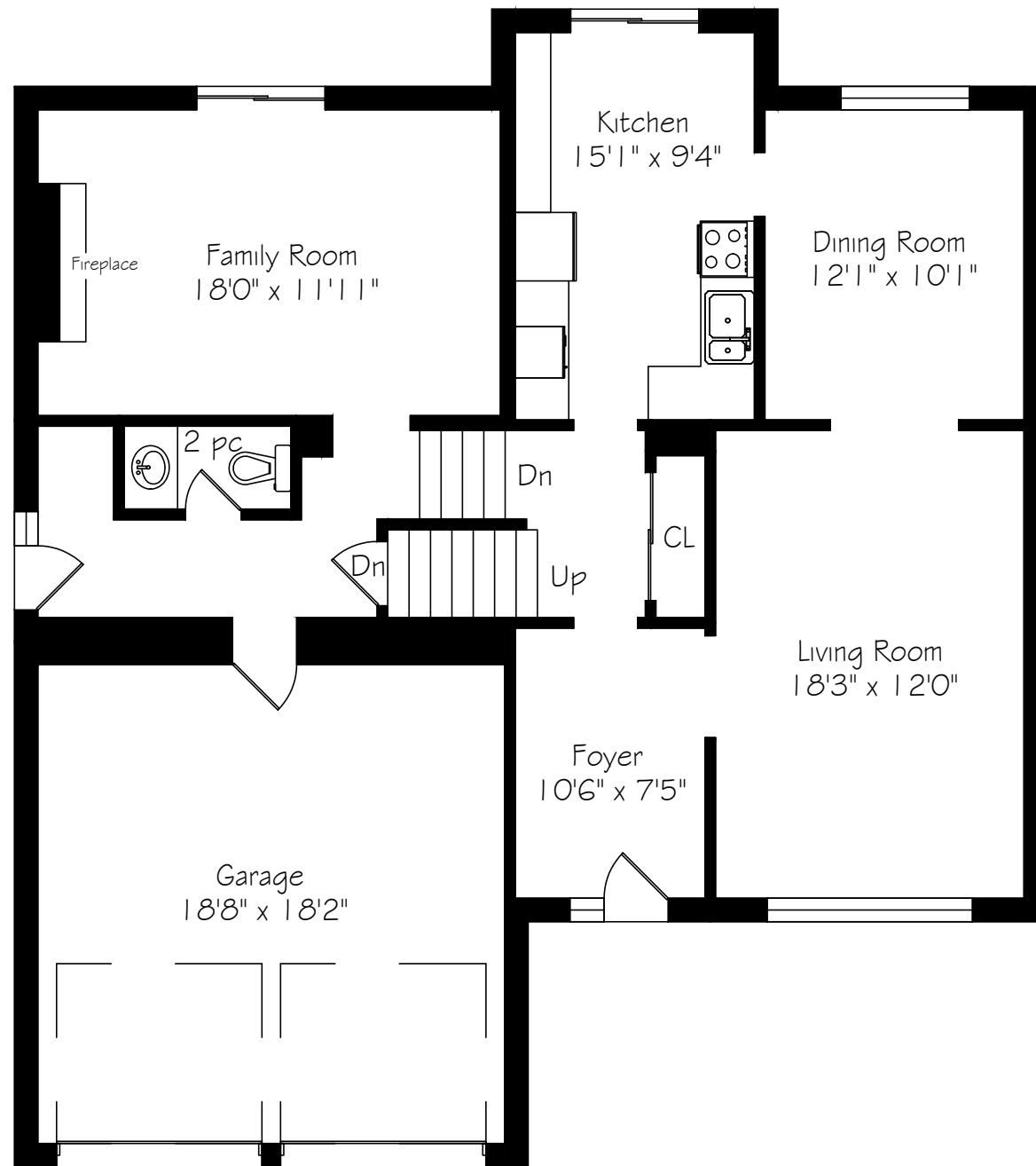
Situated on an oversized corner lot, the property enjoys a sense of space and privacy that is rarely found. The large backyard is thoughtfully laid out and offers an ideal setting for outdoor entertaining, family gatherings, or quiet relaxation.

