



GMT

240 Colchester Drive
Oakville

Welcome to 240 Colchester Drive

Set on a remarkable estate-sized lot in coveted Morrison, this traditional family home offers an exceptional opportunity to enjoy one of Southeast Oakville’s most established + sought-after neighbourhoods. Surrounded by towering, mature trees + nestled within an enclave of beautiful homes, the setting offers an exceptional sense of privacy, character + permanence. Enjoy the ease of walking to elementary + secondary schools during your children’s school years. The estate sized lot spans an impressive 100 feet x 150 feet, the grounds are immaculate + the rear yard offers a relaxing refuge for sunny summer days + crisp fall evenings. Set down roots + truly enjoy the neighbourhood.

THE GOODALE MILLER TEAM

Listing Agents: Murray McKeage, Brad Miller & Kieran McCourt



Property Highlights

BEDS	5.1
BATHS	3.1
LOT SIZE	100.05 ft x 150.41 ft
ABOVE GRADE	3,305 sq ft
TOTAL SQ FT	5,093 sq ft
TAXES	\$15,205 / 2026





Main Level

Expansive principal spaces create a welcoming sense of scale across the generous main level, designed for everyday family living + effortless entertaining. A beautifully appointed kitchen offers abundant cabinetry, ample workspace + framed view of the picturesque yard. The separate breakfast area provides easy access to the living + dining rooms. Tucked away, the main floor laundry + mudroom add practical convenience without interrupting the home's polished presentation. A bright, solarium-style family room with fireplace provides a warm and inviting space to gather, with generous glazing overlooking the mature surroundings. The main level offers exceptional scale, flexibility + an easy connection between its principal rooms.







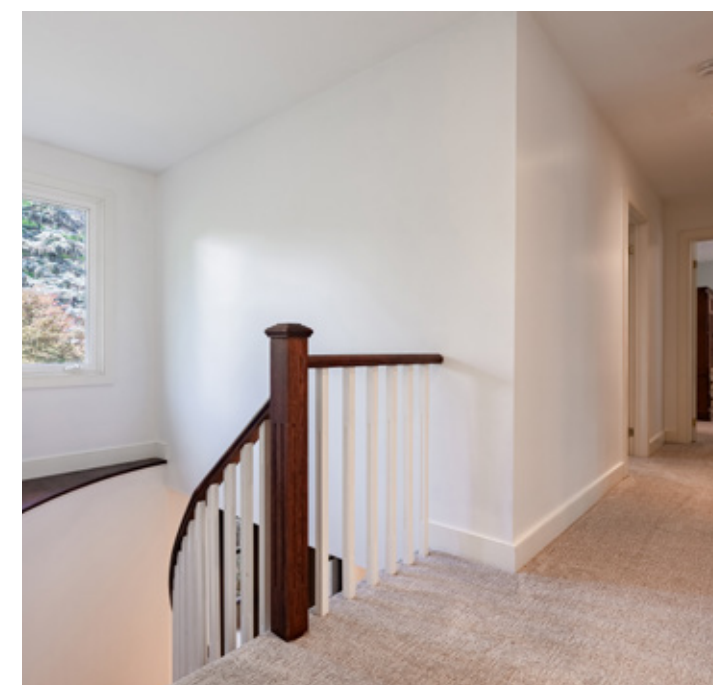




Second Level

The spacious upper level offers five bright bedrooms, each with generous proportions + an abundance of natural light. A beautifully finished main bath brings a refined feel to the family bedroom wing. The expansive primary suite is privately positioned with a generously sized ensuite + ample room to create a comfortable retreat.







Lower Level

The lower level is designed with family life in mind, offering a spacious recreation room, wet bar, gym area, sixth bedroom + full bath. Generous space allows everyone to spread out, whether it's movie nights, weekend gatherings or a dedicated place for guests. Polished + practical.



