

A photograph of a modern two-story house at dusk. The house features a mix of stone and white horizontal siding. On the left, there is a prominent stone chimney and two tall, narrow, arched windows with black frames, which are brightly lit from within, showing a warm yellow glow. To the right of the chimney is a covered entryway with a dark door and a stone wall, also illuminated from within. Further right is a two-car garage with a dark roll-up door, topped with a stone lintel and a small light fixture. The upper level of the house has white siding and several smaller windows, some of which are also lit from within. The sky is a soft, pale blue and orange, suggesting sunset or sunrise. Bare trees are visible in the background and foreground. The overall atmosphere is warm and inviting.

GMT

1187 Sarta Road  
Oakville

## Welcome to 1187 Sarta Road

A beautifully crafted custom home completed in 2022, designed by Passive Design House, Canada's leading and award-winning passive house architectural firm, blending sustainability, efficiency and sophisticated modern living.

The exterior presents a sophisticated and refined aesthetic, combining natural stone with classic board and batten detailing, while expansive windows invite an abundance of natural light throughout the home. Inside, the interiors, curated by Coco & Jack Design Studio, deliver a warm, elevated feel with a seamless balance of modern design and everyday comfort. Wood beam ceiling details, custom millwork and carefully selected finishes create a home that feels timeless.

This is a home where architectural integrity, design excellence and lifestyle come together seamlessly - offering a truly elevated living experience in one of Oakville's most desirable communities.

### THE GOODALE MILLER TEAM

Listing Agents: Brad Miller & Kieran McCourt



## Property Highlights

BEDS	4
BATHS	4.1
LOT SIZE	66.62' x 119.63' x 65.11' x 117.81'
ABOVE GRADE	2,752 sq ft
TOTAL SQ FT	3,927 sq ft
TAXES	\$12,127 / 2025