Mature gardens and established landscaping create a private, peaceful backdrop, while the generous lawn provides ample room for children to play, pets to roam, or future outdoor enhancements. This expansive outdoor space offers endless possibilities and serves as a true extension of the home's living and entertaining areas.

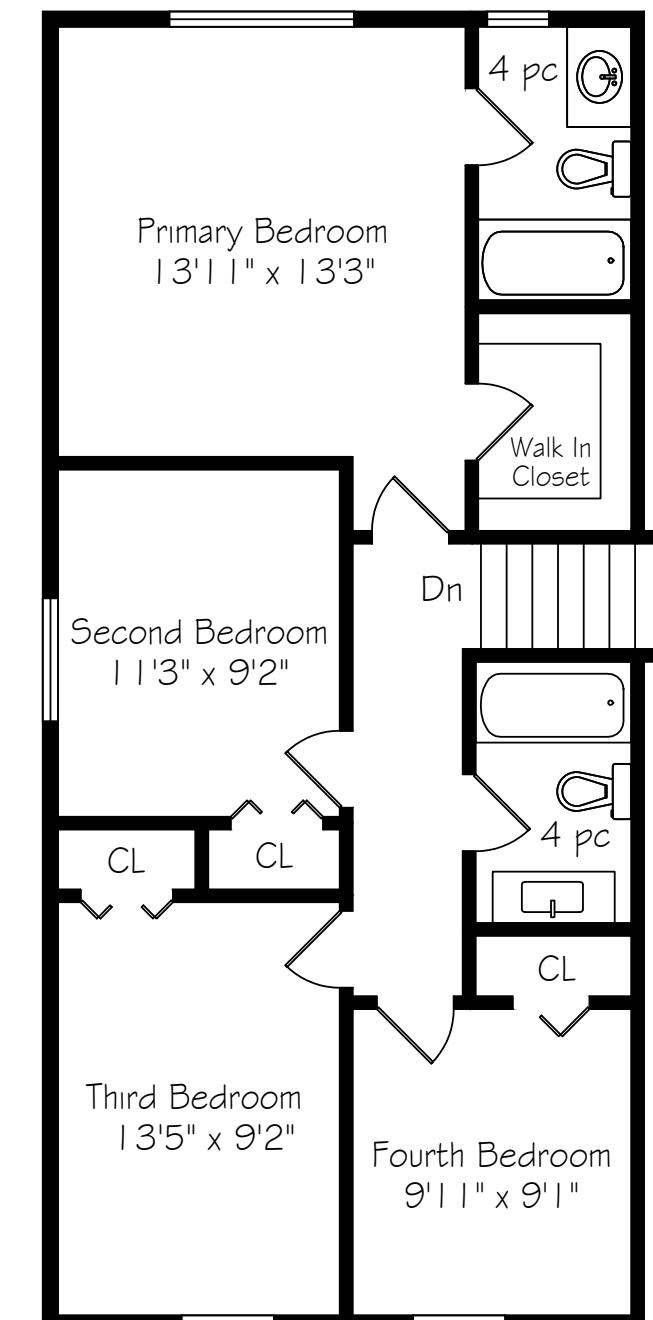
## Survey



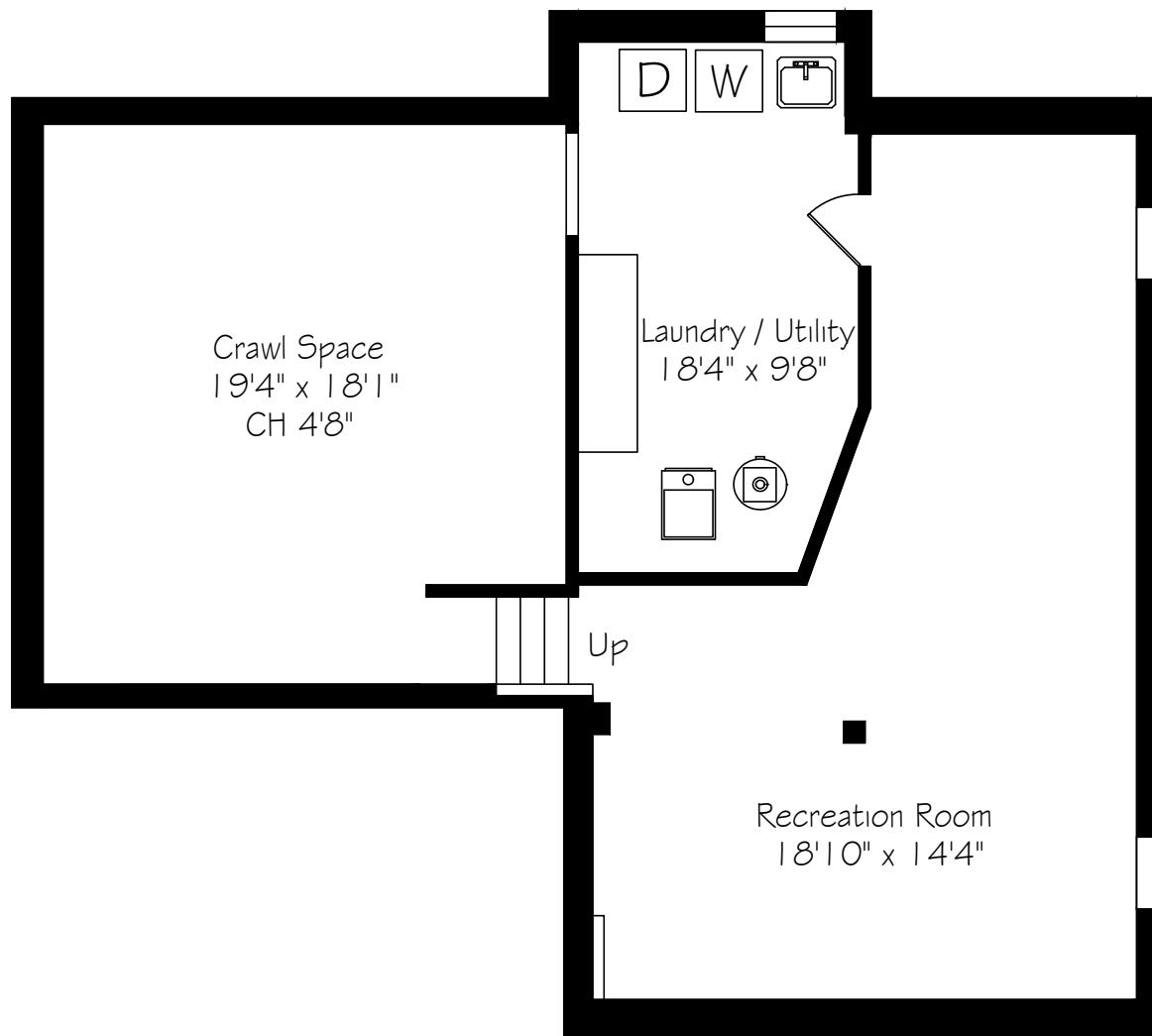
## Main Level Floor Plan



## Second Level Floor Plan



## Lower Level Floor Plan



## About The Neighbourhood

Falgarwood is one of Oakville's more established neighbourhoods, known for its mature trees, spacious lots and excellent access to schools, shopping and transit. Its quiet streets and strong sense of history make it appealing to those who value both character and convenience.

Life in Falgarwood feels settled and neighbourly. Trails weave through parks and wooded areas, offering opportunities to connect with nature. A gem of the community is Falgarwood Park, where residents often gather for dog walks, evening strolls and local events that highlight the area's enduring charm.



**GoodaleMillerTeam**

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