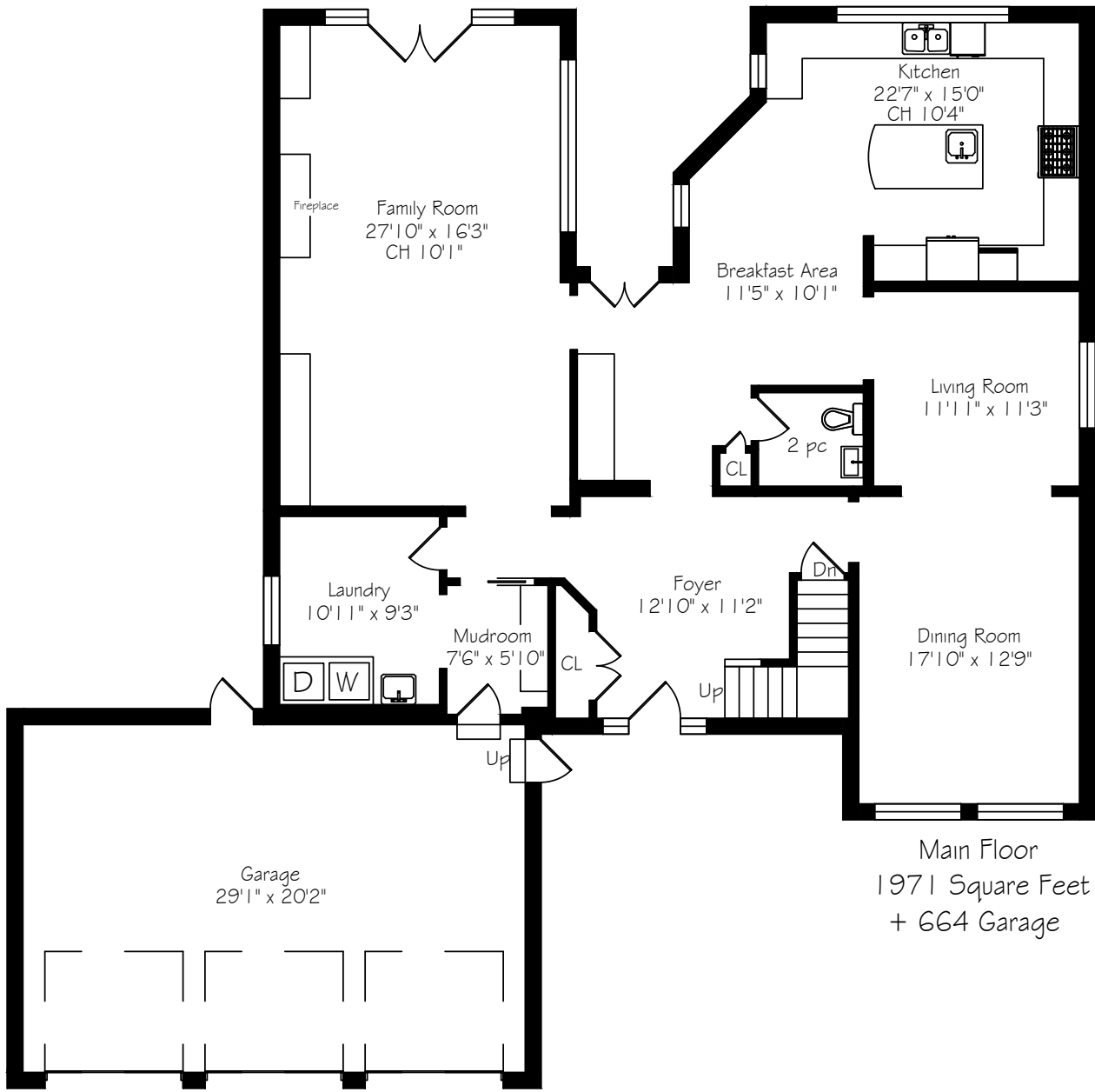


Exterior

Masterfully landscaped + incredibly private, the rear yard is beautifully established. Anchored by the linear pool framed by stone lounges + layered gardens, the central space is wonderfully proportioned. The cedar-thatched gazebo with fireplace provides a cozy spot to gather, while the stone patio is an ideal place to dine al-fresco. The expanse of the lot is felt in the additional flat grassy areas, a perfect place for summer games + even a winter rink.

