



GoodaleMillerTeam
CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



266 Tracina Drive | Oakville



ELEGANT, EVERYDAY LIVING IN CORONATION PARK

Welcome to 266 Tracina Drive, a 3,713 sq ft above grade, custom-built home in the heart of Coronation Park, one of southwest Oakville's most sought-after neighbourhoods. Known for its meandering streets, mature trees & mix of charming homes alongside luxury custom builds, this community offers a true lakeside lifestyle with trails, parks & top-rated schools all close at hand.

This single-owner residence was designed entirely with family life in mind and has been lovingly maintained inside & out. The floor plan balances open concept living with formal spaces, creating a home that's both practical & elegant. A double-storey foyer sets the tone, leading to a private dining room and a great room with vaulted ceiling & fireplace that feels like a cozy library; warm, stylish & inviting. Floor-to-ceiling windows & 3 sets of French doors to the backyard flood the home with natural light, complemented by refinished cherry hardwood floors high ceilings & a family room with wood burning fireplace. At the heart of the home, the kitchen offers a large island & a commercial-grade Viking gas range with double oven.

Upstairs, you'll find 4 generously sized bedrooms, including a primary suite with ensuite, a 2nd bedroom with ensuite & 2 additional bedrooms that share a bath. The fully finished lower level extends the living space with a walk-up to the backyard, a new wet bar with all the trimmings & tv, plus a huge seating area, full bath, hobby/storage room, cantina & plenty of storage. Every day conveniences include a hard-working mudroom with 2 storage closets & plenty of space, a main level laundry & a 3pc bath perfectly located for guests & swimmers alike.

Outdoors, the family-friendly design continues. An inviting front porch connects you with the neighbourhood, while the private backyard is a true retreat complete with pool, hot tub, landscaped & hardscaped patio with multiple seating areas. A wonderful blend of comfort, function, and charm in one of Oakville's most cherished communities.



