



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



391 Sandhurst Drive | Oakville





## ELEGANT CUSTOM HOME IN WEST OAKVILLE

Excellent value in this custom home on a 75' lot, offering 5,400 square feet of total living space on a quiet street in West Oakville.

Built with quality materials and filled with thoughtful features, the main level showcases 10' ceilings, detailed ceiling treatments, crown mouldings, elaborate wainscoting and wall trim, 9" baseboards, extensive pot lighting, built-in speakers, and multiple dimmer switches.

The kitchen is designed for both everyday living and entertaining, featuring quality cabinetry, quartz countertops and backsplash, two sinks (including one on the island), central vacuum kick plate, Jenn Air appliance package, and a spacious eat-in area. It opens to the family room with a gas fireplace framed by custom wood shelving.

Upstairs, four generous bedrooms each include their own ensuite, alongside a large laundry room. The luxurious primary suite offers an electric fireplace, walk-in closet with extensive built-ins and a vanity, plus a rare six-piece ensuite. This spa-like retreat includes two Bosco sinks with Riobel faucets, heated floors, water closet with Toto toilet, standalone soaker tub with antique-style filler, and a large shower with two Disegno rain heads, dual benches, and body sprays.

The fully finished basement extends the living space with a wide walk-up to the backyard, wine cellar, wet bar, recreation room, gas fireplace, bedroom, three-piece bath, and theatre room (easily converted to a gym if preferred), plus storage.

Highlights include six bathrooms, four fireplaces, a basement walk-up, extensive millwork, skylight, and second-floor laundry.

Located within walking distance to two elementary schools and close to high schools, this is a superb family home in a quiet, desirable pocket of West Oakville.