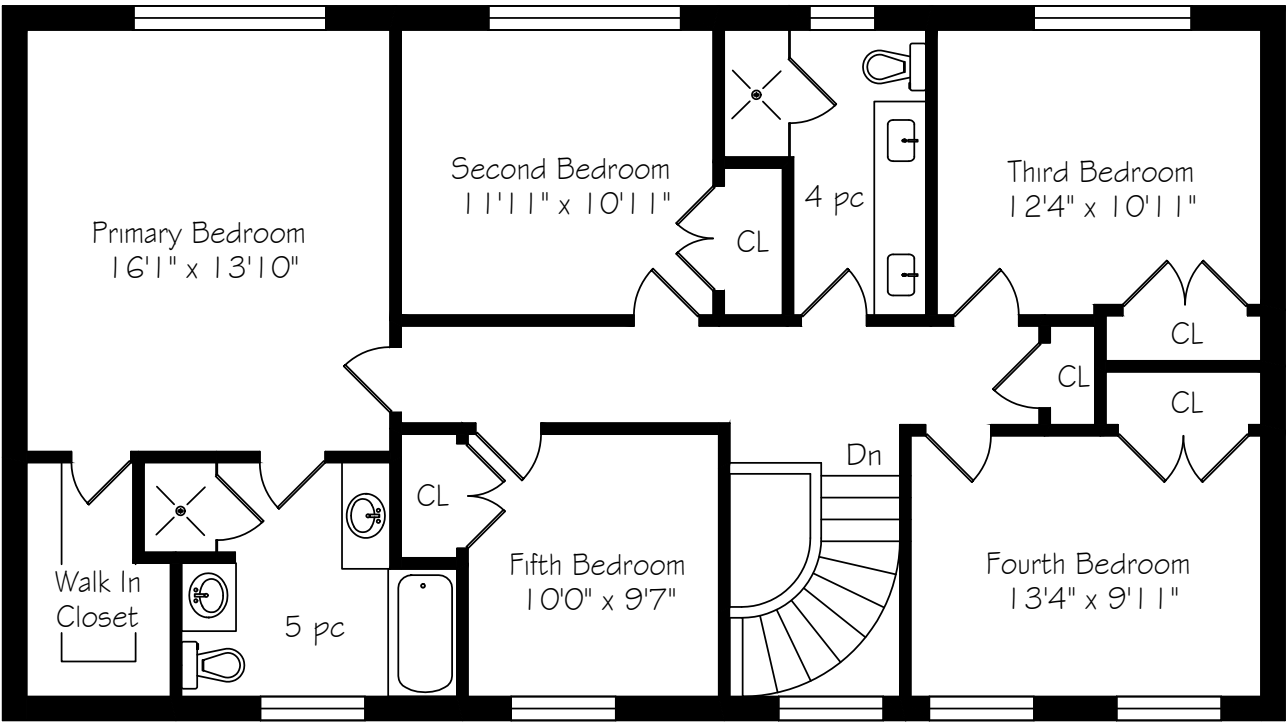


Main Level Floor Plan



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

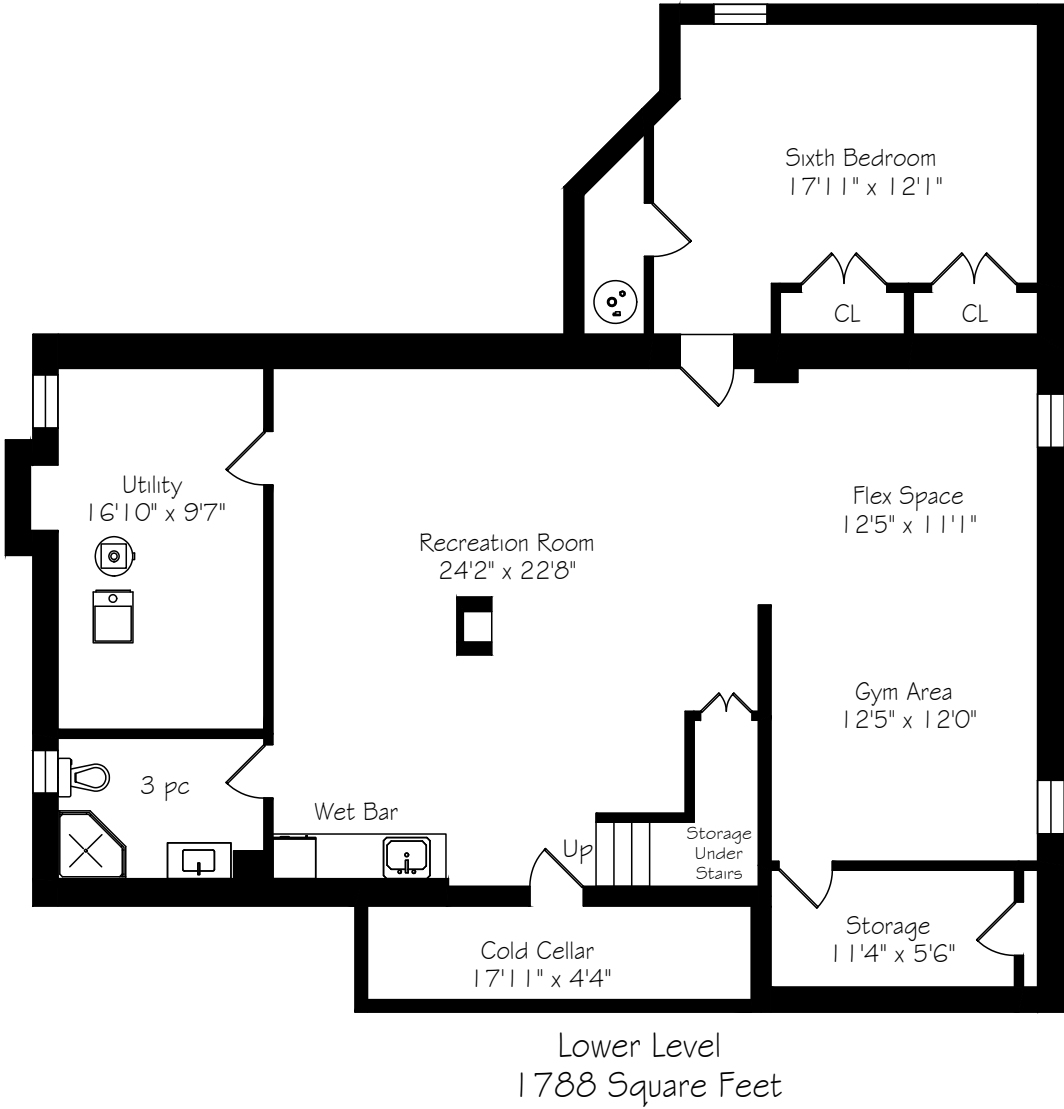
Second Level Floor Plan



Second Floor
1334 Square Feet

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

Lower Level Floor Plan



About The Neighbourhood

A short walk to Lake Ontario, Gairloch Gardens, waterfront trails, parks + some of Oakville's finest schools, this is a neighbourhood cherished for its sense of community, natural beauty + lasting appeal.

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



Luxury Features

NOTABLE

- Impressively private estate lot
- Desirable school catchment; short walk to Maple Grove PS + Oakville Trafalgar HS
- Short stroll to Gairloch Gardens + Lake Ontario
- Masterfully landscaped
- Mature mixed tree canopy
- Perennial framing gardens
- Rare triple garage
- Backyard oasis
- Stately stone hardscaping
- Desirable school catchment

- MAIN LEVEL -

FOYER

- Stately entry door flanked by linear sidelites
- Formal entrance with oversized honed porcelain tile flooring
- Traditional baseboards
- Double coat closet
- Pot lighting
- Easy access to living room + kitchen

POWDER ROOM

- Oversized honed porcelain tile flooring
- Traditional baseboards
- Wood vanity with marbles quartz + chrome faucet
- Framed mirror + sconce
- Kohler lavatory

LIVING ROOM

- Warm Jatoba hardwood flooring
