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CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



220 Balsam Drive | Oakville



TIMELESS ELEGANCE & PRIVATE GARDENS IN OLD OAKVILLE

Timeless elegance and fine finishes are at the forefront in this remarkably inviting family home. Tucked back on an incredibly private lot in much desired Old Oakville, the exterior is reminiscent of classic European design. Full perennial gardens frame the natural stone drive and transition to wide limestone steps carrying to the front portico with beautiful mahogany and wrought iron front entryway. Not to be overlooked is the limestone courtyard with stone borders and raised natural pond – an idyllic place to sit and relax.

The interior is bright and offers impressive lush views from expansive windows. Fine book-matched slab granite seamlessly lines the foyer and naturally draws you to the principal living spaces. The formal living features two sets of French doors, both opening to the natural outdoors. And with cast stone open flame gas fireplace, this is a cozy spot to unwind. The formal dining offers ample space for family meals with easy access to the kitchen. A chef's kitchen with custom full-height cabinetry by Cameo, with full pantry wall, book-matched granite counters and backsplash, commercial grade appliances and a contrasting mahogany island with solid prep surface. The dedicated breakfast area features French doors that open to the rear deck – easily taking indoor dining out. Open to the family room with finely detailed cast stone open flame gas fireplace and custom built-ins, this is the ideal family lounge. With expansive windows and doors, the hub of the home is exceptionally bright and offers lush views of the rear gardens.

With double door entry, the principal bedroom is quite the sunny retreat. Warm hardwood floors, walk-in with built-ins and a spa-like ensuite with deep soaker tub perfectly positioned to enjoy the natural surroundings and glass shower with linear skylight – a tranquil hideaway. The additional three bedrooms are substantially sized and feature floor-to-ceiling windows with wrought iron Juliette balconies and double closets with built-in storage. They share a venetian-style main bath with deep soaker tub, glass shower and custom built-ins.

The living space is extended on the lower level with an extra bedroom and bath and expansive rec room with brick feature wall and cozy wood burning fireplace. The space is exceptionally bright with glass sliders that open to the rear gardens. The rear yard is remarkably private with perennial framing gardens, a mature tree canopy, serene water feature and an expansive platform deck for lounging. An elegant home with tranquil gardens in the heart of Old Oakville.



