



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



401 Sandewood Road | Oakville





# MODERN LUXURY IN WEST OAKVILLE

Located on a quiet street in West Oakville, this custom-built contemporary residence offers almost 3,300 square feet above grade and blends minimalist architecture with thoughtfully sourced European materials and finishes. Designed for modern living and effortless entertaining, the home exudes refined simplicity, detail-driven craftsmanship, and everyday function.

Step inside to discover a bright, open interior defined by soaring ceiling heights, engineered light oak hardwood floors, and walls of oversized windows. A sleek glass staircase adds architectural interest, setting the tone for a home where every detail is intentional.

At the heart of the home is the chef's kitchen - elegant and efficient, with full-height seamless cabinetry, quartz countertops, top-of-the-line Bosch and Liebherr appliances, and two sinks. A walk-in pantry adds generous storage, while a central island with seating for five is perfect for casual meals or entertaining. The adjacent two-storey dining area, wrapped in nearly 9-foot windows, floods the space with natural light and connects seamlessly to the great room anchored by a modern fireplace. Off the foyer, a dedicated home office with custom millwork provides a quiet workspace with large windows that invite the outdoors in. The mudroom, with floor-to-ceiling cabinetry and integrated bench seating and dog wash - blends daily function with clean design.

Upstairs, the primary suite offers a private retreat with a spa-inspired five-piece ensuite featuring a freestanding soaker tub, heated floors, and a curbless walk-in glass shower. Three additional bedrooms each include their own ensuite, ensuring comfort and privacy for family and guests. A second-level laundry room adds everyday convenience.

The fully finished lower level offers flexible lifestyle space, including a large recreation room, custom wet bar, built-in bench seating and integrated lighting, a full home gym, additional bedroom, and a full bathroom.

Step outside to your private backyard oasis: a covered lounge area with fireplace and TV, beautifully landscaped surroundings, and an inground saltwater pool with tranquil waterfall features - all bordered by mature trees for added privacy.

Designed with precision and elevated by premium finishes, this residence is a true expression of modern luxury.