- Traditional baseboards
- Linear glazing
- Open to dining

DINING ROOM

- Warm Jatoba hardwood flooring
- Traditional baseboards
- Expansive glazing
- Milled wall panelling
- Central chandelier

KITCHEN

- Warm Jatoba hardwood flooring
- Traditional baseboards
- Vaulted ceiling
- Expansive glazing with arched transom
- Abundance of white cabinetry with black hardware
- Pantry wall with pull-out drawers + closed storage
- Expansive counter prep space
- Black granite counters with warm marble tile back splash
- Franke double stainless sink with brushed chrome faucet
- Recycling sorting station
- Appliances:
- Jennair 6-burner gas stove
- Stainless Vent-A-Hood vent with stainless backsplash
- Stainless Bosch dishwasher
- Built-in GE Monogram oven
- Built-in Kitchenaid microwave
- Stainless LG fridge/freezer
- Central island in warm wood with black granite counters
- Franke stainless prep sink with brushed chrome faucet + garburator
- Two panelled GE Monogram refrigerator drawers

- Two pendant lights
- Pot lighting

BREAKFAST

- Warm Jatoba hardwood flooring
- Traditional baseboards
- Expansive linear glazing
- Central linear chandelier
- Ample space for breakfast table

BREEZEWAY

- Oversized honed porcelain tile flooring
- Traditional baseboards
- Milled workstation with full-height closed cabinetry with lower work station with black granite counter
- Double glass doors open to rear stone patio

