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CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



1138 Morrison Heights Drive | Oakville



HALF ACRE LOT ON ONE OF SOUTH EAST OAKVILLE'S BEST STREETS

Situated on an extremely private, over half acre lot and backing onto Morrison creek, this custom-built family home is surrounded by towering trees and is truly a private oasis. The stone and stucco exterior make this home both warm and inviting and is highlighted by the circular driveway with parking for multiple vehicles.

The solid oak entry reveals a traditional interior with large principal rooms featuring oversized windows that allow you to take in the beautiful nature surrounding the property making each room feel both bright and spacious. A formal living room and dining room are found off the main foyer with easy access to the kitchen. An oversized sunken family room is open to the kitchen and will be where your family spends the most time. A newly finished main floor bedroom is also located here with wall-to-wall closet space as well as a full washroom. Two main floor powder rooms as well as a mud room finish off the primary living space.

The second level of this home features a primary bedroom that runs along the back of the home. A large den found off the bedroom is a perfect reading space or additional office space. Two additional bedrooms are both generous in size and have ensuite access. Convenient second floor laundry.

The lower level of this home features two additional bedrooms, a main bathroom as well as plenty of recreation space, spanning the entire width of the home. Walk-out to your fantastic backyard with expansive stone patios, saltwater pool with hot tub and waterfall. The cedar-lined pergola with gas fireplace will be the perfect spot to spend summer evenings. Ample grass space remains, all while being surrounded by towering trees and the sound of the creek. A special property like this doesn't come around very often.