FOYER & LIVING ROOM

LIVING ROOM & DINING ROOM

CHEF'S KITCHEN WITH QUALITY FINISHES





KITCHEN & BREAKFAST AREA

FAMILY ROOM



PRIMARY BEDROOM

PRIMARY ENSUITE



SECOND & THIRD BEDROOMS

FOURTH BEDROOM & MAIN BATHROOM



RECREATION ROOM & STUDY

LOWER LEVEL STUDY & BATHROOM

SERENE & TRANQUIL GARDENS WITH TREMENDOUS PRIVACY

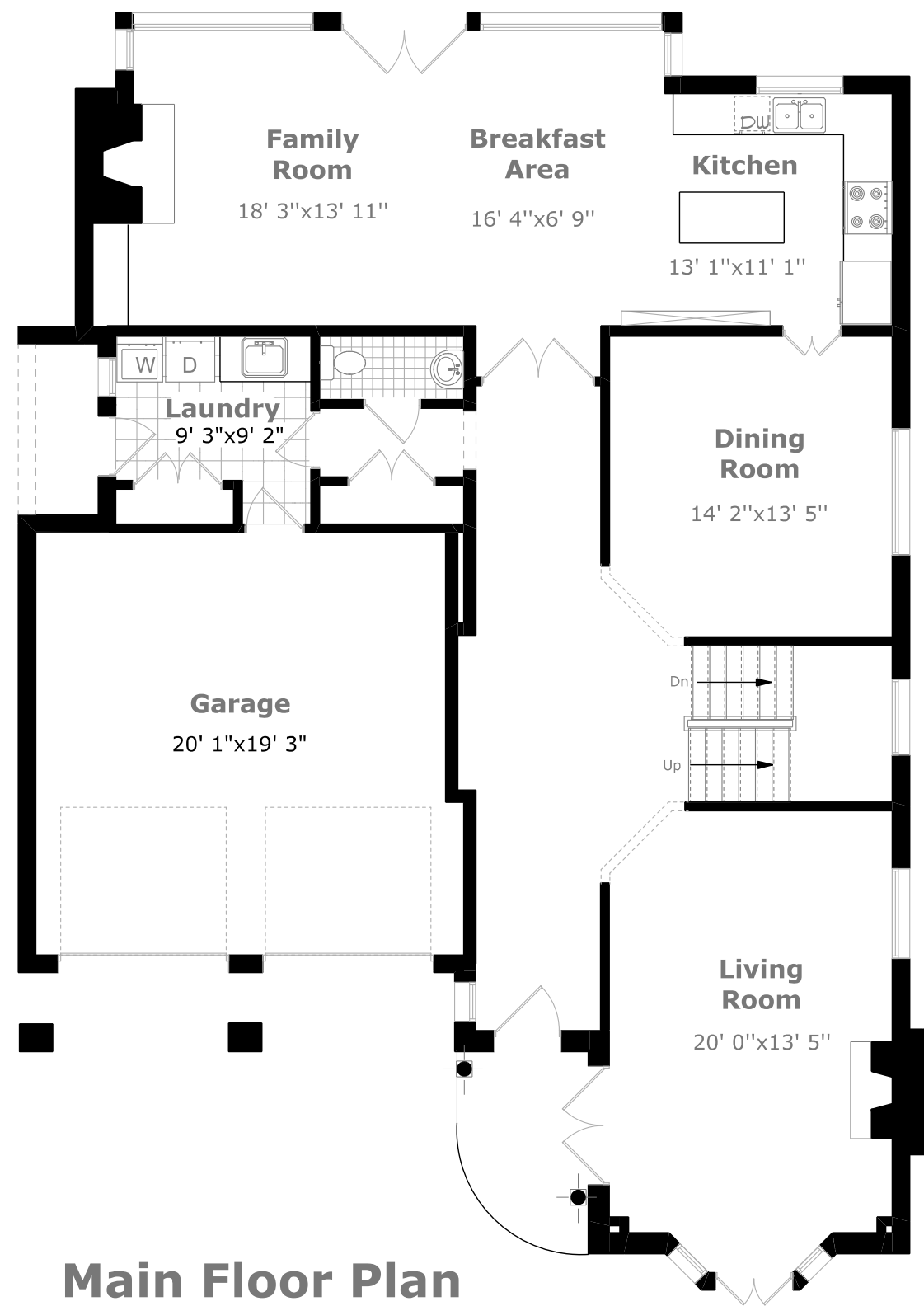




REAR ELEVATION & DECK

REAR YARD

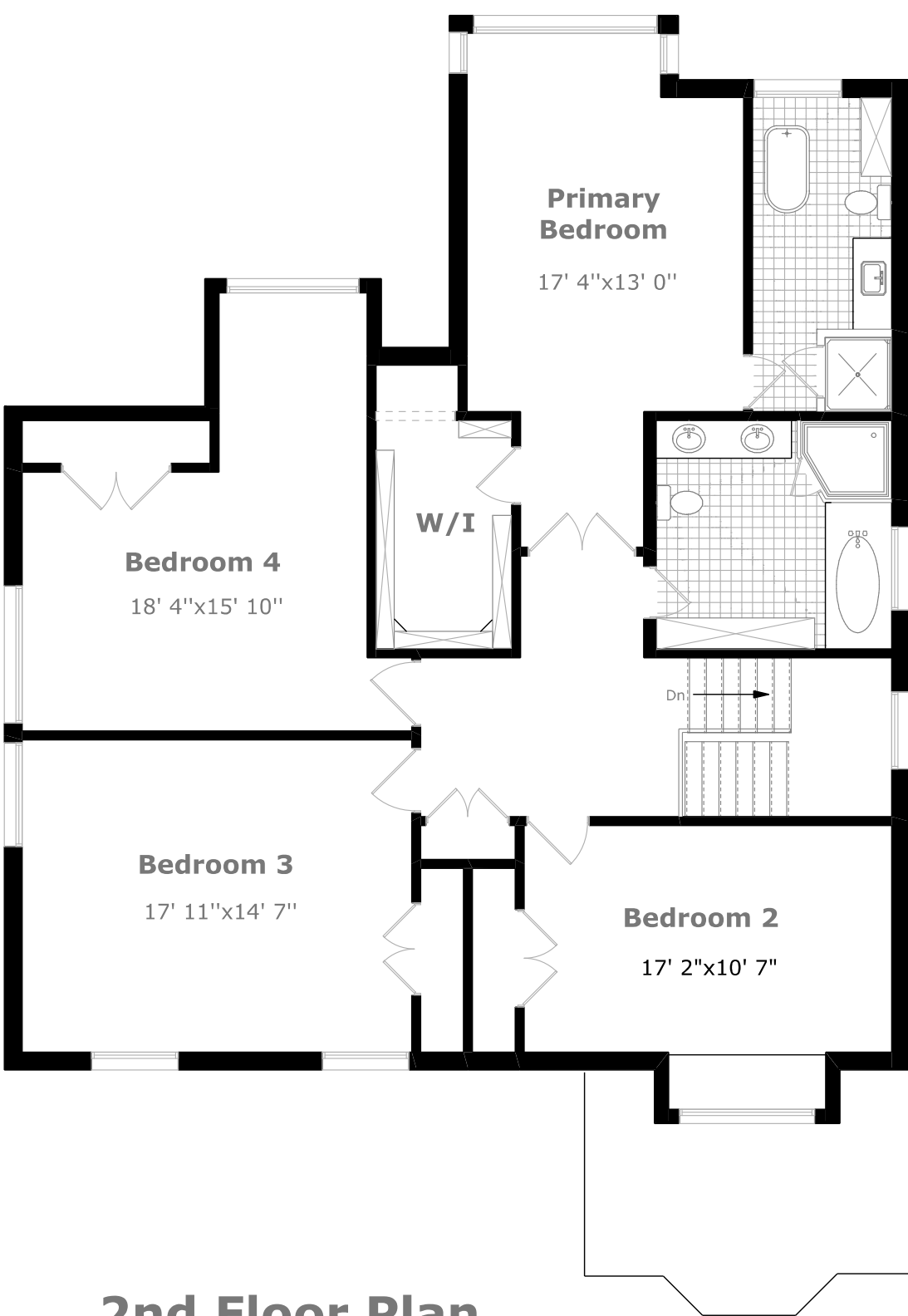
MAIN LEVEL FLOOR PLAN



Main Floor Plan
1,614.2 sq. ft.+
422.3 sq. ft. (Garage)