FOYER



OFFICE









KITCHEN

KITCHEN





DINING ROOM & GREAT ROOM

GREAT ROOM





MUDROOM & POWDER ROOM



UPPER HALLWAY & LAUNDRY ROOM





PRIMARY BEDROOM



PRIMARY ENSUITE







SECOND BEDROOM & ENSUITE

THIRD BEDROOM & ENSUITE





FOURTH BEDROOM & ENSUITE

LOWER LEVEL LANDING & RECREATON ROOM





LOWER LEVEL RECREATON ROOM WITH WET BAR

LOWER LEVEL RECREATON ROOM





LOWER LEVEL GYM & BATHROOM



LOWER LEVEL BEDROOM









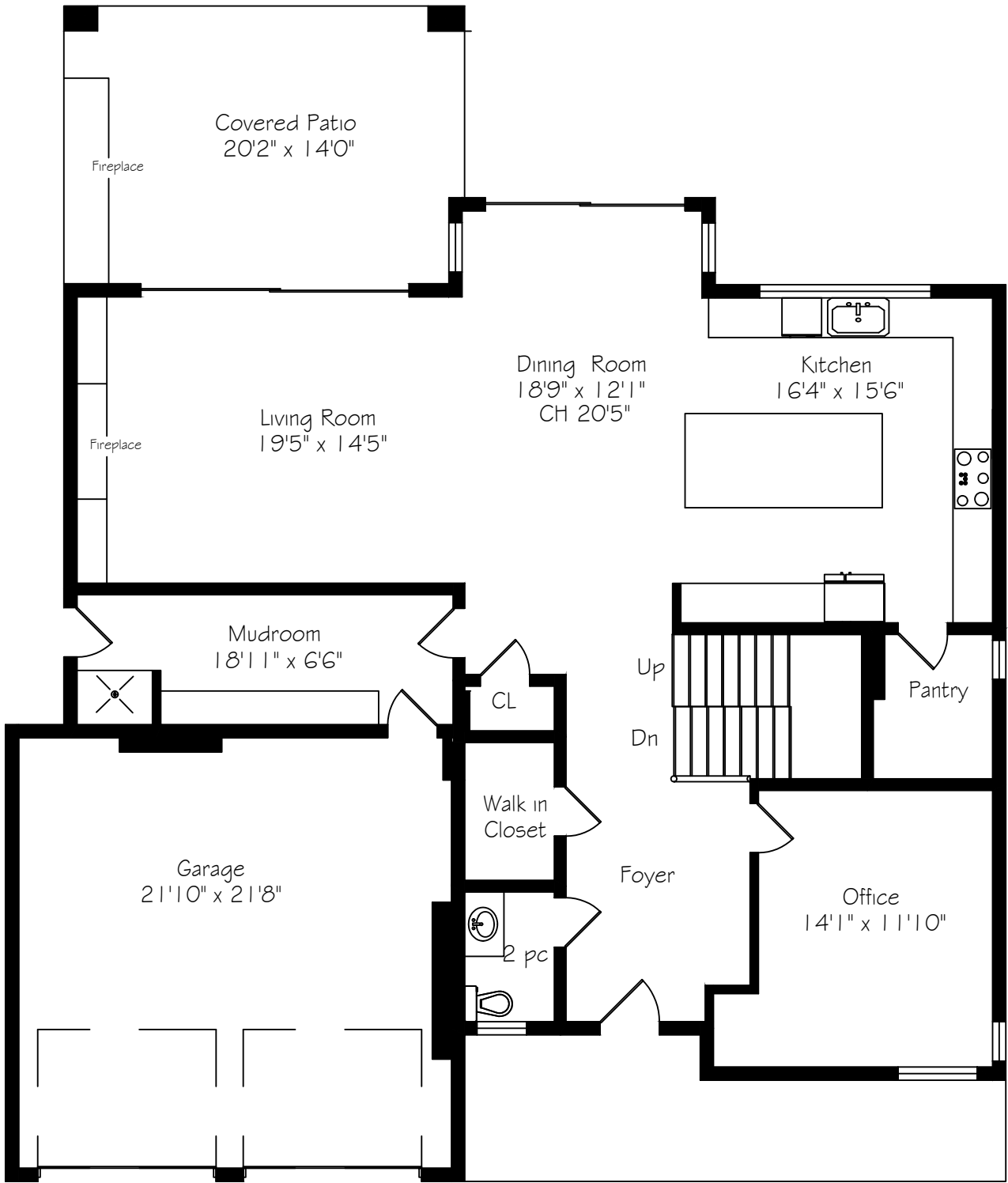


REAR ELEVATION & COVERED PATIO

REAR YARD WITH INGROUND POOL



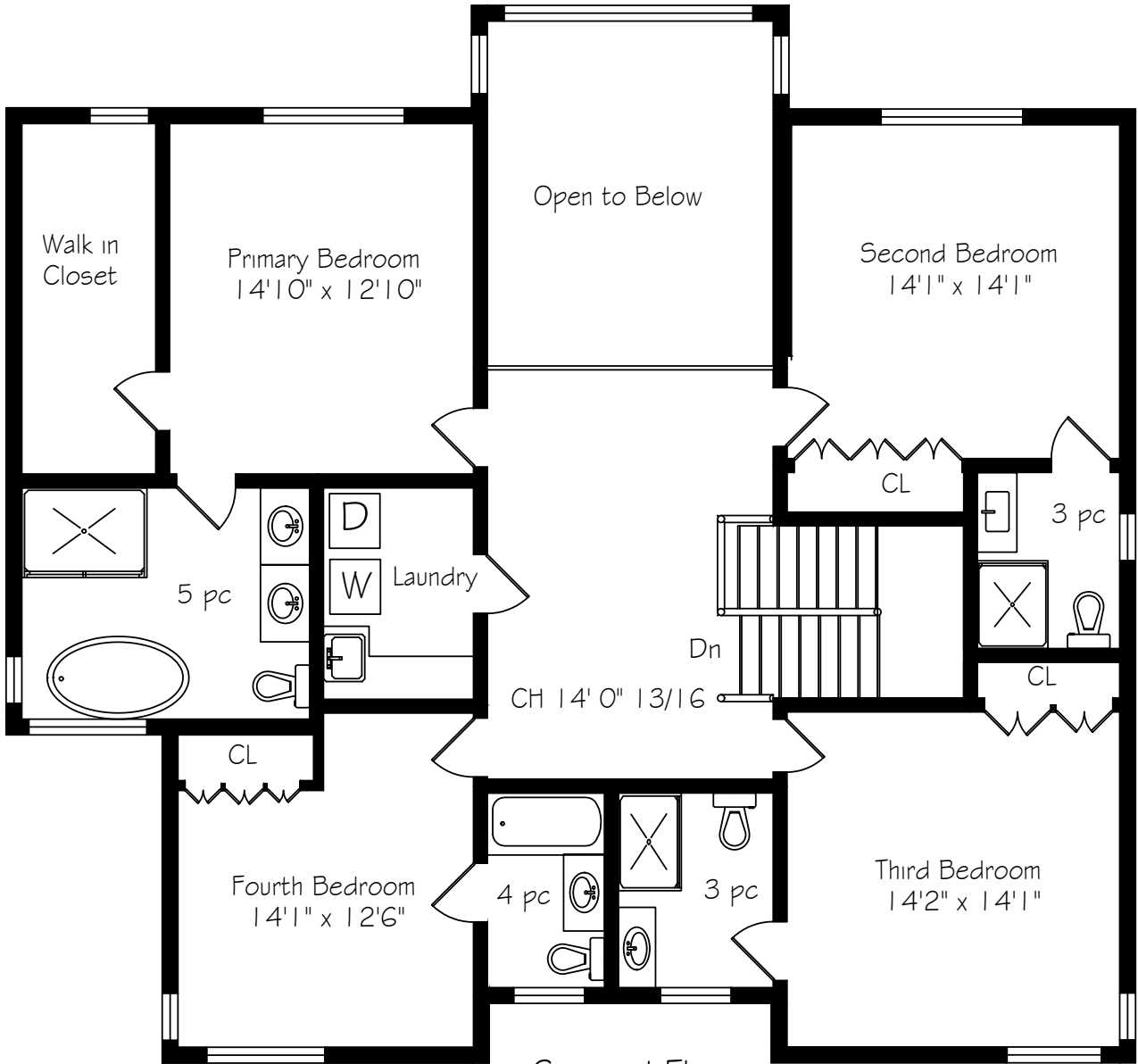
MAIN LEVEL FLOOR PLAN



Main Floor  
1 606 Square Feet  
+ 506 Garage

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

SECOND LEVEL FLOOR PLAN

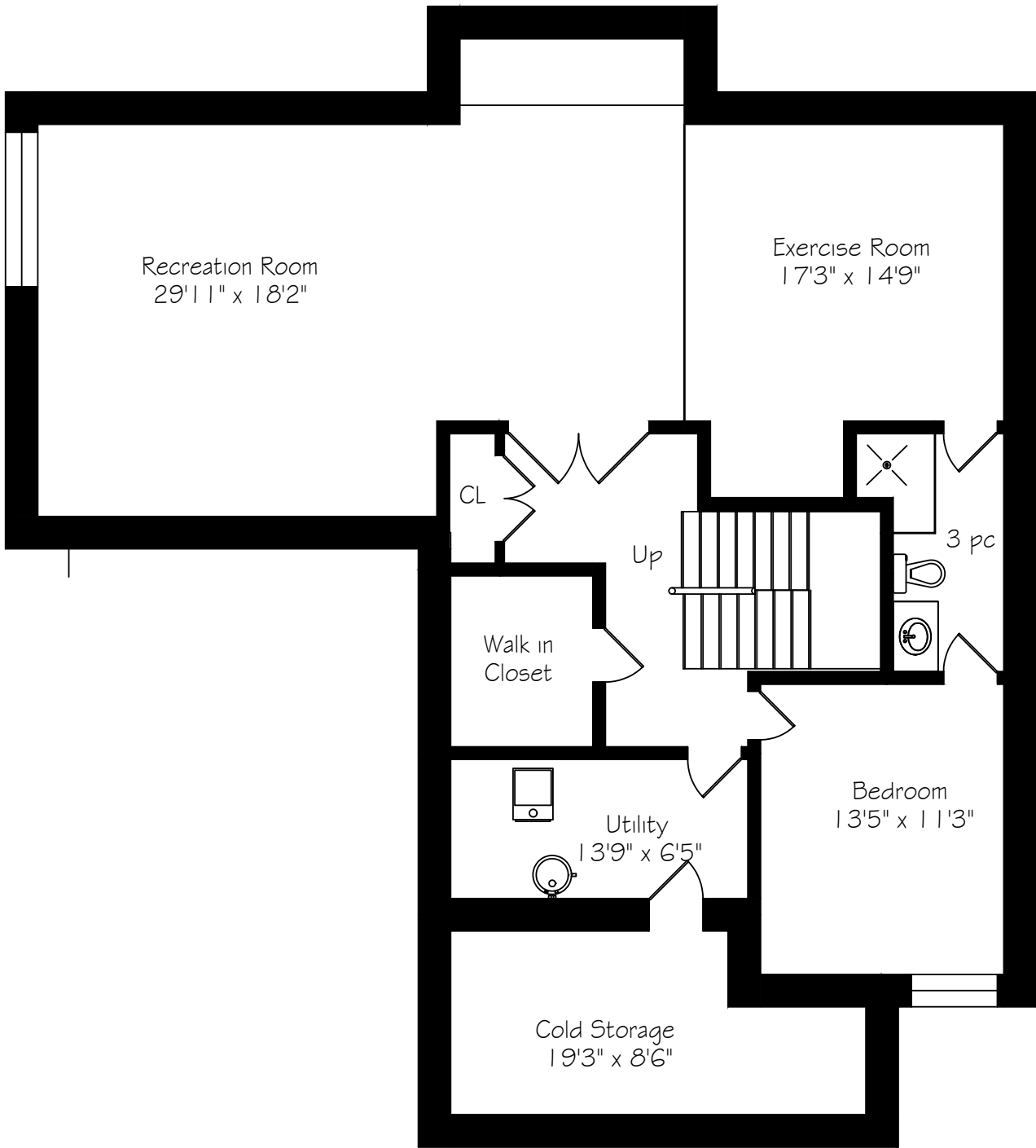


Second Floor  
1 692 Square Feet

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



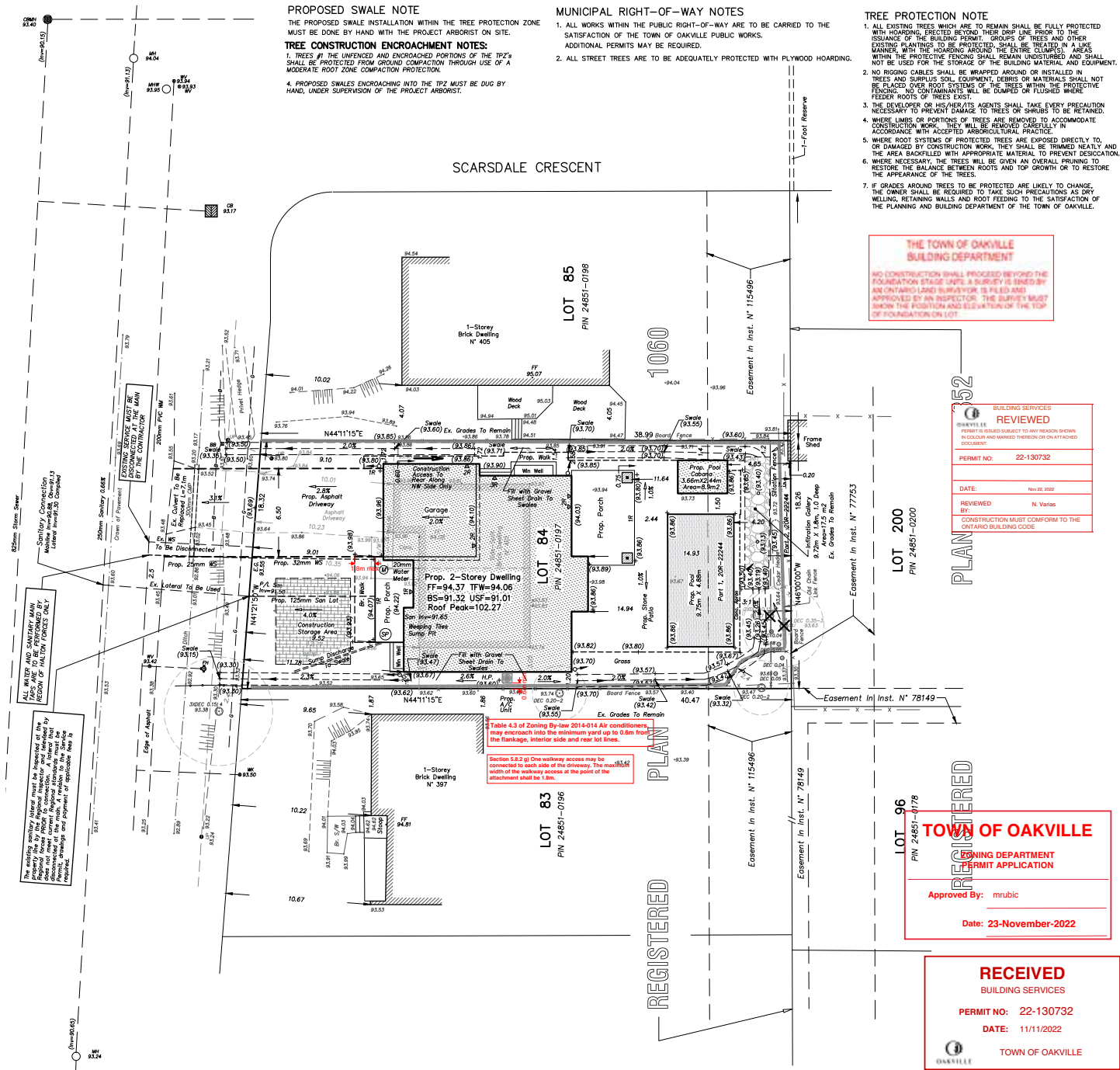
LOWER LEVEL FLOOR PLAN



Lower Level  
1820 Square Feet

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

SURVEY





# LUXURY FEATURES

## INTERIOR FEATURES

- 10-foot ceilings on the majority of main level
- 9-foot ceilings on upper and lower levels
- Pot lights
- Decorative light fixtures
- Built-in speaker system
- Custom air registers
- Engineered hardwood floors on main and upper level