FOYER & LIVING ROOM

LIVING ROOM & DINING ROOM

GOURMET EAT-IN KITCHEN





KITCHEN

BREAKFAST AREA



FAMILY ROOM

MAIN FLOOR BEDROOM & ENSUITE



PRIMARY BEDROOM & DEN

PRIMARY ENSUITE



SECOND BEDROOM & ENSUITE

THIRD BEDROOM & SEMI ENSUITE



LOWER LEVEL FAMILY ROOM

LOWER LEVEL GAMES ROOM



LOWER LEVEL RECREATION ROOM & BEDROOM

LOWER LEVEL BEDROOM & BATHROOM

OVER 1/2 ACRE LOT SURROUNDED BY TOWERING TREES

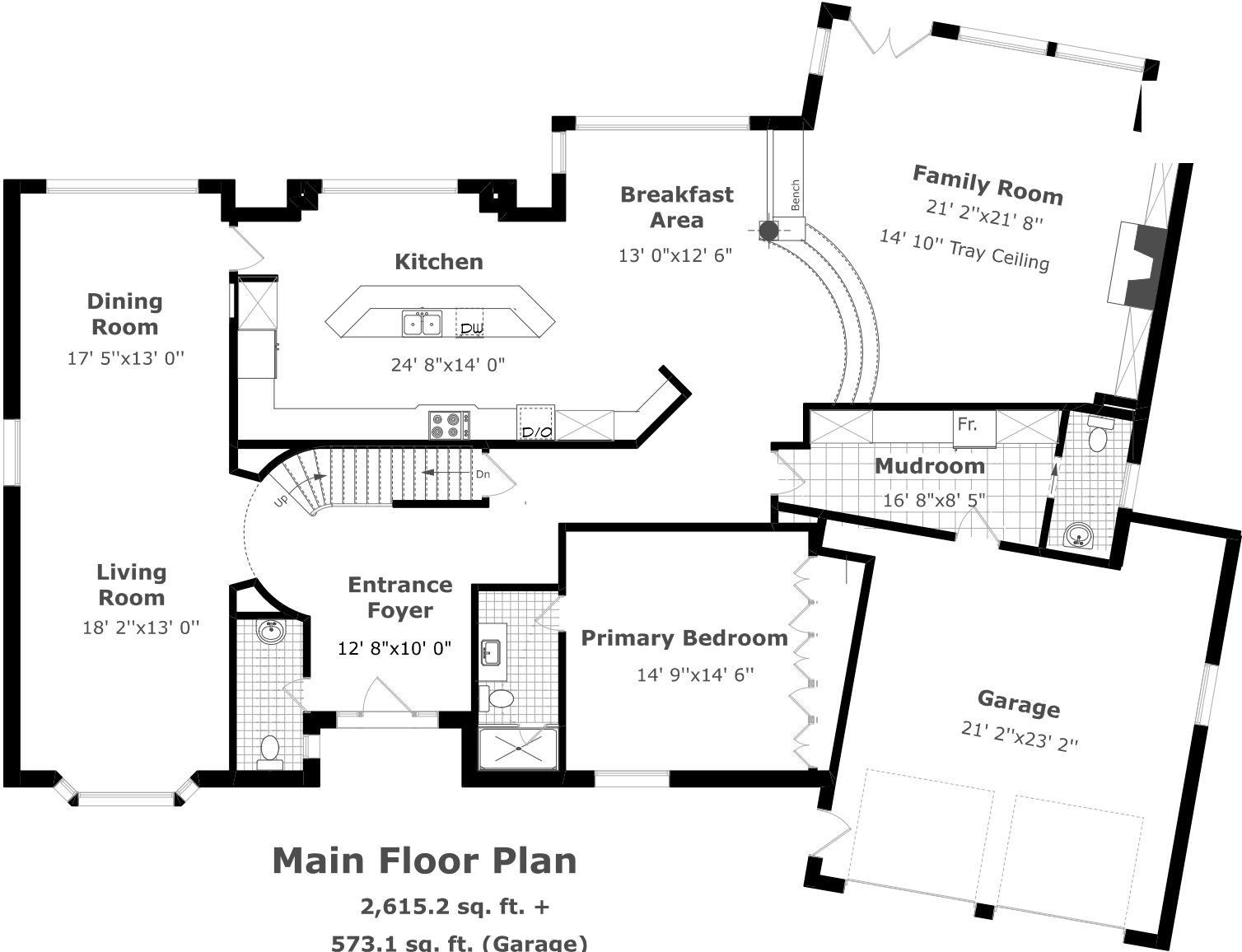




REAR YARD & CABANA

POOL & SPA WITH UPPER TERRACE

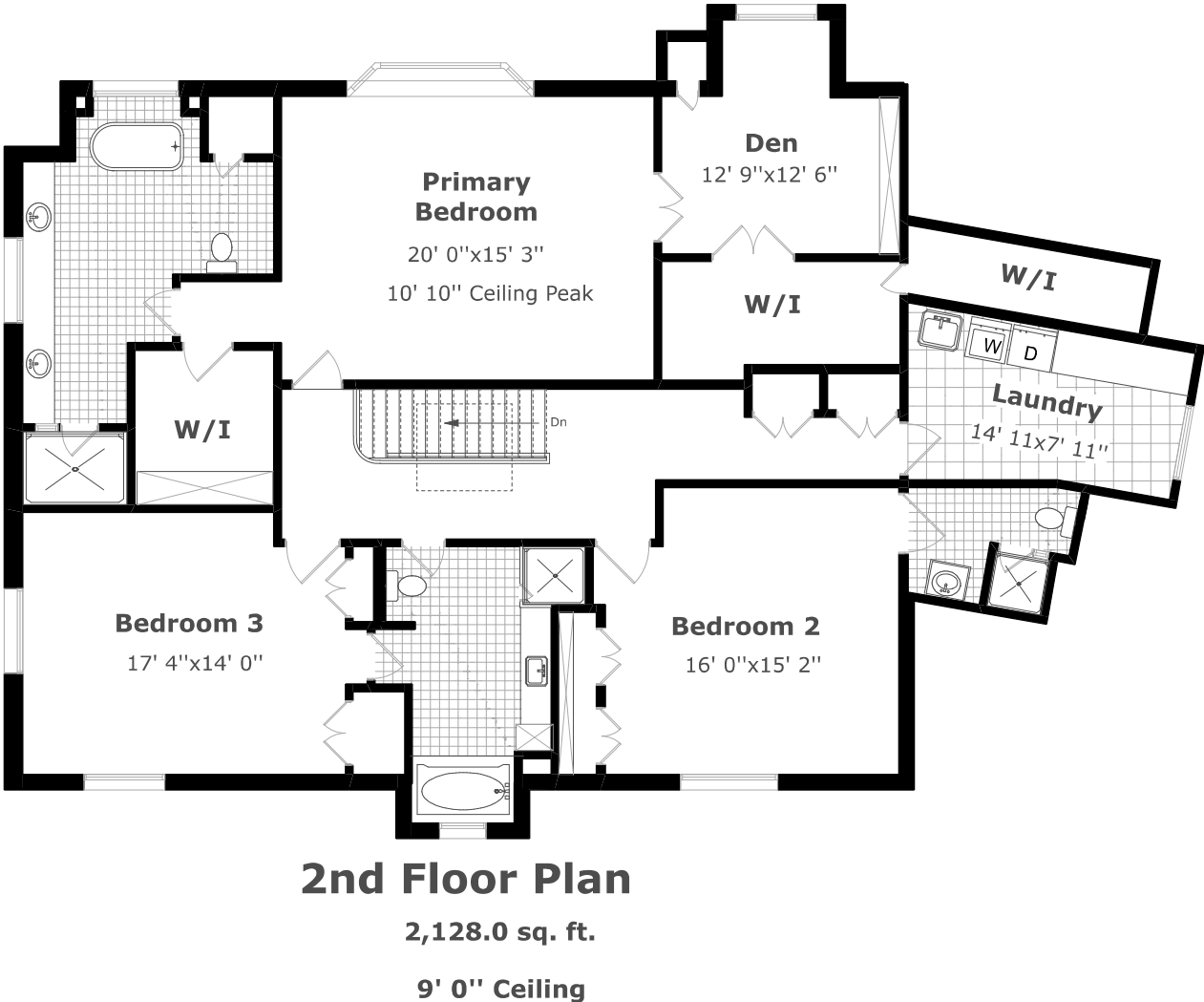
MAIN LEVEL FLOOR PLAN



Main Floor Plan
2,615.2 sq. ft. +
573.1 sq. ft. (Garage)