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

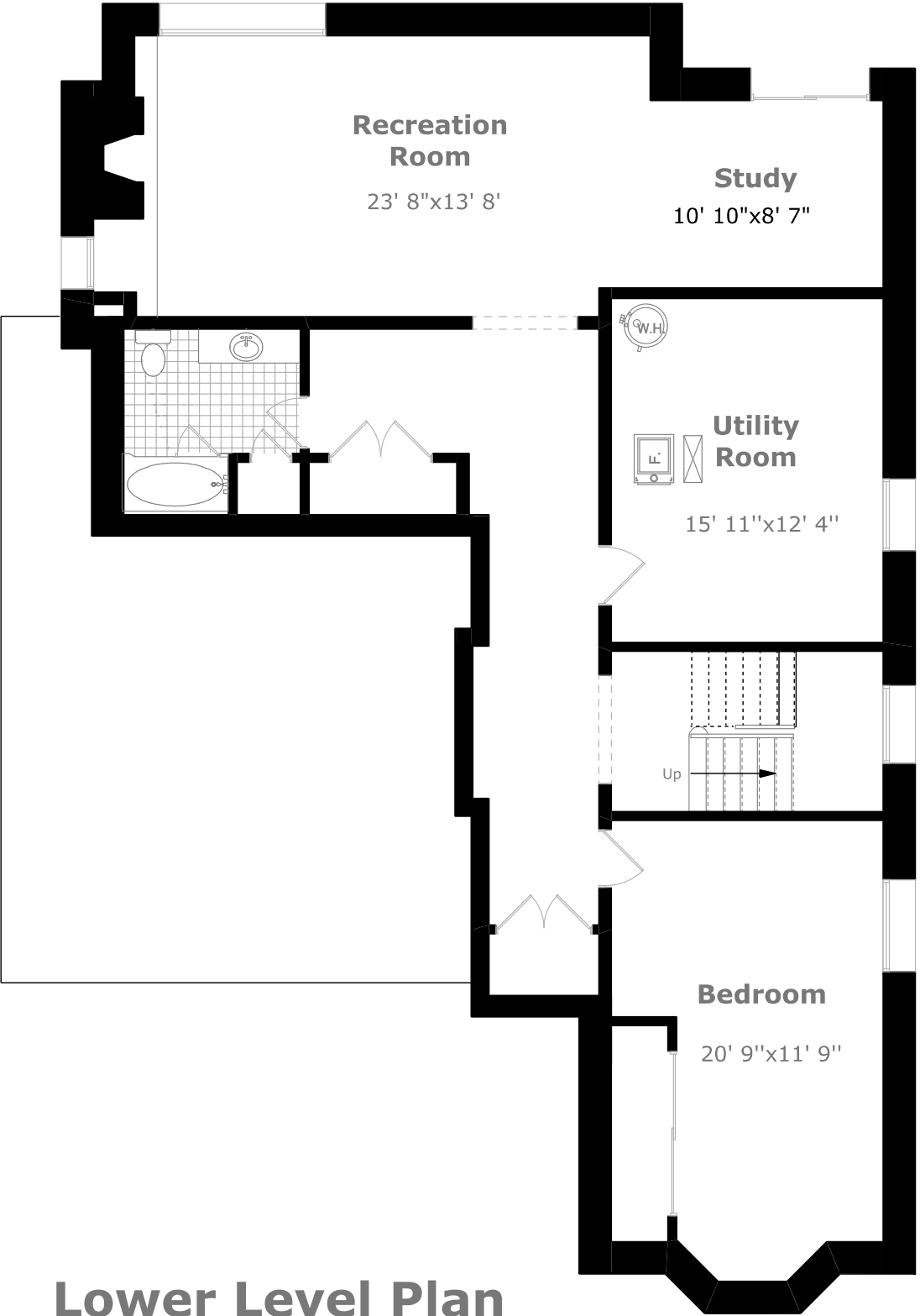
SECOND LEVEL FLOOR PLAN



2nd Floor Plan
1,751.3 sq. ft.