FOYER & LIVING ROOM

LIVING ROOM & DINING ROOM









KITCHEN

BREAKFAST AREA





GREAT ROOM

OFFICE & POWDER ROOM





UPPER LANDING & PRIMARY BEDROOM

PRIMARY BEDROOM & WALK-IN CLOSET

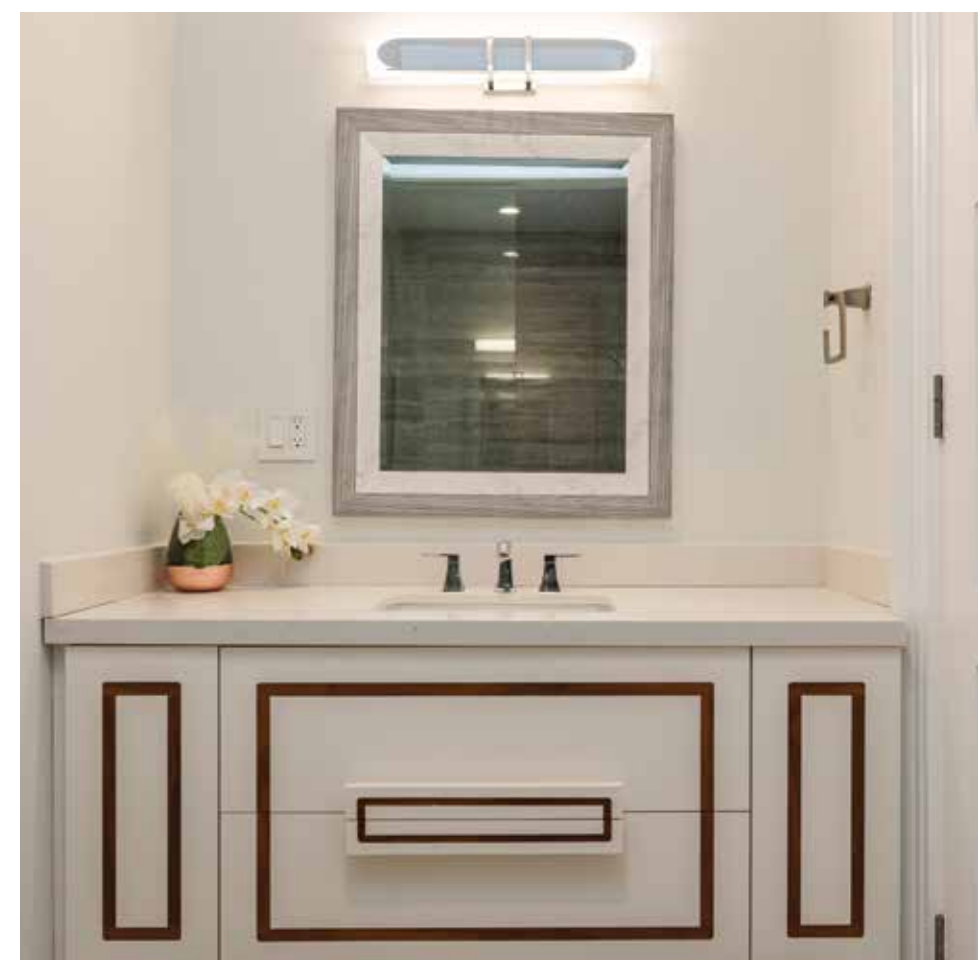




PRIMARY BEDROOM ENSUITE

PRIMARY BEDROOM ENSUITE





SECOND BEDROOM & ENSUITE

THIRD BEDROOM & ENSUITE





SECOND & THIRD BEDROOM

SHARED ENSUITE





LOWER LEVEL RECREATION ROOM

WET BAR & WINE CELLAR





LOWER LEVEL HOME THEATRE & DEN

LOWER LEVEL BEDROOM & BATHROOM









REAR ELEVATION & PATIO AREA

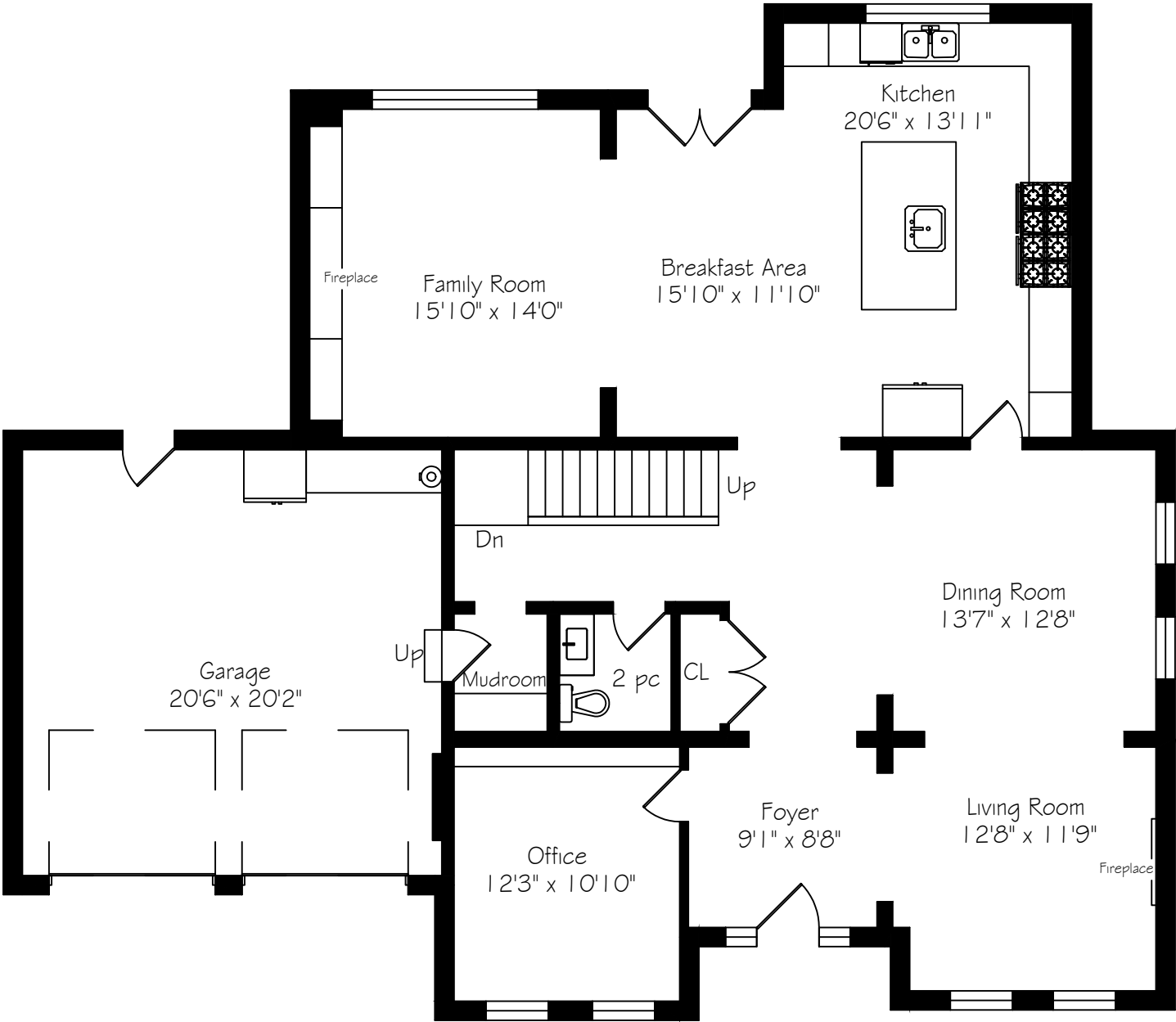


REAR YARD & AERIAL VIEW





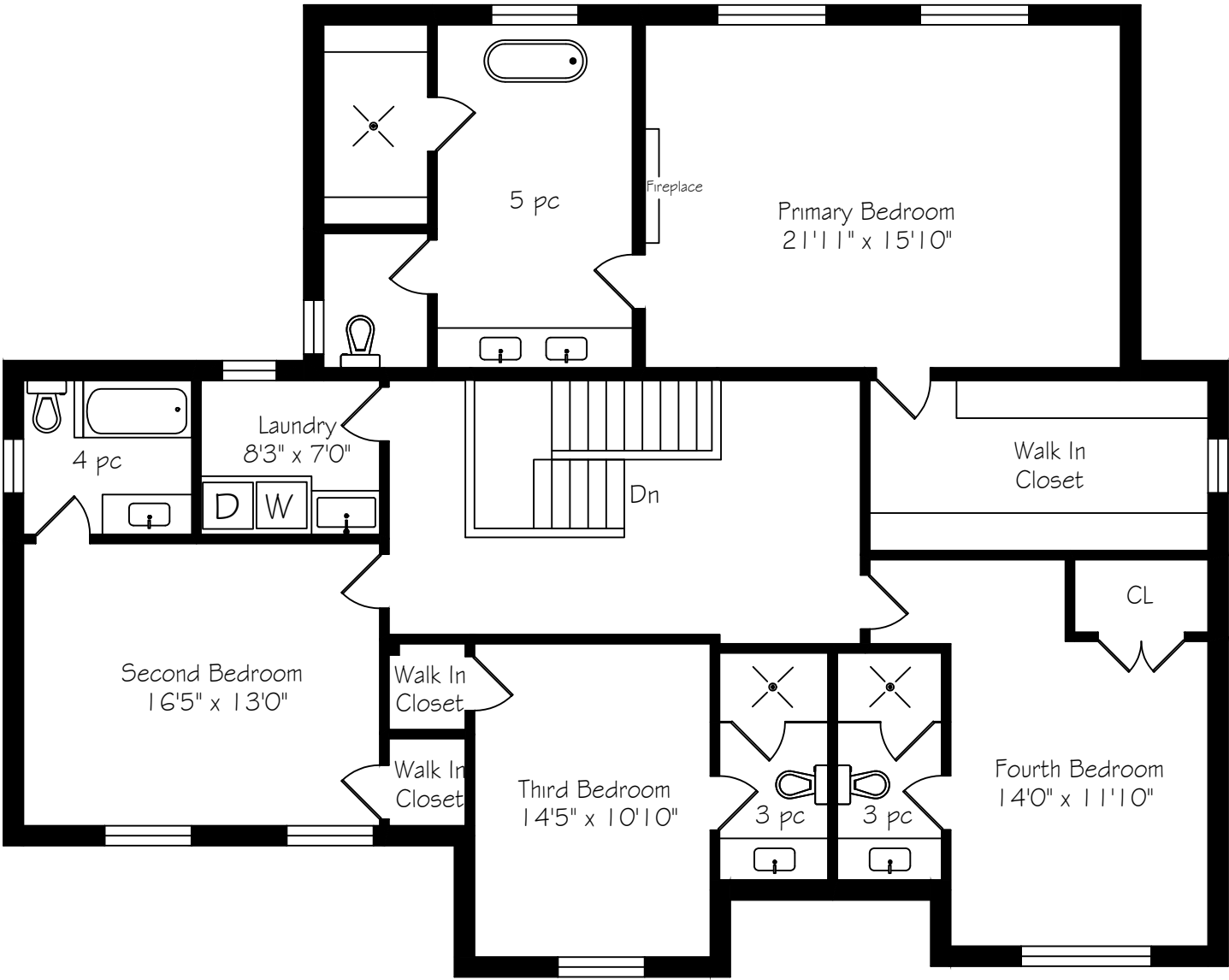
MAIN LEVEL FLOOR PLAN



Main Floor  
1667 Square Feet  
+ 464 Garage

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