FAMILY ROOM

- Grand space with vaulted ceiling
- Expansive glazing
- Wall of windows with double glass French doors
- Warm Jatoba hardwood flooring
- Traditional baseboards
- Feature wall with stone framed gas fireplace with milled surround + dedicated media
- Milled bookcase with closed lower storage + open shelving
- Adjacent space with milled bookcase with closed lower storage + central open shelving
- Pot lighting

MUDROOM

- Interior garage access
- Oversized honed porcelain tile flooring
- Traditional baseboards

Luxury Features

- Built-in storage system with central bench, lower storage + linear cabinets

LAUNDRY

- Warm Jatoba hardwood flooring
- Traditional baseboards
- Closed storage cabinets
- Expansive glazing
- Front-loading LG washer + dryer
- Open to mudroom

GARAGE

- Full-height triple garage
- Interior access
- Additional door to front entry
- Exterior door to rear yard

- UPPER LEVEL -

- Warm oak stairs with white spindles + plush runner
- Captain's window
- Plush broadloom throughout
- Traditional baseboards
- Linen closet

PRIMARY BEDROOM

- Plush broadloom
- Traditional baseboards
- Expansive glazing
- Pot lighting
- Central flushmount lighting

DRESSING

- Walk-in closet with open shelving + hanging
- Flushmount lighting

PRIMARY ENSUITE

- Heated porcelain tile flooring
- Traditional baseboards
- Double casement window

- Double vanities each with closed storage, cream marble top + 3-piece chrome faucet
- Wall-mounted mirrors + sconces
- Glass shower with chrome Grohe fixtures + body jets
- Neptune air-jet deep soaker tub with tile surround + Rubinet fixtures
- America Standard lavatory
- Pot lighting

BEDROOM 2

- Plush broadloom
- Traditional baseboards
- Expansive glazing
- Double closet with shelf + hanging storage
- Central flushmount lighting

MAIN BATHROOM

- Heated honed marbled tile flooring
- Expansive double vanity with closed lower storage + full-height central storage
- Marble counter + backsplash + Hansgrohe chrome 3-piece faucet
- Inset framed mirrors
- Glass shower with marbled tile surround + micro-tile floor tile
- Shower niche + chrome Grohe fixtures
- Toto lavatory

BEDROOM 3

- Plush broadloom
- Traditional baseboards
- Expansive glazing
- Double closet with shelf + hanging storage
- Central flushmount lighting

BEDROOM 4

- Plush broadloom
- Traditional baseboards
- Expansive glazing
- Double closet with shelf + hanging storage
- Central flushmount lighting

BEDROOM 5

- Plush broadloom
- Traditional baseboards
- Expansive glazing
- Double closet with shelf + hanging storage
- Central flushmount lighting

Luxury Features

- LOWER LEVEL -

- Plush broadloom
- Under-stair storage
- Expansive storage closet
- Cantina storage space
- Pot lighting

RECREATION ROOM

- Plush broadloom
- Traditional baseboards
- Ample space for family gatherings
- Pot lighting

WET BAR

- Plush broadloom
- Traditional baseboards
- Warm toned cabinetry with closed lowers + uppers
- Black granite top with stainless prep sink + brushed chrome faucet

FLEX SPACE

- Plush broadloom
- Traditional baseboards
- Slider window

GYM SPACE

- Plush broadloom
- Traditional baseboards
- Slider window
- Walk-in closet

BATHROOM

- Stone-effect porcelain tile flooring
- Traditional baseboards
- Furniture-style warm wood vanity with black granite top + chrome 3-piece faucet
- Wood framed mirror + sconce
- Corner glass shower with tile surround + chrome fixtures
- Slider window

BEDROOM 6

- Plush broadloom
- Traditional baseboards
- Two double storage closets with shelf + hanging storage
- Sump pump in closet
- Slider window
- Pot lighting

MECHANICAL

- Extra storage area
- Keeprite furnace with Aprilaire humidifier
- Owned hot water tank

- EXTERIOR -

FRONT

- Mature tree canopy
- Stone walkway leads to covered front entry
- Triple drive + garage
- Immensely private lot

REAR

- Fully fenced
- Mixed topiary
- Mature tree canopy
- Expansive stone patios
- Cedar-thatched gazebo with gas fireplace
- Inground pool framed with stone
- Expansive flat grassy area
- Irrigation system

*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.





GoodaleMillerTeam
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