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

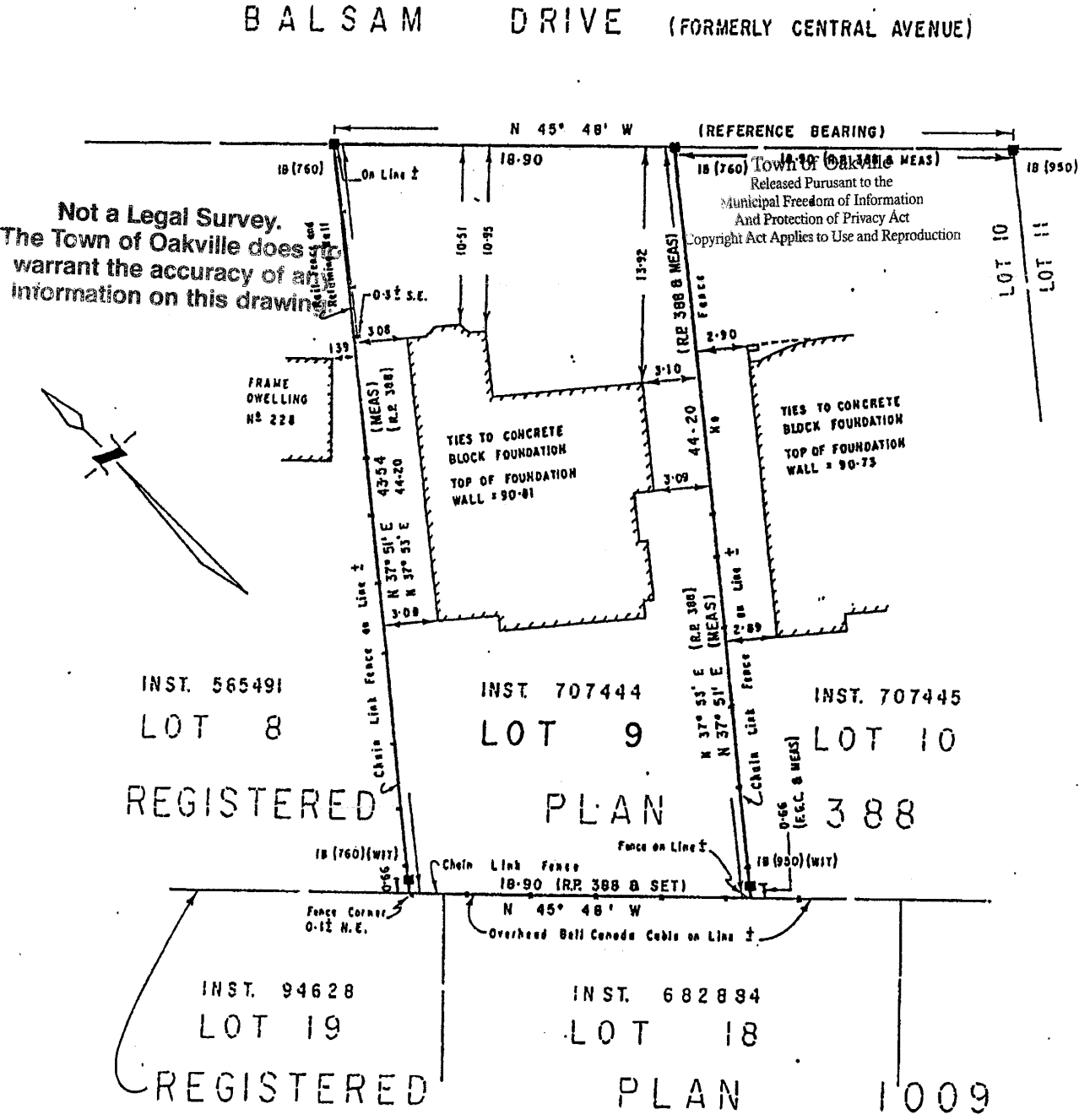
LOWER LEVEL FLOOR PLAN



Lower Level Plan
1,592.4 sq. ft.

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

SURVEY





LUXURY FEATURES

GENERAL

- Professionally landscaped
- Extensive use of natural stone
- Triple hinged solid core doors
- Emtek hardware
- Quality craftsmanship throughout

- MAIN LEVEL -

FOYER

- Oversized mahogany door with full glass pane and exterior iron inlay, oiled bronzed hardware
- Floor to ceiling static window
- Oversized book-matched granite flooring
- Double coat closet with built-in storage system
- Deep baseboards
- Crown moulding
- Pot lighting

LIVING ROOM

- Textured travertine flooring
- Deep baseboards
- Oversized double casement window
- Bowed French door system overlooking front courtyard and fountain
- Separate French doors open to front portico
- Detailed cast stone open flame gas fireplace
- Two step crown moulding
- Recessed chandelier ceiling feature
- Pot lighting
- Built-in audio

DINING ROOM

- Formal entrance
- Textured travertine flooring
- Deep baseboards
- Triple window with central casement
- Hunter Douglas blinds
- Fine detailed crown moulding
- Central ceiling medallion with drop chandelier
- Built-in audio
- Open to kitchen

POWDER ROOM

- Oversized book-matched granite flooring
- Honed neutral limestone walls and ceiling
- Deep baseboards
- Furniture style vanity with black granite top and deep black porcelain sink with 3-piece faucet
- Decorative framed mirror
- Central designer blown glass chandelier
- Two step crown moulding
- Pot lighting
- American Standard toilet