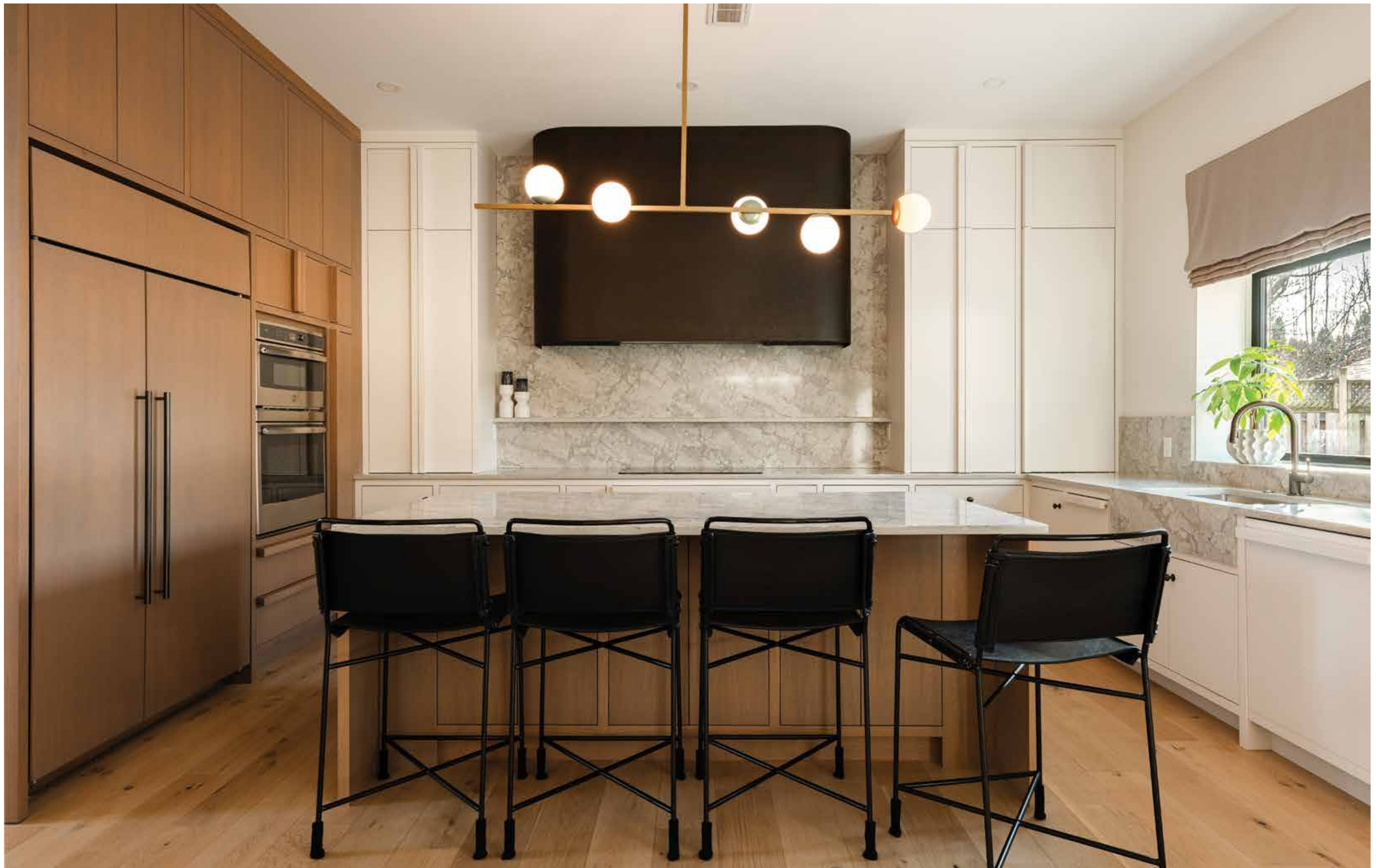


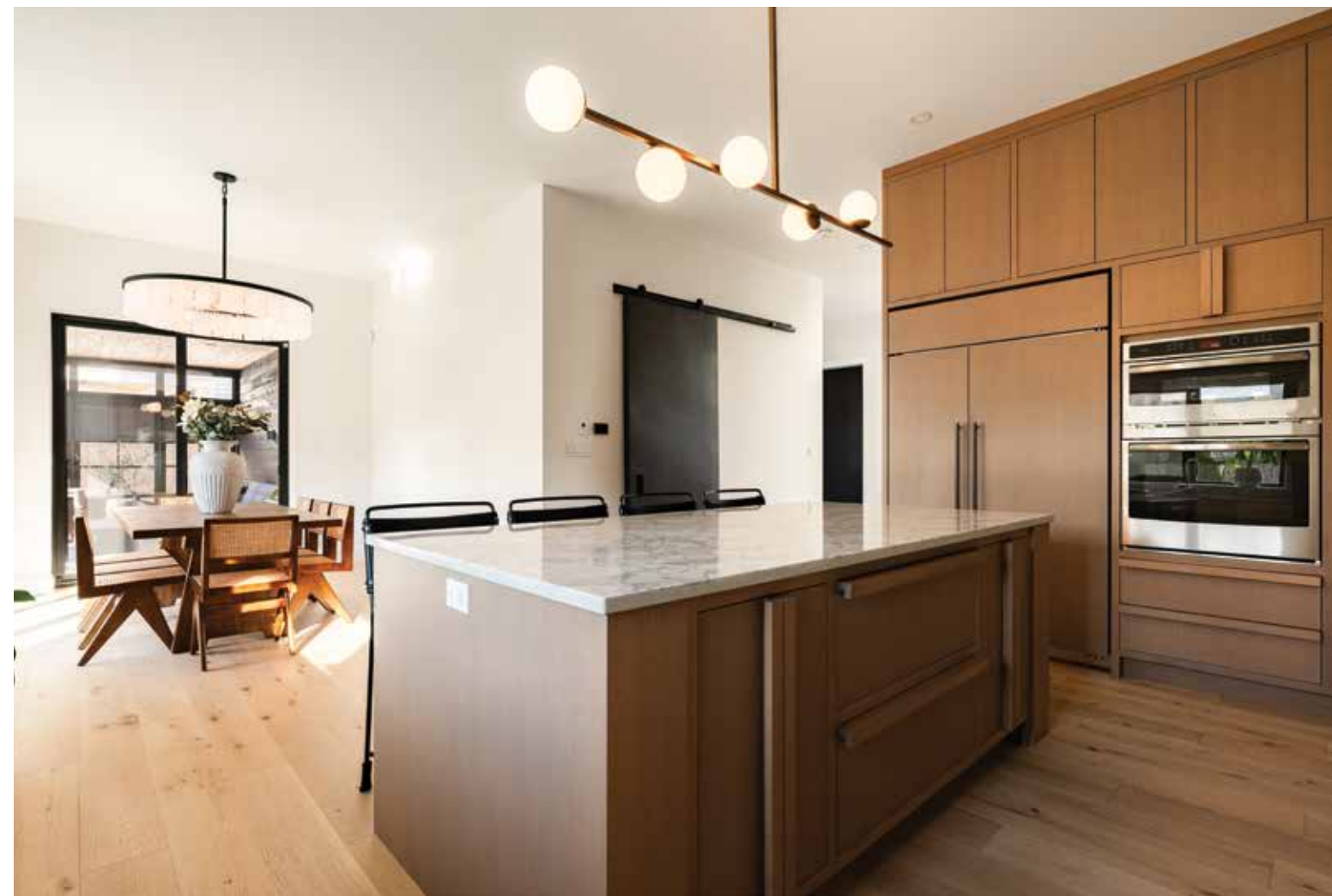
## Main Level

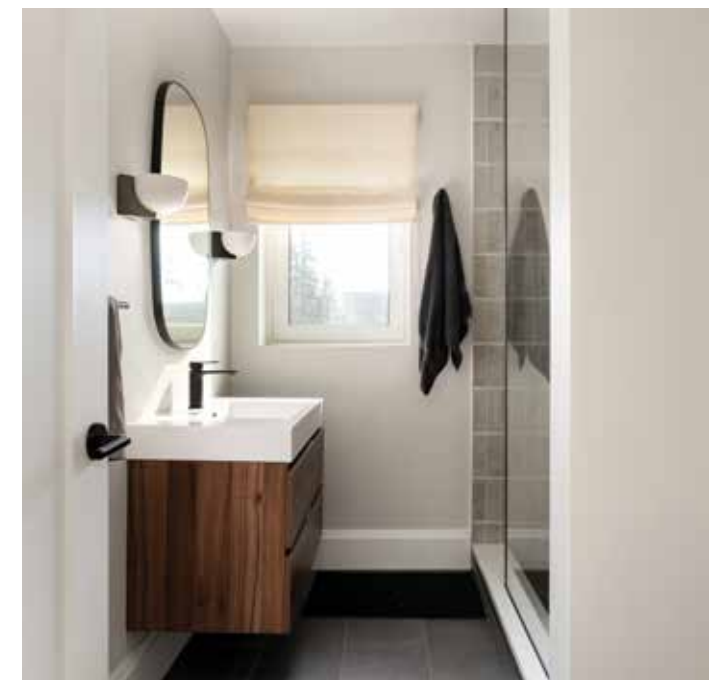
At the heart of the home, the kitchen is beautifully appointed with custom solid wood cabinetry, integrated appliances and clean, functional design - perfectly suited for both entertaining and daily family living.