9' 0" Ceiling

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

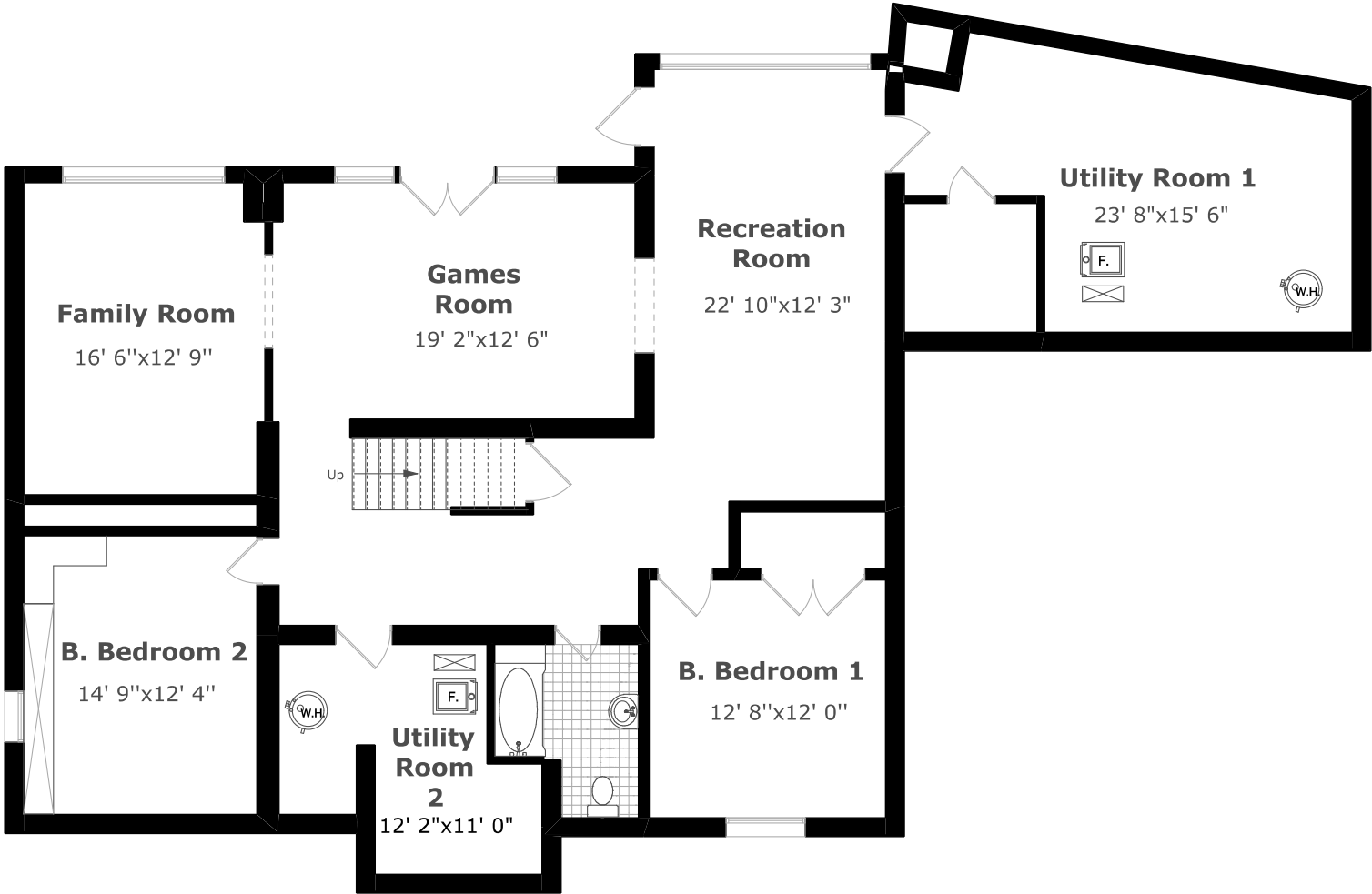
SECOND LEVEL FLOOR PLAN



2nd Floor Plan
2,128.0 sq. ft.
9' 0" Ceiling

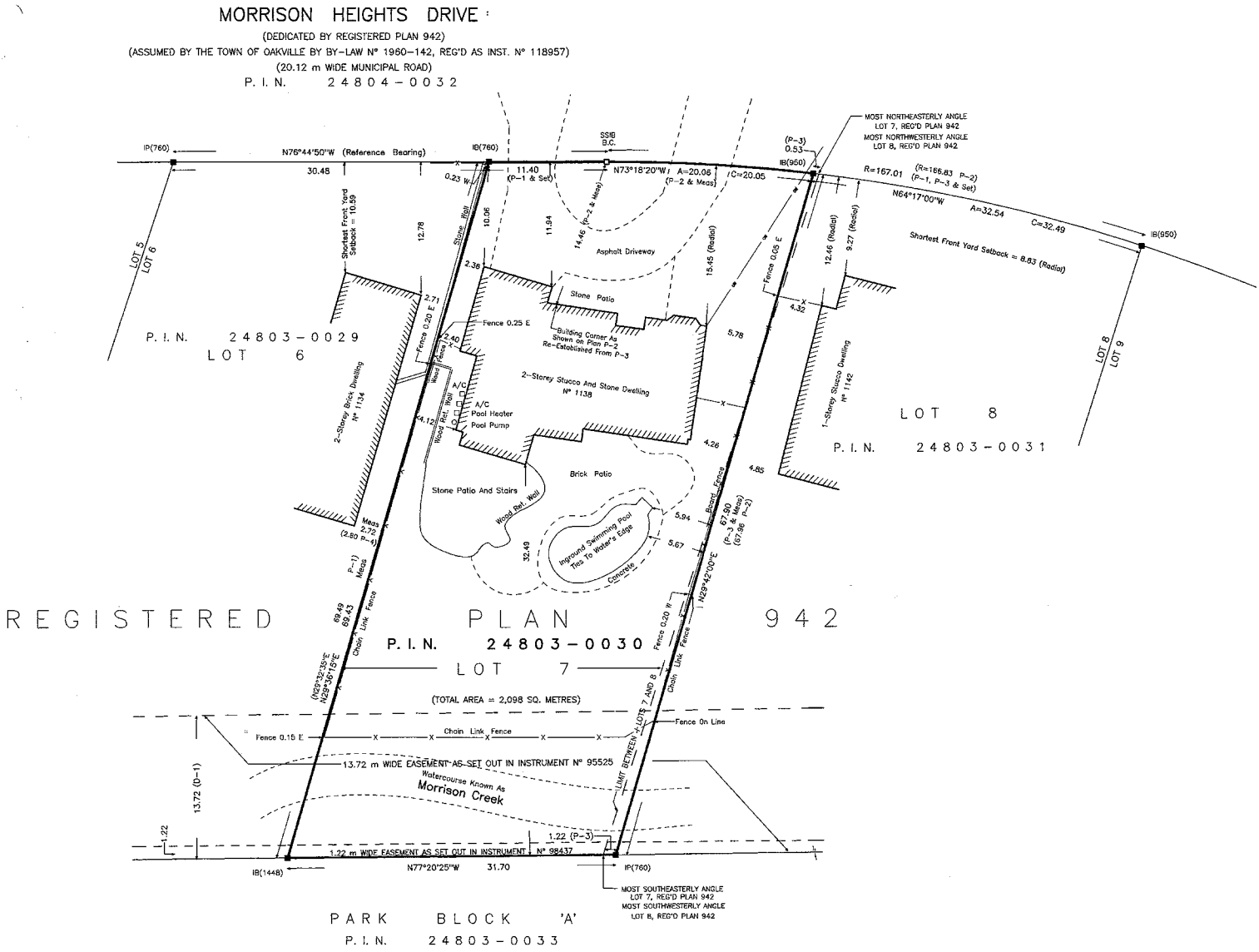
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LOWER LEVEL FLOOR PLAN