FOYER



DINING ROOM







KITCHEN



KITCHEN



KITCHEN



BREAKFAST AREA



FAMILY ROOM







GREAT ROOM

GREAT ROOM & POWDER ROOM



PRIMARY BEDROOM

PRIMARY ENSUITE

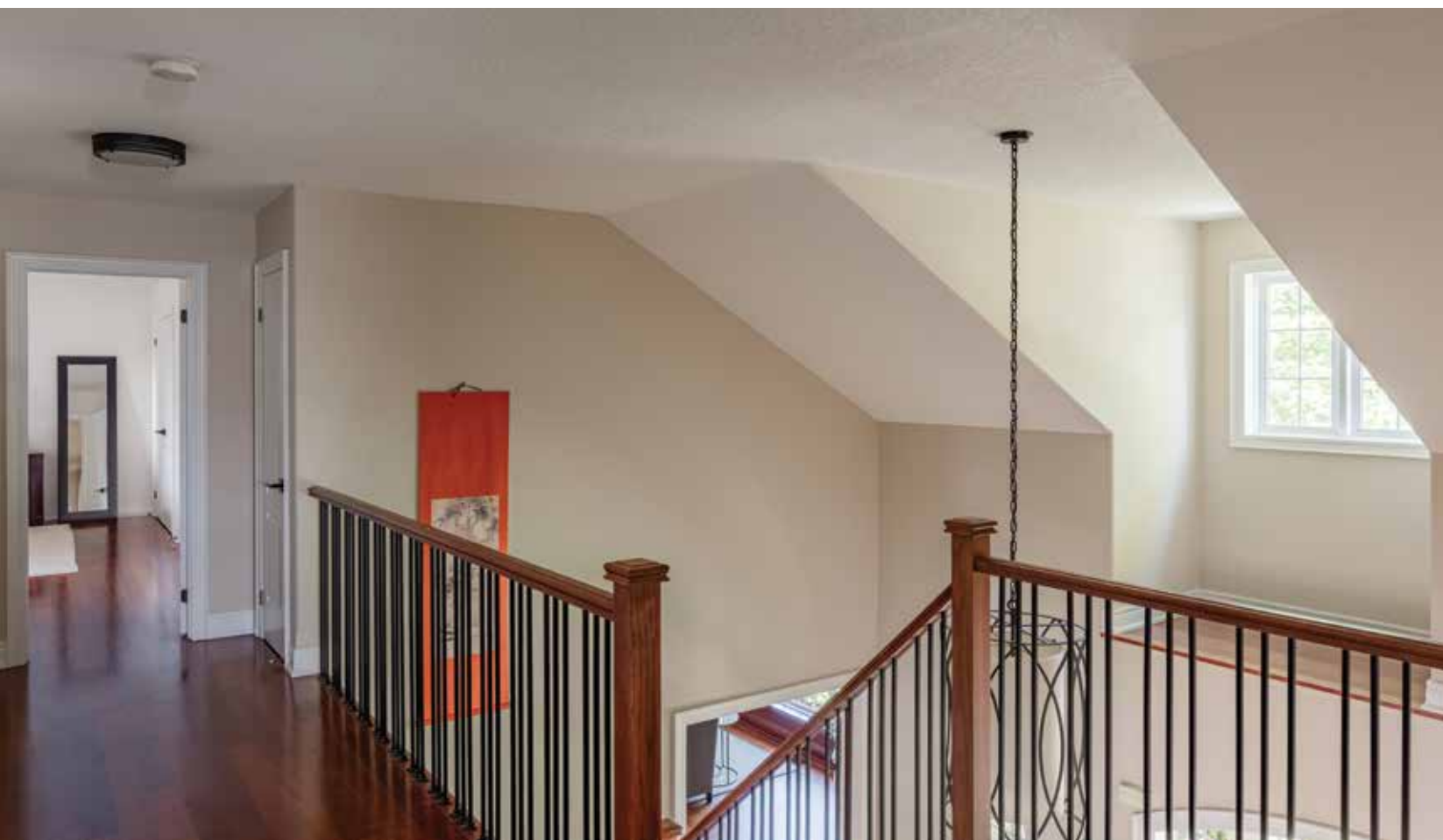


SECOND BEDROOM & ENSUITE

THIRD BEDROOM & FOURTH BEDROOM



MAIN BATHROOM & UPPER HALLWAY