The open-concept layout flows effortlessly, enhanced by the home's thoughtful passive design principles that maximize light, efficiency and comfort year-round.



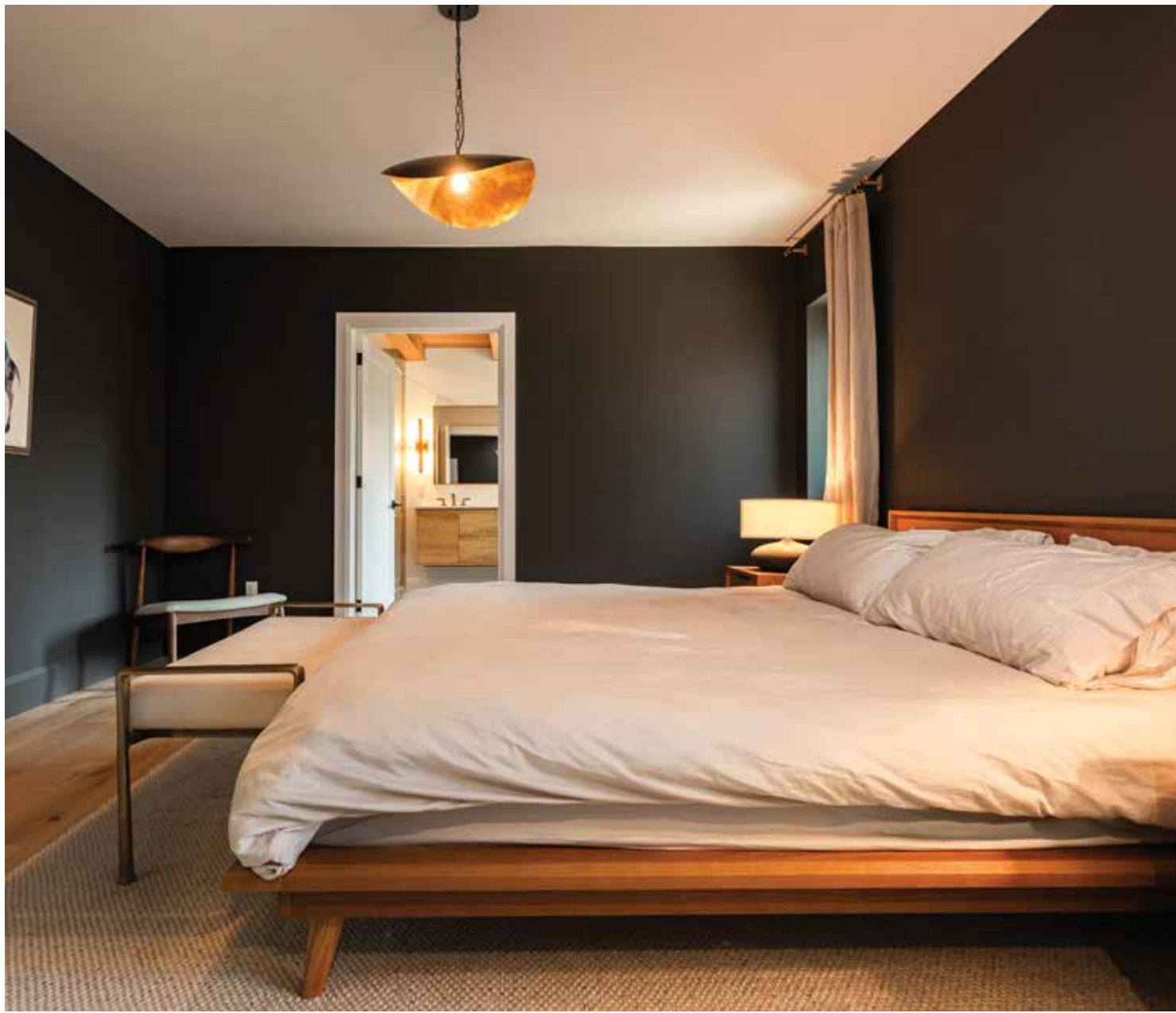


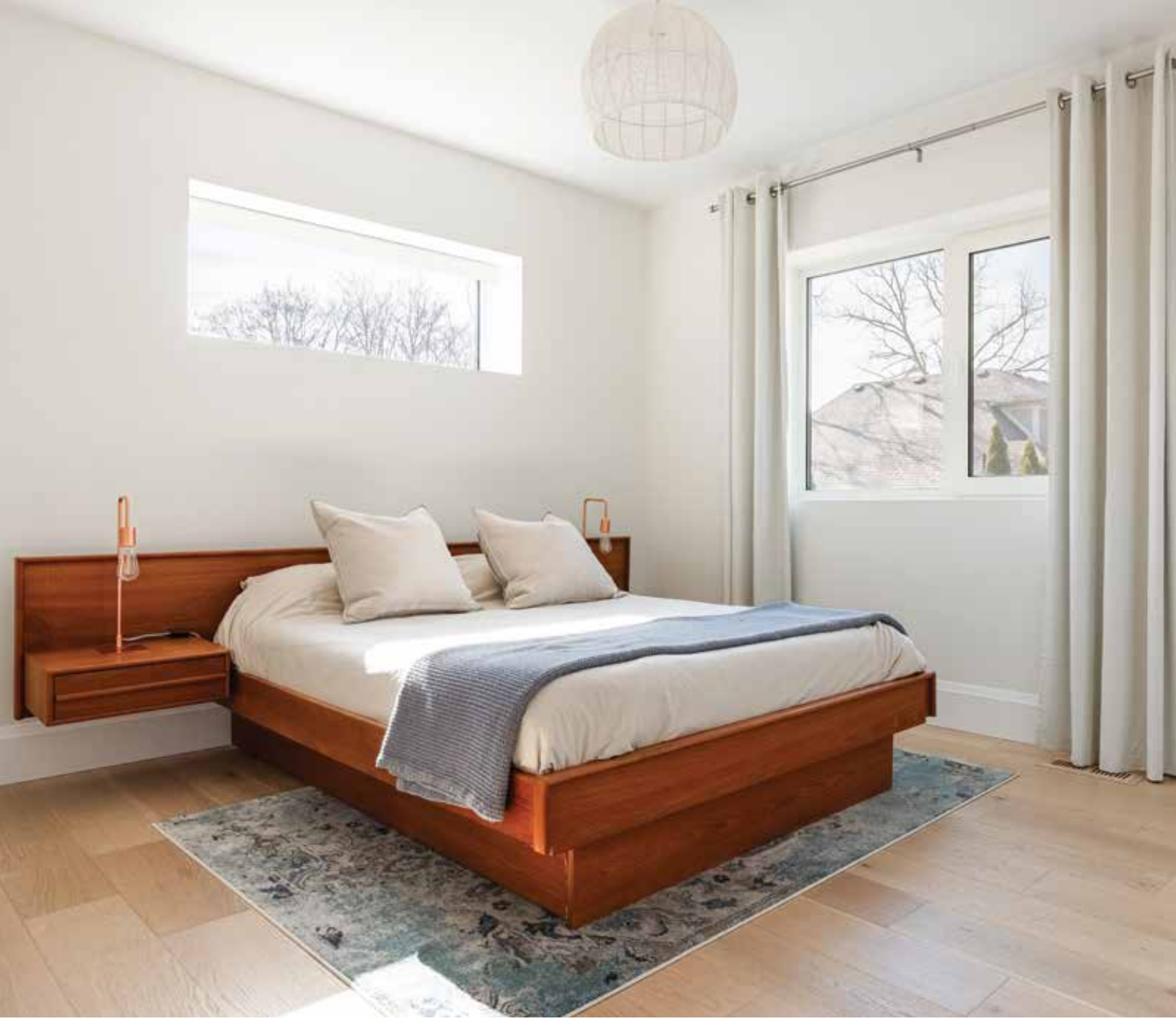