SECOND LEVEL FLOOR PLAN

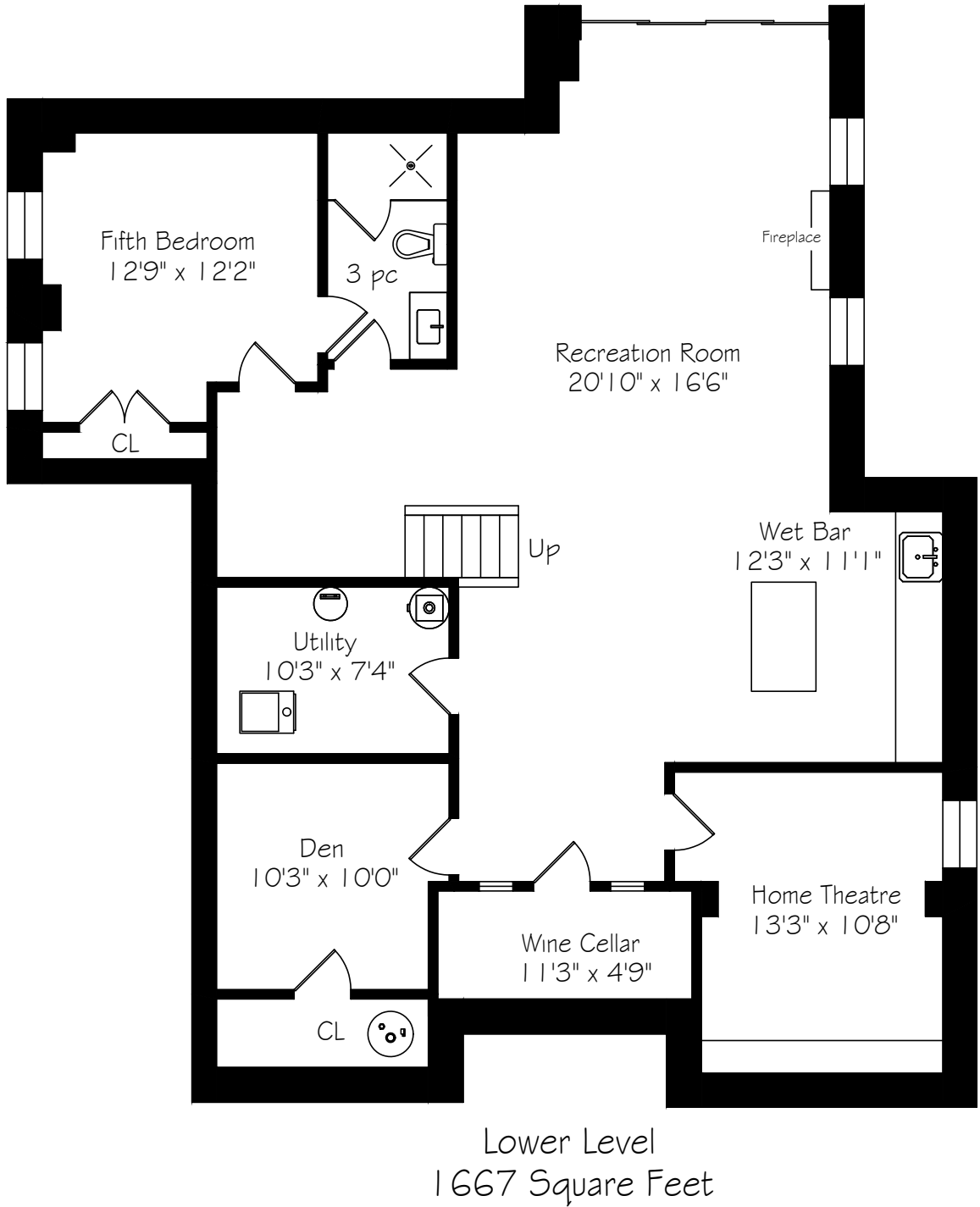


Second Floor  
2066 Square Feet

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



LOWER LEVEL FLOOR PLAN



LUXURY FEATURES

INCLUSIONS

- Jenn Air 6 Burner Gas Stove
- Jenn Air Refrigerator
- Jenn Air Dishwasher
- Jenn Air Microwaver
- Vent-A-Hood
- Electrolux Front Load Washer and Dryer
- Pot Filler
- Motorized Blinds
- Silhouette Blinds
- C/Vac and Attachments
- 2 Garage Door Openers
- All Electrical Fixtures

\*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

391 SANDHURST DRIVE, OAKVILLE

**Possession:** To be arranged  
**Lot Size:** 75.26' x 150.26' x 75.15' x 147.36'  
**Square Footage:** 3,733 sq ft above grade  
**Total Square Footage:** 5,400 sq ft  
**Deposit:** 5%  
**Taxes:** \$19,180 / 2025  
**Legal Description:** LT 50, PL 653; S/T 48660  
**Listing Agents:** Brad Miller, Kieran McCourt & Andrew Kaye

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The information contained in this feature brochure is based on casual observation and the knowledge of the vendors. This information is believed to be factual; however, it is not warranted and should be independently verified. Items listed in this brochure may not be included in an Agreement of Purchase and Sale unless specifically listed as an inclusion in the chattels section of an Agreement of Purchase and Sale.





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905-338-2121 | **GoodaleMillerTeam.com**

9-209 Speers Rd, Oakville, ON L6K 0H5

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