- Numerous custom built-ins
- Custom roller shades, some automatic
- Magnetic door catches & 360\* hinges on all doors
- All washrooms with wall mounted toilets
- Owned tankless water heater
- Four zone furnace and AC
- Steam humidifier

## EXTERIOR FEATURES

- Saltwater pool with water feature (all controlled remotely)
- Mature trees
- Hard scaping and landscaping
- Landscape lighting
- Irrigation system
- Full shed (houses pool equipment)
- Covered patio with TV & fireplace, pot lights and built-in speaker system
- Natural gas barbecue hook-up
- Covered front porch with pot lights

## MAIN LEVEL

- Large entry door with frosted sidelight
- Front door entry using code, card or key
- Two-storey entry foyer with 4'x 8' porcelain slab floors
- Spacious walk-in front hall closet with custom storage solutions
- Powder room with 4'x 8' porcelain slab floors and walls, custom vanity with vessel sink and backlit mirror
- Conveniently located mudroom with glass side door and inside access to two car garage
- Dog wash station
- Floor to ceiling built-ins in mudroom as well as dog shower
- French metal door entry to large office with built-in storage
- Linear gas fireplace with porcelain surround in great room
- Sliding glass door access to rear yard from great room and dining room
- Two-storey dining area surrounded by endless windows
- Large kitchen with quartz countertops and backsplash
- Island with barstool seating for five
- Three pendant lights over island
- Two undermount sinks with gooseneck faucets
- Pantry with custom storage solutions and white oak accents

## APPLIANCES:

- Two Liebherr single door fridges with cabinet front
- Liebherr single door freezer with cabinet front
- Two Bosch wall ovens
- Bosch warming drawer
- Bosch coffee machine
- Bosch microwave
- Bosch dishwasher with cabinet cover
- Bosch Induction cooktop
- Avintage bar fridge

## UPPER LEVEL

- A primary suite and three additional good size bedrooms all with private ensuites
- All bathrooms fit with porcelain slab floors, built-in vanities, and backlit mirrors
- Five-piece primary ensuite with freestanding soaker tub, double vessel sink vanity and heated floors
- Large dressing room with built-in dressing table and storage solutions
- LED strip lighting in all bedroom closets
- Laundry room with built-in storage solutions and basin sink

## APPLIANCES:

- LG front loading washing machine
- LG front loading dryer

# LUXURY FEATURES

## LOWER LEVEL

- Luxury vinyl floor
- Large glass enclosed gym with rubber flooring and built-in speakers
- Private access to three piece-bathroom from gym