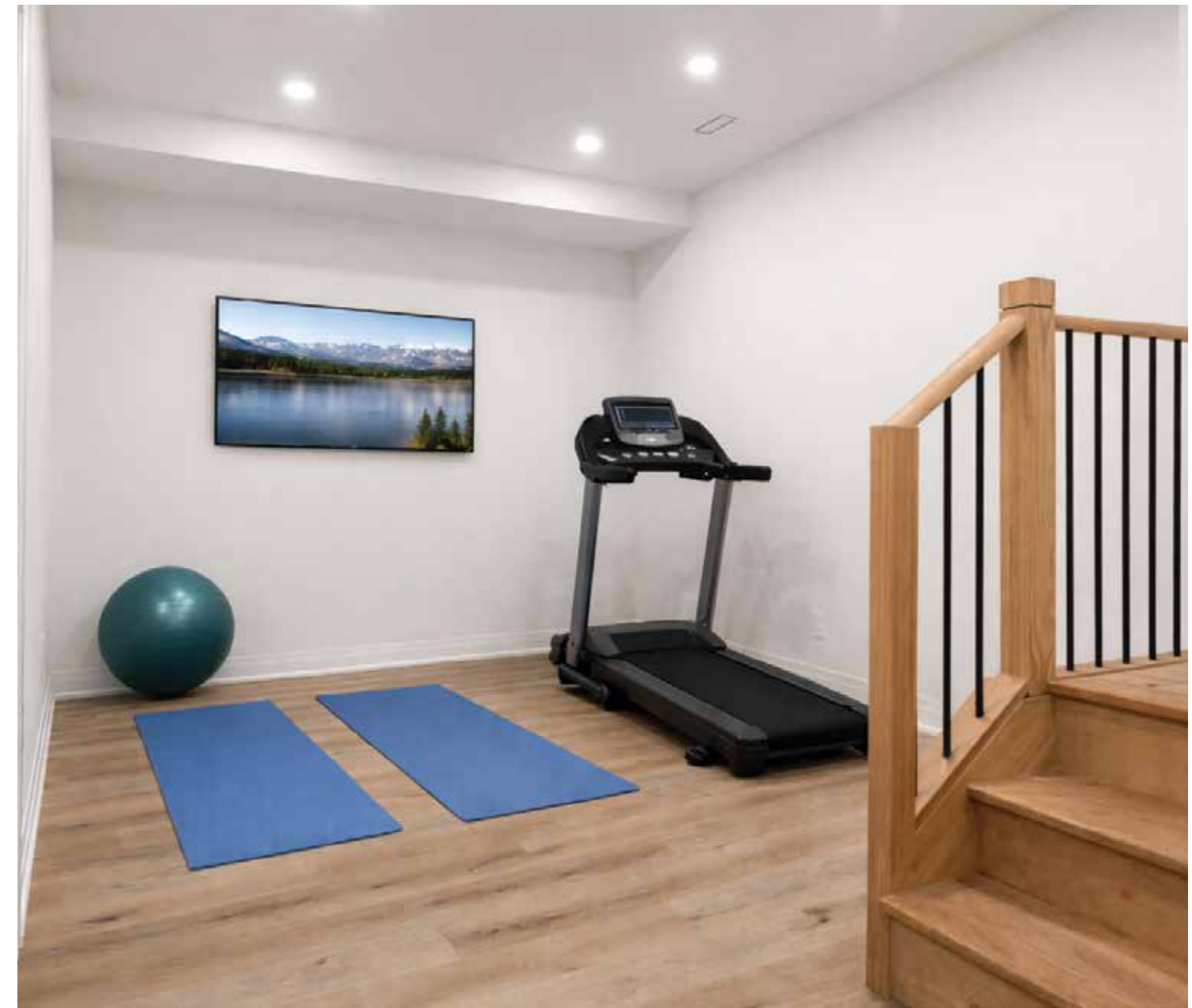


## Second Level

The second level offers four well-appointed bedrooms, including a serene primary retreat with a walk-in closet and a beautifully finished ensuite. Three additional bedrooms share access to two full washroom as well as a versatile second floor den/office.