LOWER LEVEL RECREATION ROOM WITH WET BAR

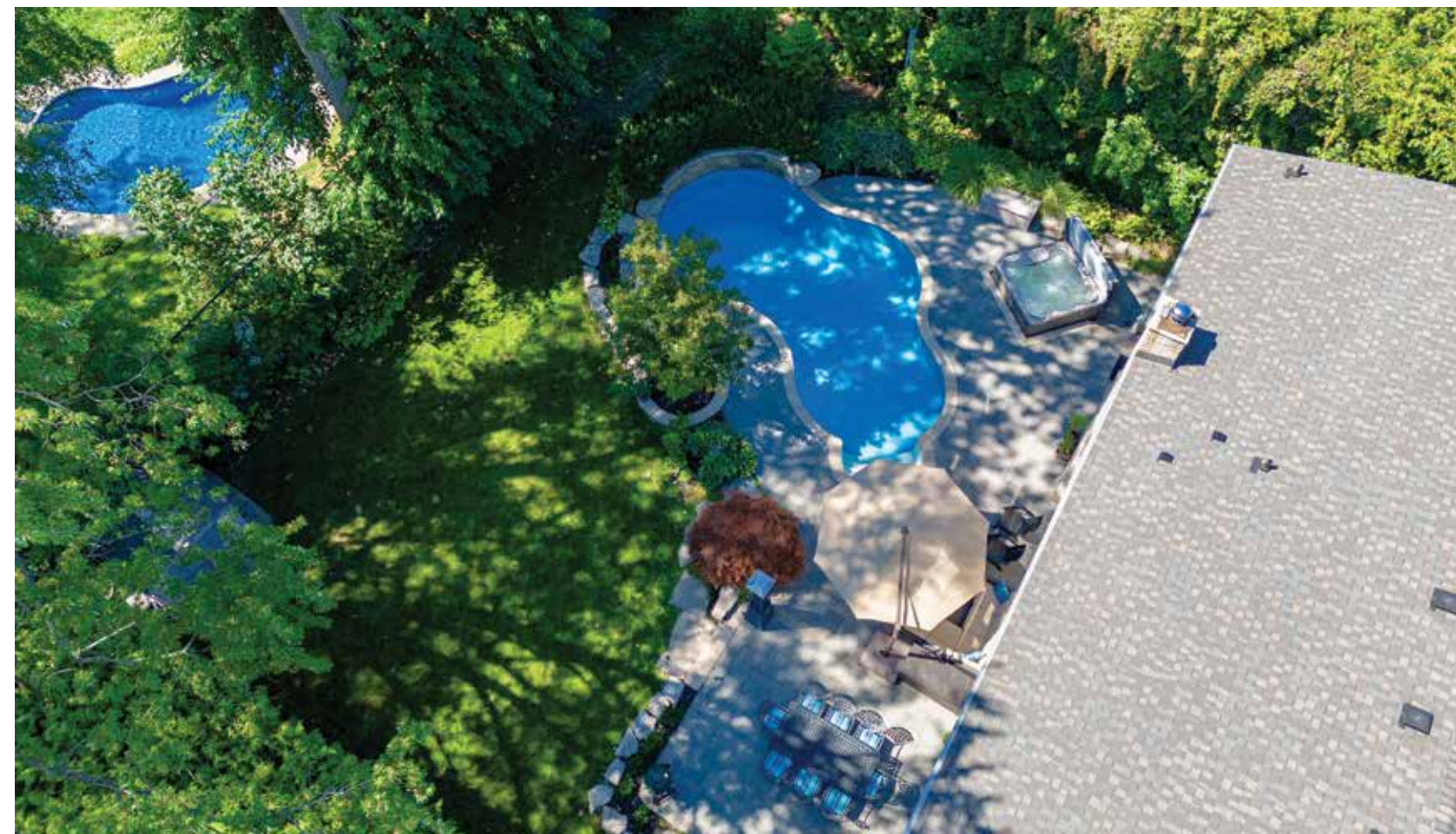




LOWER LEVEL RECREATION ROOM

LOWER LEVEL RECREATION ROOM & BATHROOM



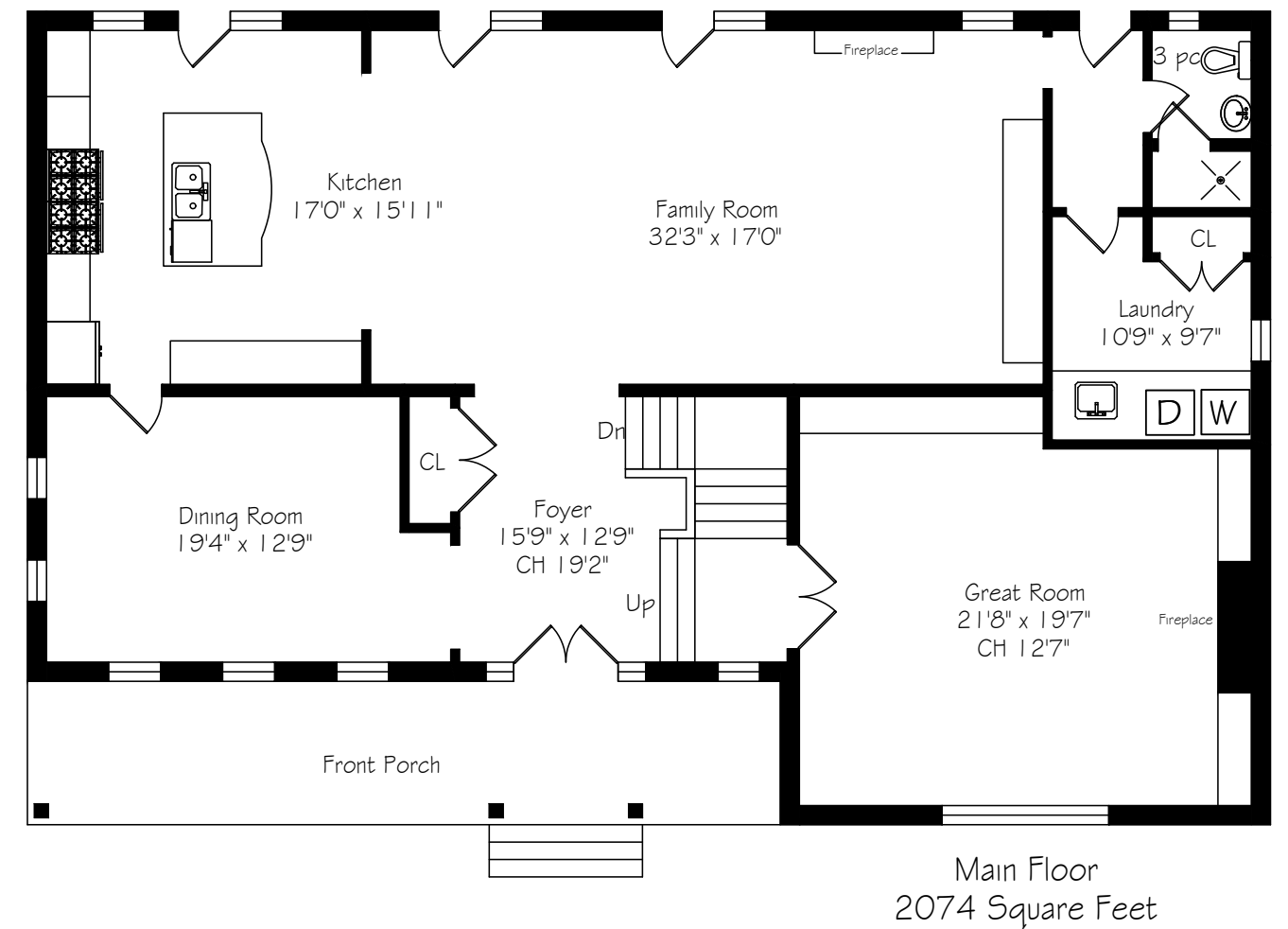


REAR YARD & PATIO

REAR YARD WITH INGROUND POOL & HOT TUB

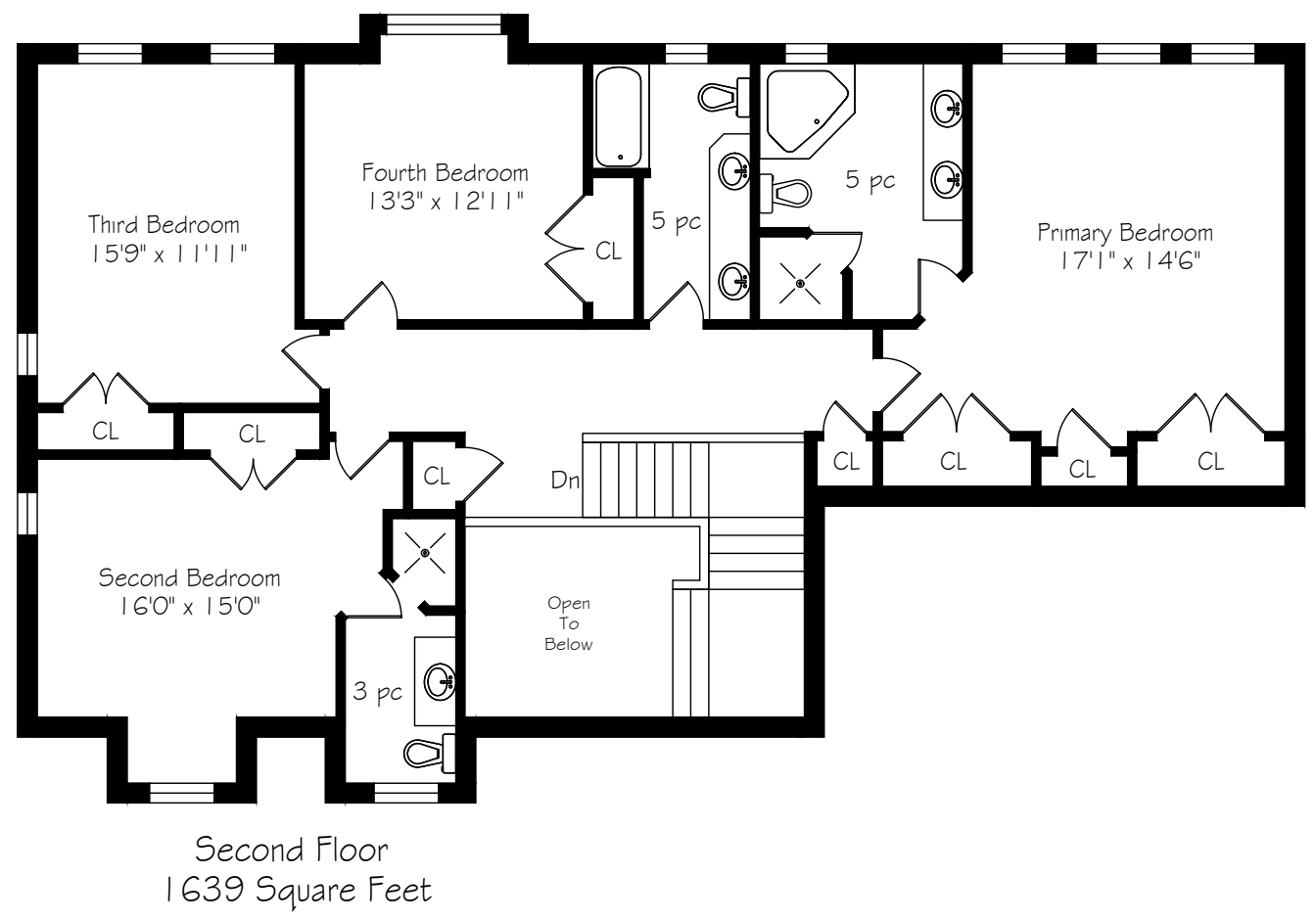