- Curbless glass enclosed shower with rain head and body washer
- Large recreation room with built-in LED backlit audio / entertainment cabinet
- Large window wells with natural stones and up lighting
- Wet bar
- Built-in bench seating

## APPLIANCES:

- Avintage bar fridge

## INCLUSIONS

- All Appliances:
  - Two Liebherr single door fridges with cabinet front
  - Liebherr single door freezer with cabinet front
  - Two Bosch ovens
  - Bosch warming drawer
  - Bosch coffee machine
  - Bosch microwave
  - Bosch dishwasher with cabinet cover
  - Bosch Induction cooktop
  - Avintage bar fridge
  - LG front loading washing machine
  - LG front loading dryer
  - Avintage bar fridge (basement)
- All electrical light fixtures
- All window coverings
- All wall mounted TV and brackets

## EXCLUSIONS

- None

\*Not withstanding 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  
**401 SANDLEWOOD ROAD, OAKVILLE**

**Possession:** To be arranged

**Lot Size:** 60.30' x 132.28' x 60.11' x 127.52'

**Square Footage:** 3,298 sq ft above grade

**Total Square Footage:** 5,118 sq ft

**Deposit:** 5%

**Taxes:** \$15,474 / 2025

**Legal Description:** LT 84, PL 1060; S/T 115496

**Listing Agents:** Brad Miller, Kieran McCourt  
& Ashley McNabb





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