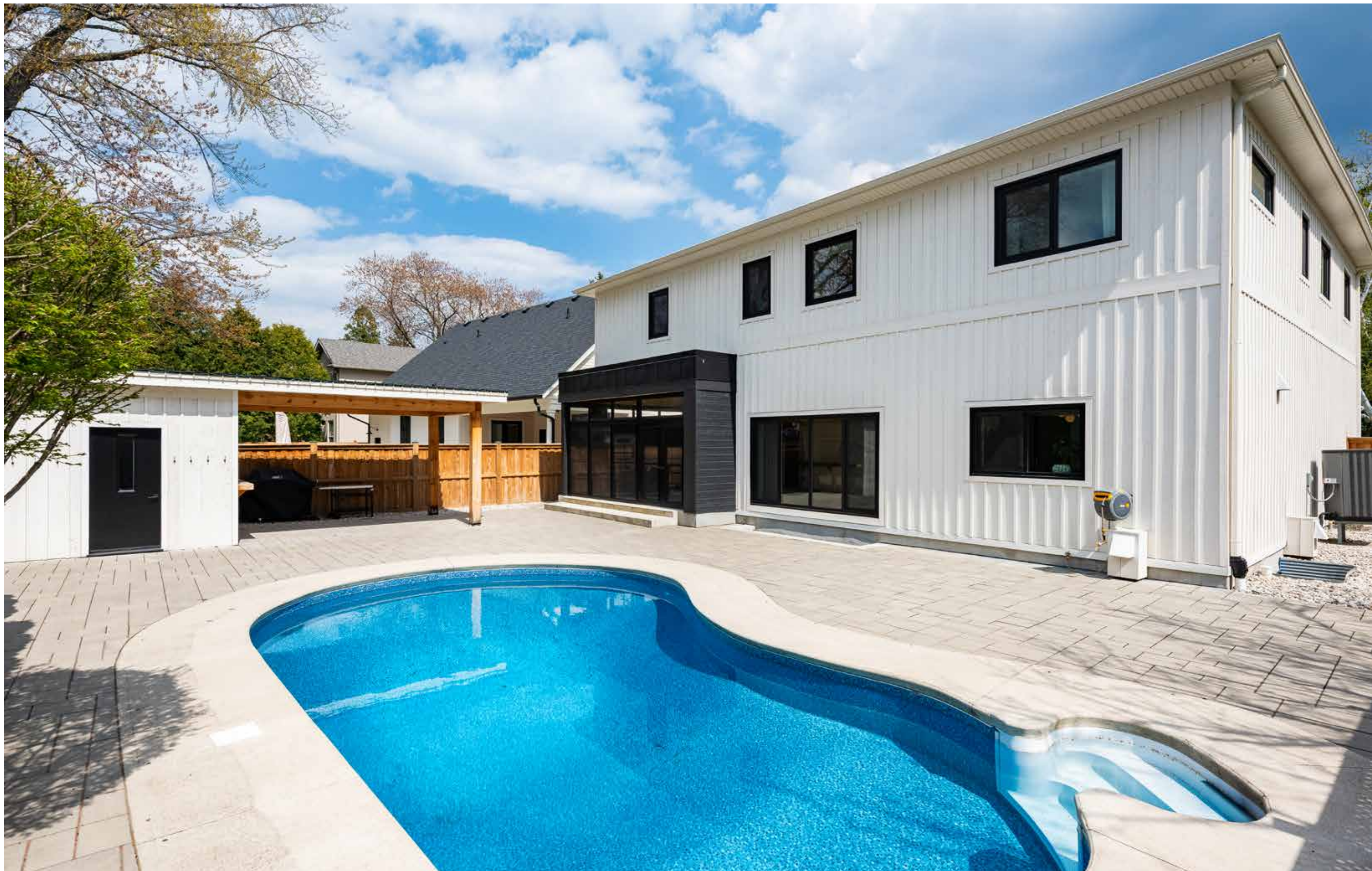






## Lower Level

The fully finished lower level extends the home with a spacious recreation area, dedicated gym and a full bathroom, perfect for both everyday living and entertaining.