Lower Level Plan
2,200.0 sq. ft.

SURVEY



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LUXURY FEATURES

GENERAL

- Designed by Gren Weis Architect & Associates
- Built by Lakehurst Construction
- Backing onto Morrison Creek and Pinewood Park
- Lot Size 104’ x 224’ (.517 acres)
- Interior repainted (2021)
- Solid core interior doors with Hagar brass hinges
- Loewen windows
- Hard wired Ethernet throughout home

EXTERIOR FEATURES

- 50-year fibreglass shingles (2015)
- New eavestroughs with Alu-rex leaf guards (2015)
- Custom Kolbe solid oak front entry door and two garage access doors (2021)
- All exterior wood trim/soffit/fascia/window frames repainted (2021)
- Professionally landscaped in front and backyard
- Circular driveway with stone borders
- Oversized stone steps leading to entrance
- Landscape lighting
- Soffit pot lights
- Irrigation system

REAR YARD

- West facing yard, backs onto flowing Morrison Creek and Pinewood Park
- Fully fenced
- Natural gas BBQ line

- Covered area with cedar shake roof and open flame Napoleon gas fireplace
- Premium extra-height iron fencing (2019)

MECHANICAL

- Two forced air natural gas furnaces (one new in 2021)
- Two AC units
- HRV system
- Two HEPA air filters
- Two UV air filters
- Two smart humidifiers
- Two owned hot water heaters/tanks
- Two thermostats

POOL MECHANICS

- Kidney-shaped 33 ft x 18 ft x 9 ft deep
- Upgraded pool equipment (2009)
- Vinyl liner
- Salt-cell chlorinator (2022)
- Upgraded heater and circulation pumps
- Wireless remote-control system
- Cedar enclosure

- MAIN LEVEL -

FOYER

- Kolbe solid oak front door with double glass side lights and solid brass hardware
- Hardwood flooring
- Plaster crown moulding
- Pot lights

POWDER ROOM

- Hardwood flooring
- Cast porcelain vanity chrome widespread faucet

- Framed wall-mounted vanity mirror with shelf
- Window with California shutter
- Plaster crown moulding
- Pot lights

LIVING ROOM

- Hardwood flooring
- Integrated floor registers
- Panelled valence above window
- Window overlooking front yard
- Plaster crown moulding
- Pot lights