MAIN LEVEL FLOOR PLAN



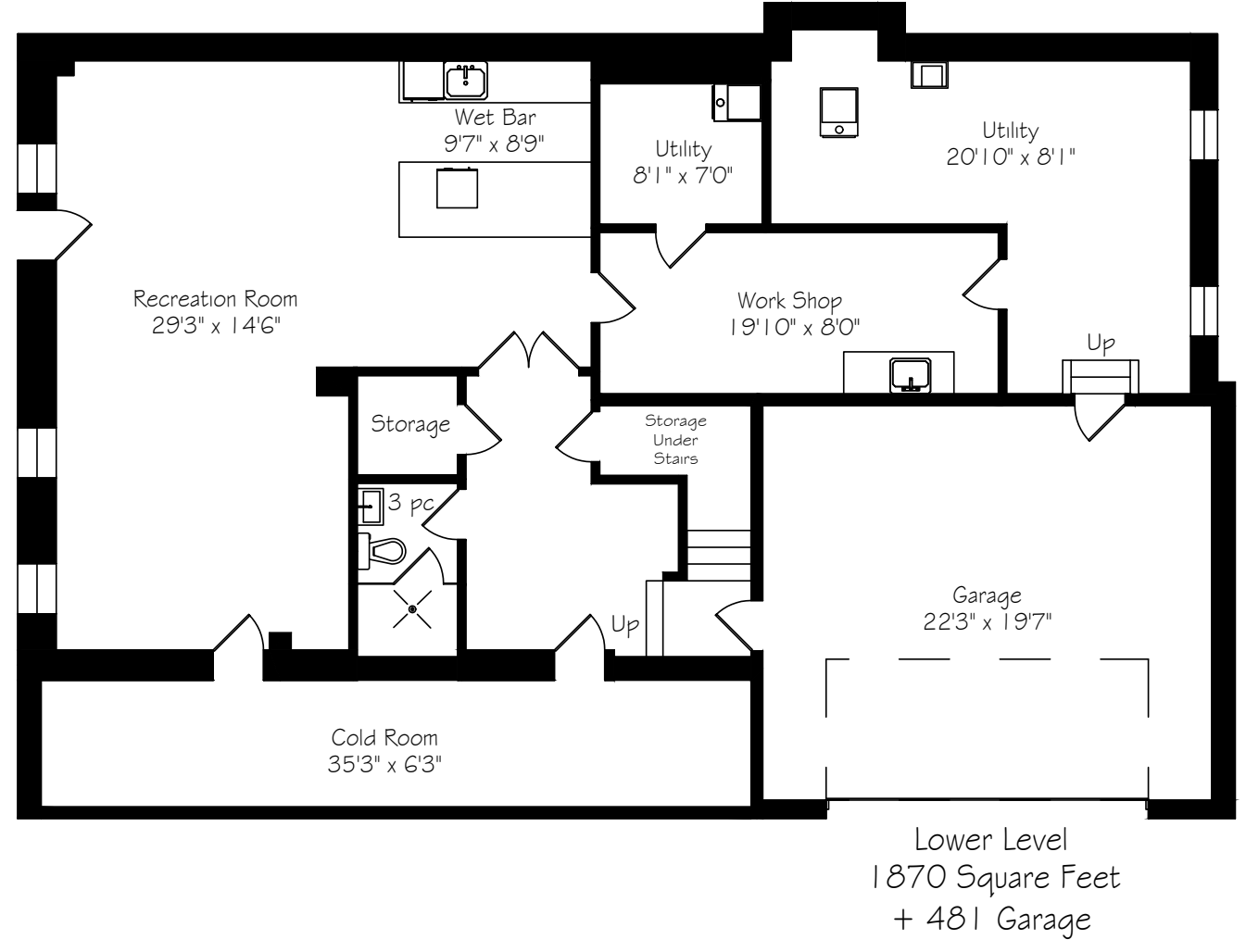
REAR YARD WITH INGROUND POOL

SECOND LEVEL FLOOR PLAN



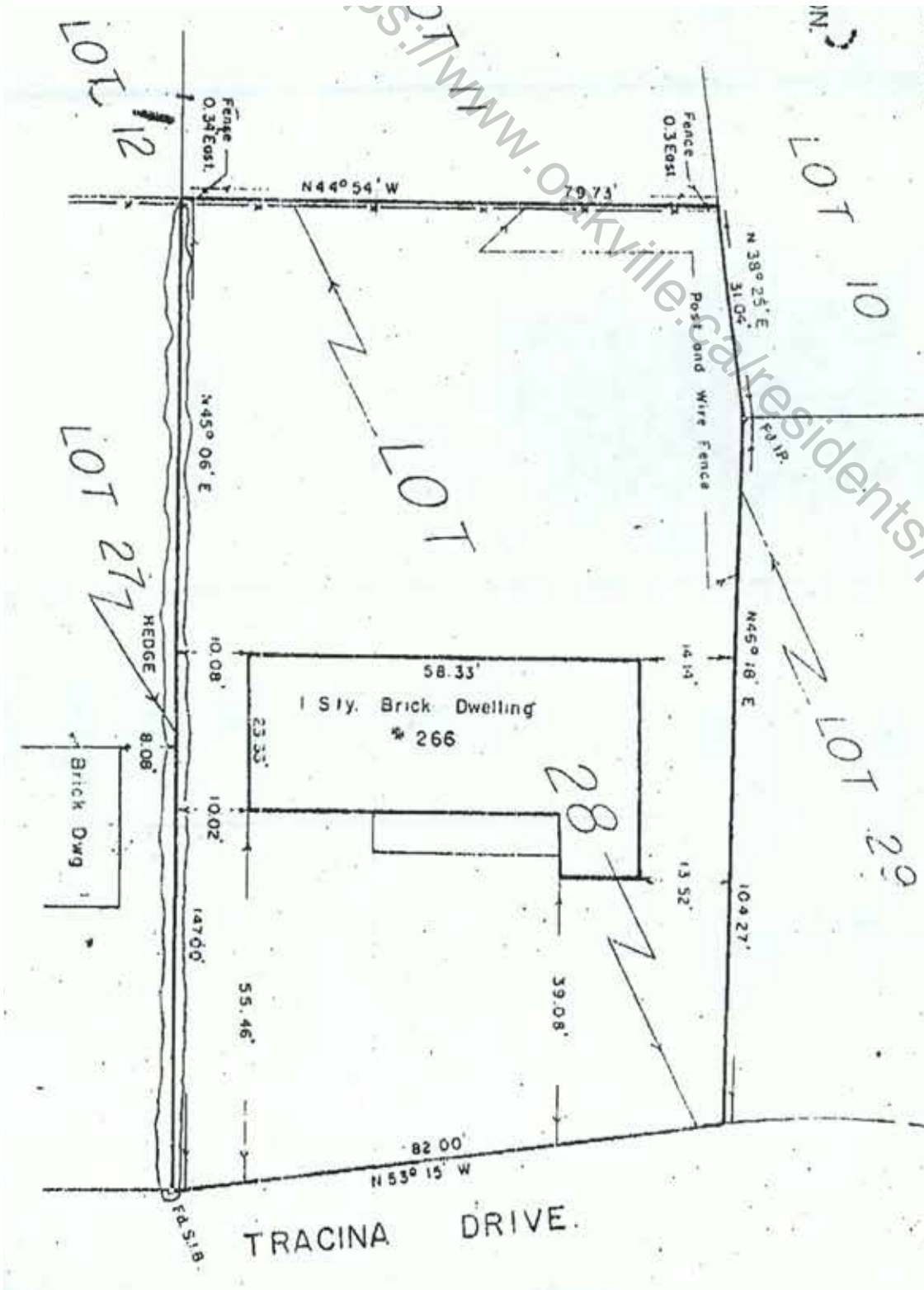
*Room sizes should be considered approximate since measurements are subject to certification.

LOWER LEVEL FLOOR PLAN



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

SURVEY



LUXURY FEATURES

INCLUSIONS

- Pool equipment
- Garage door openers
- All light fixtures
- All window treatments
- Beverage fridges
- Viking range
- Fridge
- Dishwasher
- Microwave
- Washer/dryer
- Bathroom mirrors

EXCLUSIONS

- Fridge/freezer in basement storage room
- Basement television
- Tool cabinets in garage

*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

266 TRACINA DRIVE, OAKVILLE

Possession: To be arranged

Lot Size: 82.13' x 147.26' x 79.50' x 135.54'

Square Footage: 3,944 sq ft above grade

Total Square Footage: 5,583 sq ft

Deposit: 5%

Taxes: \$11,510 / 2025

Legal Description: LT 28, PL 1015; S/T 125005
OAKVILLE. S/T EASEMENT IN GROSS
OVER PT 1, 20R16399 AS IN HR466430

Listing Agents: Brad Miller, Kieran McCourt
& Bronwen Cockcroft



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