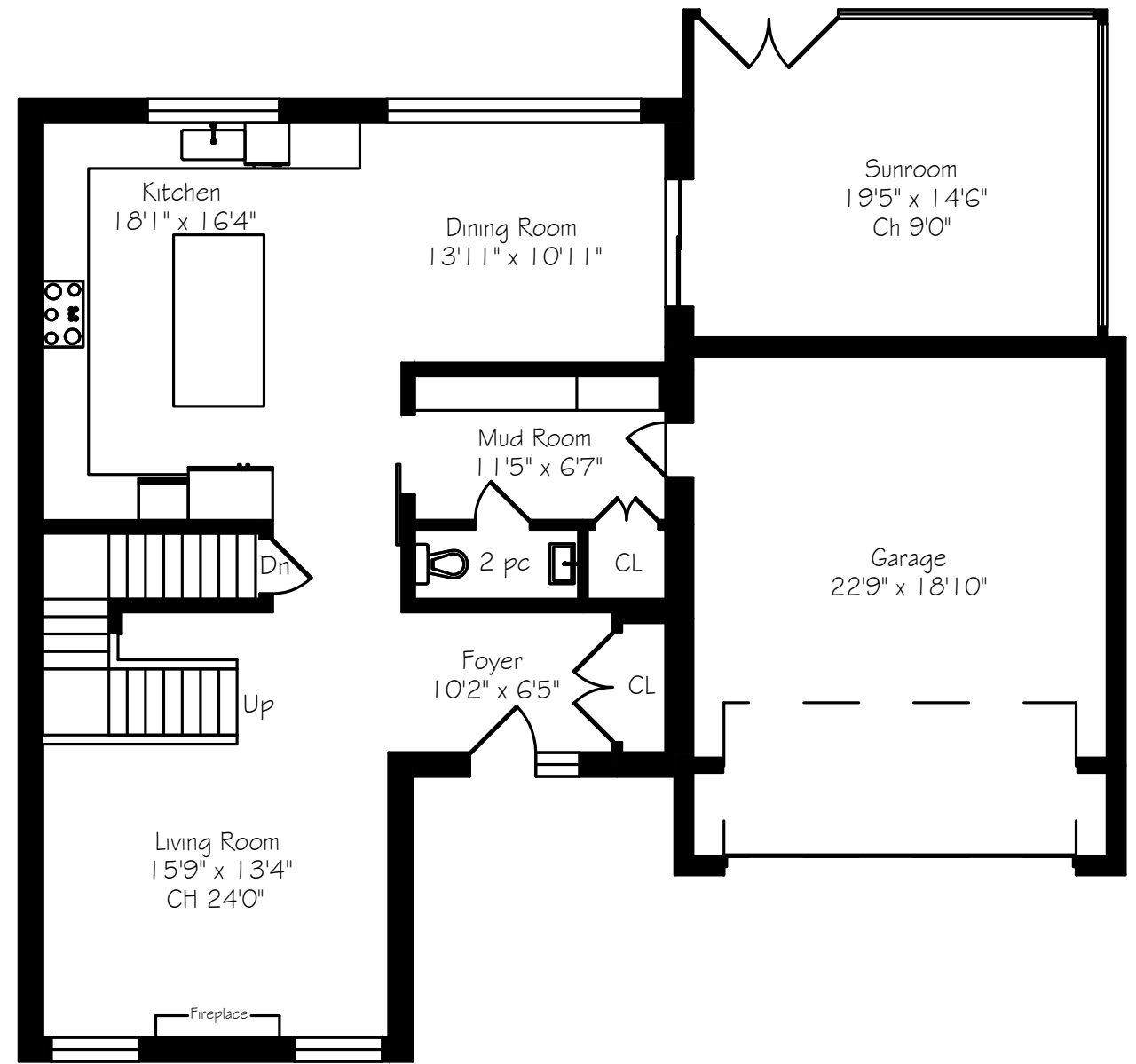
## Backyard

Seamlessly extending the home, the sunroom, enclosed with a custom integrated window system, creates a peaceful, year-round space to relax. Outside, the professionally landscaped backyard offers a private, turnkey setting complete with a custom shed with change room and storage, and a canopy for effortless entertaining. With its west-facing exposure, the pool is perfectly positioned to capture warm afternoon and evening sun.