DINING ROOM

- Hardwood flooring
- Integrated floor registers
- Panelled valence above window with pot lighting
- Window overlooking rear yard
- Plaster crown moulding
- Chandelier with ceiling medallion
- Recessed built-in display cabinetry with glass pane doors and storage below

KITCHEN

- Custom Gravelle Woodworking kitchen cabinetry
- Hardwood flooring
- Integrated floor registers
- White quartz counters and mosaic tile backsplash
- Built-in garbage organizer, pantry with pull-out drawers, cutlery tray, pot drawers etc.
- Double undermount Kindred stainless steel sink with garburator
- Bronze Moen pull-out faucet
- Island with bar seating
- Three frosted glass pendant lights
- Built-in “family” desk/workstation



LUXURY FEATURES

- Floor-to-ceiling windows
- In-ceiling speakers
- Plaster crown moulding
- Pot lights

APPLIANCES:

- GE Profile glass 5-burner induction cook top
- Thermador vent hood
- 2x Thermador integrated wall ovens
- Miele stainless steel dishwasher
- Kitchen-Aid panelled side-by-side refrigerator

BREAKFAST AREA

- Hardwood flooring
- Integrated floor registers
- Floor to ceiling windows
- In-ceiling speakers
- Chandelier
- Plaster crown moulding
- Pot lights

FAMILY ROOM

- Stepdown entry
- Semi-vaulted ceiling with two-step crown moulding
- French doors that open to backyard
- California shutters
- Hardwood flooring
- Integrated floor registers
- Gas fireplace with marble surround
- Built-in cabinetry with closed storage and open bookshelves
- In-ceiling speakers

MAIN FLOOR BEDROOM

- Hardwood flooring
- Integrated floor registers
- Built-in wall-to-wall closet
- California shutters

- 3-piece ensuite (2021) with heated floors, towel warmer, curbless shower with integrated bench, custom walnut vanity

MUDROOM

- Ceramic tile flooring
- Built-in storage cabinets
- Plaster crown moulding
- Pot lighting
- Inside garage entry

APPLIANCES:

- White refrigerator

SECOND POWDER ROOM

- Pocket door entry
- Ceramic tile flooring
- Wood vanity with quartz top, Kohler sink and chrome faucet
- California shutter
- Plaster crown moulding
- Pot lights

- UPPER LEVEL -

LANDING

- Hardwood floor with carpet runner
- Skylight
- Two wall sconces
- Two double linen closets with shelving
- Plaster crown moulding
- Pot lights

PRIMARY BEDROOM

- Hardwood flooring
- Integrated floor registers
- Vaulted ceiling with central ceiling fan
- Bay window with California shutters and integrated bench seat

- Pot lights
- Two walk-in closets with custom organizers

PRIMARY ENSUITE

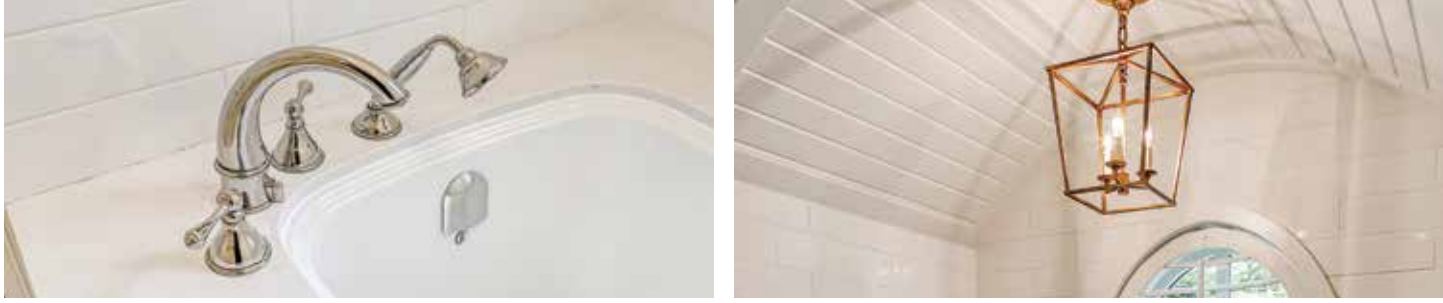
- Mirrored door entry
- Cabinetry by Gravelle Woodworking
- Heated marble tile floor
- Two wood vanities with central make-up vanity
- Honed quartz top, undermount Kohler sinks with chrome widespread faucets and mosaic tile backsplash
- Wall mounted medicine cabinet
- Freestanding deep soaker tub
- Two wall sconces
- Glass enclosed shower with integrated bench seat
- California shutters
- Linen closet with shelving
- Pot lights