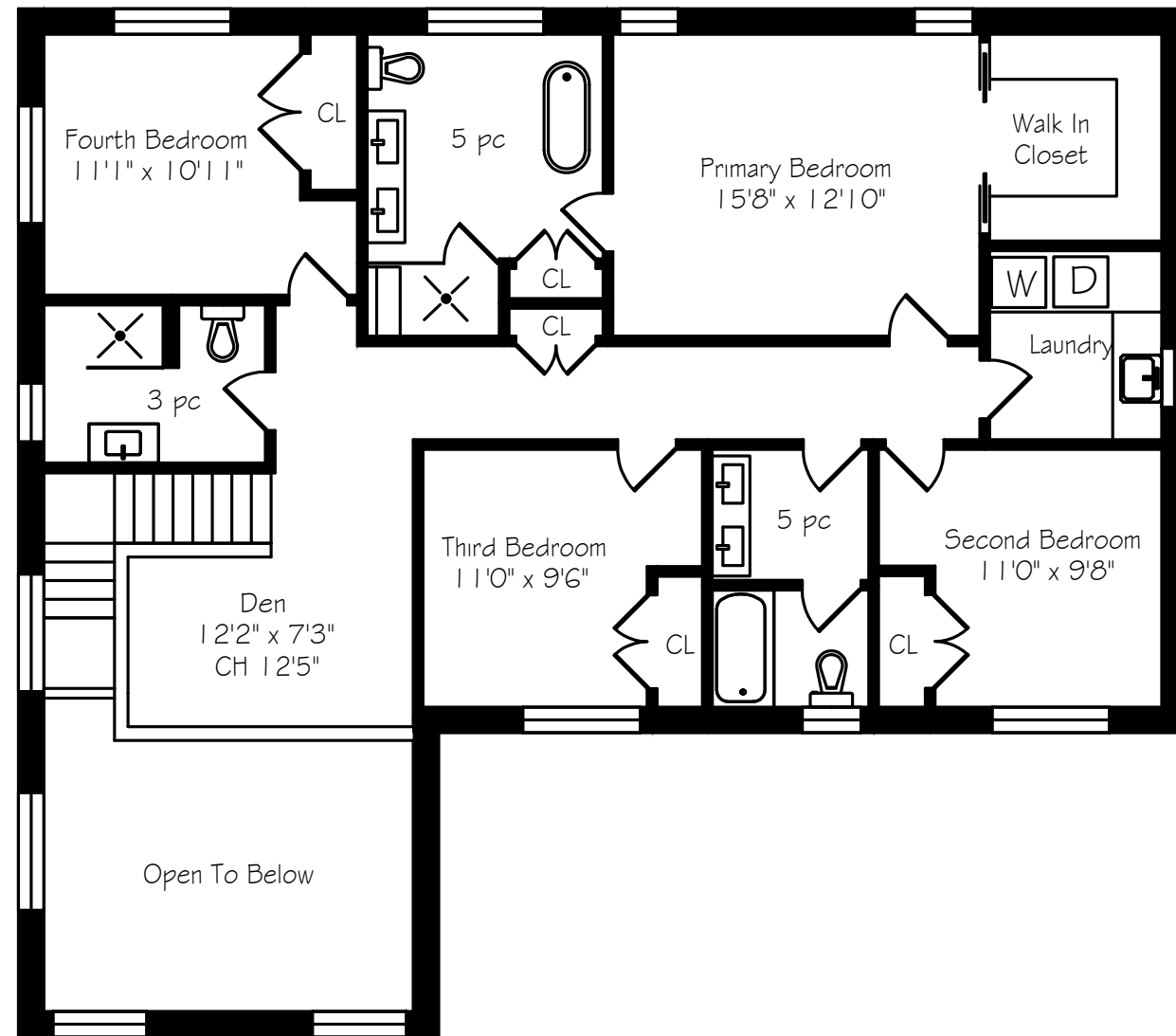
# Main Level Floor Plan



Main Floor  
1175 Square Feet

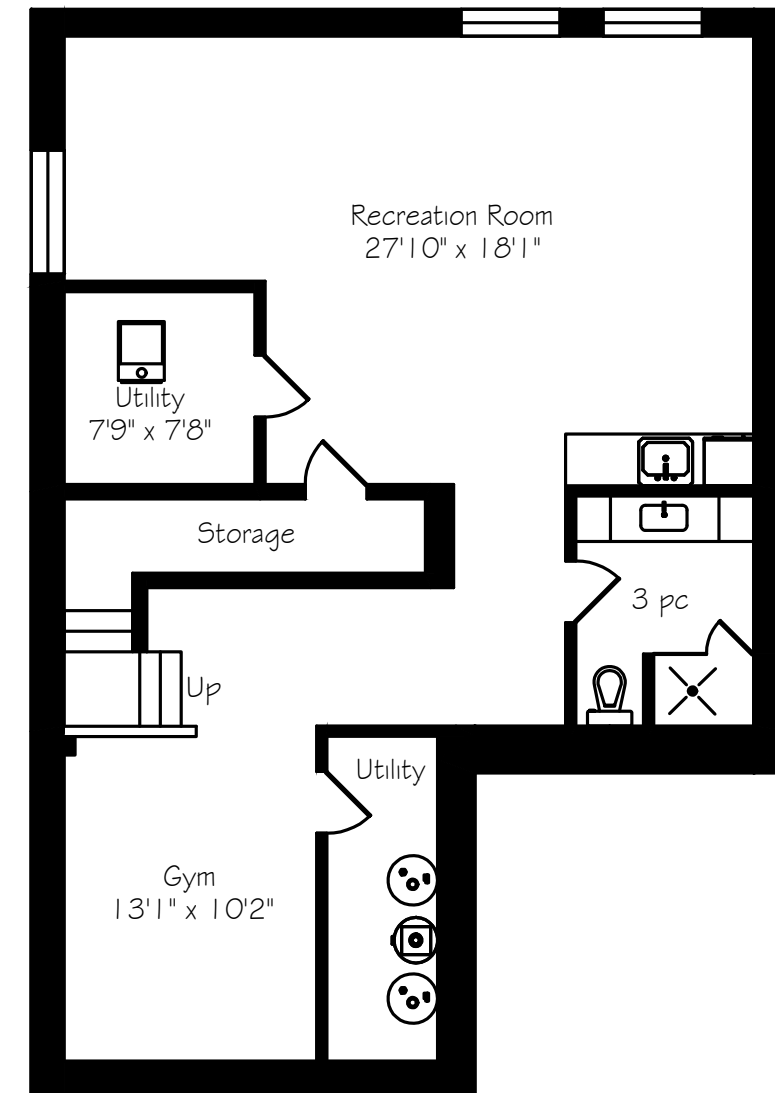
\*Room sizes should be considered approximate since measurements are subject to certification.

## Second Level Floor Plan



Second Floor  
1577 Square Feet

## Lower Level Floor Plan

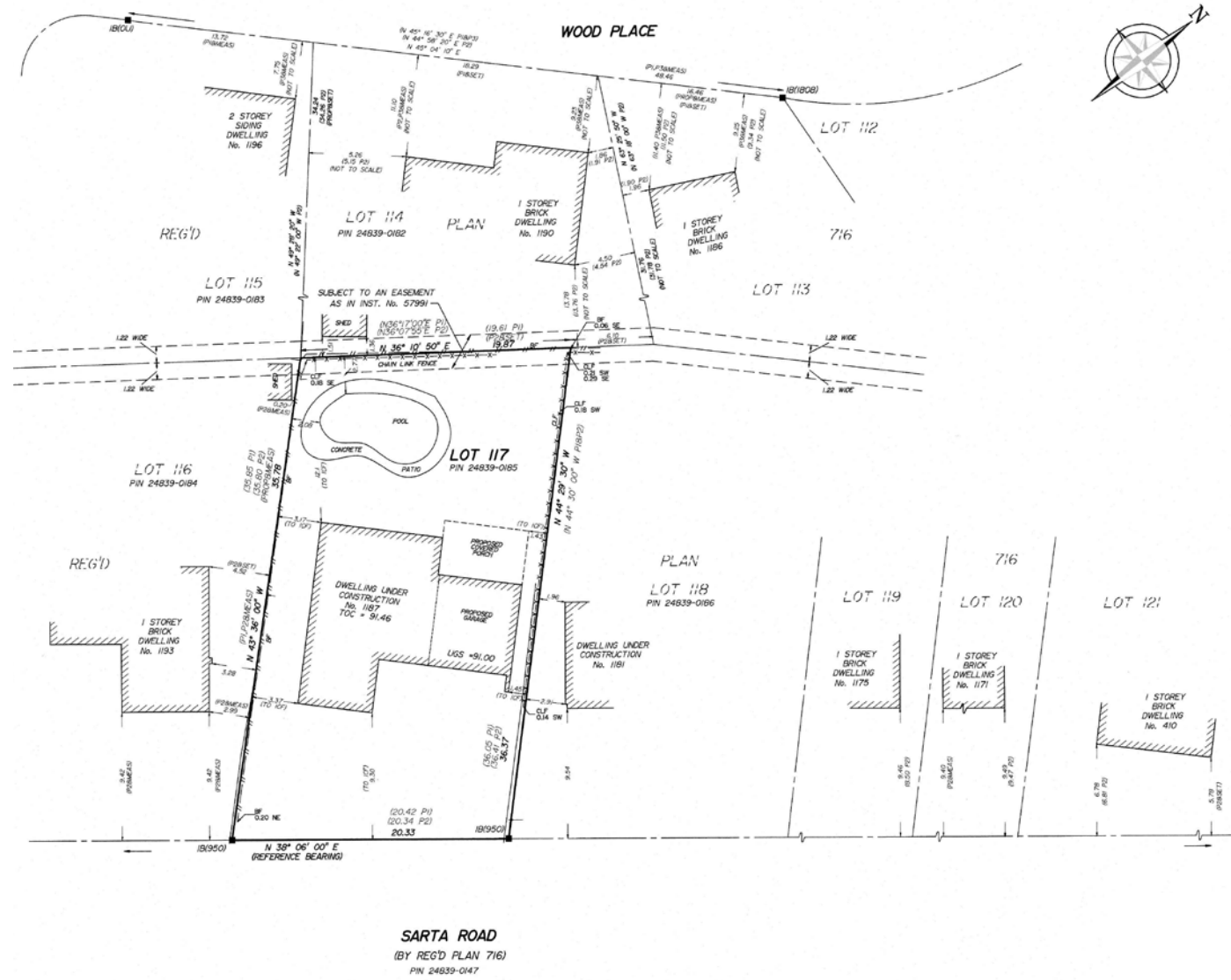


Lower Level  
1175 Square Feet

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# Survey



## About The Neighbourhood

West Oakville is a welcoming community that combines convenience, green space and a strong neighbourhood feel. Ideally located south of the QEW, it offers easy access to downtown Oakville, Bronte Village and Lake Ontario, along with popular destinations like the Oakville YMCA and Queen Elizabeth Park Community and Cultural Centre. Mature trees and generous green spaces add to its established charm, making it a place where residents feel both connected and at ease.

Life in West Oakville balances accessibility with a relaxed pace. Neighbours gather in local parks, weekends are spent exploring nearby shops and dining in Bronte, and families and professionals alike enjoy the short commute options. Neighbourhood gatherings at Queen Elizabeth Park Community and Cultural Centre or weekends spent exploring Bronte's waterfront trails add to its welcoming character.



**GoodaleMillerTeam**  
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