BEDROOM TWO

- Hardwood flooring
- Integrated floor registers
- California shutters
- Two double closets with built-in organizers
- Central ceiling fan
- Pot lights

BEDROOM 2 ENSUITE

- Porcelain tile floor
- Tile walls with decorative border
- Vanity with marble top and undermount sink
- Wall-mounted mirrored medicine cabinet
- Upper storage cabinetry
- Glass enclosed shower
- Pot lights



LUXURY FEATURES

BEDROOM THREE

- Hardwood flooring
- Integrated floor registers
- Wall mouldings
- Partial tray ceiling
- California shutters
- Two double closets with built-in organizers
- Central ceiling fan
- Pot lights
- Ensuite access

SEMI ENSUITE / MAIN BATH

- Heated porcelain tile flooring
- Wood vanity with quartz top and undermount sink
- Glass enclosed shower
- Drop-in deep soaker tub
- California shutters
- Plaster crown moulding
- Pot lights

LAUNDRY

- Ceramic tile flooring
- Closed upper cabinets with shelving
- Folding counter with lower cabinetry
- California shutters
- Central ceiling light
- Plaster crown moulding

APPLIANCES:

- LG washing machine
- LG dryer

- LOWER LEVEL -

- Walk-out to rear yard
- Wall-to-wall high-quality broadloom
- Pot lights
- Under stair storage

MAIN BATHROOM

- Heated tile flooring
- Pedestal sink
- Deep soaker tub
- Pot lights

BEDROOM FOUR

- Wall-to-wall high-quality broadloom
- California shutters
- Double closet
- Pot lights

HOBBY ROOM / BEDROOM FIVE

- Wall-to-wall high-quality broadloom
- California shutters
- Built-in desk, closed storage and upper shelving
- Pot lights

FAMILY ROOM

- Wall-to-wall high-quality broadloom
- California shutters
- Built-ins
- Pot lights

GAMES ROOM

- Wall-to-wall high-quality broadloom
- French door to backyard
- California shutters
- Pot lights

RECREATION ROOM

- Plush Berber carpeting
- Deep baseboards
- Floor-to-ceiling windows with California shutters
- Single glass door with California shutters, opens to rear stone lounge and pool
- Storage closet
- Pot lighting

INCLUSIONS

- All electrical light fixtures (except where excluded)
- All window coverings
- Alarm system equipment
- Security cameras
- Garage opener and remotes
- All bathroom mirrors
- TV wall mounts
- Two hot water heaters (owned)
- Pool related equipment
- All Appliances (except where excluded)
 - GE Profile glass 5-burner induction cook top
 - Thermador vent hood
 - 2x Thermador integrated wall ovens
 - Miele stainless steel dishwasher
 - Kitchen-Aid panelled side-by-side refrigerator
 - White refrigerator (mudroom)
 - LG washing machine
 - LG dryer

EXCLUSIONS

- Chandelier in main floor bedroom
- Microwave
- Fridge and Freezer in basement
- All wall mounted televisions & sound bars
- SONOS Speakers and sound system
- Tesla charger in garage
- All wall mounted craft organization systems in basement craft room

*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 1138 MORRISON HEIGHTS DRIVE, OAKVILLE

Possession: To be arranged
Lot Size: 105.23' x 228.74' x 100.25' x 225.12'
Square Footage: 4,743.2 sq ft above grade
Total Square Footage: 6,943.2 sq ft
Deposit: 5%
Taxes: \$25,214 / 2022
Legal Description: PT LTS 7 & 8, PL 942, AS IN 827374; S/T 95525,98437
Listing Agents: Brad Miller & Kieran McCourt



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