LAUNDRY/MUDROOM

- Natural terracotta tile flooring
- Deep baseboards
- Double coat closet with built-in storage system
- Exterior door with half glass opens to south portico and side yard
- Interior garage access
- Maytag washer and dryer pair
- Folding counter with lower closed storage

- Steel Queen stainless steel sink and pull-out faucet
- Upper storage cabinetry with undermount lighting and mirrored backsplash
- Central flushmount light

KITCHEN

- Cameo custom kitchen
- Deep stained oak hardwood flooring
- Deep baseboards
- Custom full-height warm white cabinetry with brushed gold hardware and undermount lighting
- Granite counters with book-matched backsplash
- Select upper glass features with glass shelves and lighting
- Recycling sorting station
- Commercial grade appliances:
- Stainless steel Viking gas oven with 4-burner range
- Wood paneled integrated Faber hood vent
- Dacor stainless steel integrated microwave oven
- Miele panelled dishwasher
- Maytag stainless steel refrigerator
- Double undermount Blanco stainless steel sink with chrome pull-down faucet
- Rich mahogany central island with closed storage and solid granite top
- Full pantry wall with closed cabinetry
- Oversized crank casement window
- Pot lighting
- Two-step crown moulding

BREAKFAST AREA

- Double French door entrance system
- Deep stained oak hardwood flooring
- Deep baseboards
- Quad window with two casements
- Oversized static window
- Hunter Douglas blinds
- Pot lighting
- Two-step crown moulding
- Open to family room

FAMILY ROOM

- Open to kitchen
- Deep stained oak hardwood flooring
- Deep baseboards
- Exterior double doors with full glass panes, opens to rear deck
- Quad window with two casements
- Hunter Douglas blinds
- Hand moulded cast stone open flame gas fireplace flanked with oversized static window and built-in bookcase with open shelving and closed media storage
- Two-step crown moulding
- Pot lighting
- Built-in audio

GARAGE

- Storage shelves
- Sealed concrete flooring
- Inside entry to mudroom/laundry

LUXURY FEATURES

- UPPER LEVEL -

LANDING

- Warm hardwood flooring
- Deep baseboards
- Open floating staircase to second level with decorative iron spindles and curved wood rails
- Oversized linear static window
- Oversized designer drop chandelier with ceiling medallion
- Double linen closet with wire shelving
- Crown moulding
- Central semi-flush crystal chandelier

PRINCIPAL BEDROOM

- Double door entry with formal entrance
- Warm hardwood flooring
- Deep baseboards
- Quad window with two casements, west facing
- Two oversized static windows, north and south facing
- Built-in audio
- Lush rear views

WALK-IN CLOSET

- Warm hardwood flooring
- Deep baseboards
- Full built-in storage system with shelves, hanging storage, shoe cubby, drawers and full-length mirrored closed storage
- Flushmount lighting

ENSUITE

- Oversized linear marbled porcelain tile flooring
- Deep baseboards
- Custom Cameo vanity with closed storage, chrome hardware, deep granite top and backsplash
- Rectangular undermount sink with chrome Riobel faucet
- Flush full-wall mirror with two chrome and crystal sconces
- Full height built-in closed storage cabinet
- Oval Maax free-standing tub with chrome Riobel fixtures
- Glass enclosed shower with matched granite border
- Marbled porcelain tile walls and micro-tile floor
- Granite shower niche and chrome Riobel fixtures
- Linear skylight
- Oversized crank casement window
- Pot lighting

BEDROOM 2

- Warm hardwood flooring
- Deep baseboards
- Oversized triple window with double casements, Hunter Douglas blinds
- Cast iron exterior Juliette balcony rail
- Integrated window bench seating with pull-out storage drawers
- Venetian plaster feature wall
- Double mirrored closet with built-in storage system
- Central crystal chandelier with recessed ceiling medallion
- Built-in audio



LUXURY FEATURES

MAIN BATH

- Honed limestone tile flooring
- Deep baseboards
- Warm white wood double vanity with granite top and backsplash, brushed gold hardware, two Kohler porcelain sinks with two chrome 3-piece faucets
- Decorative framed feature with integrated lighting and inset framed mirror
- Oversized glass enclosed corner shower with granite border, honed tile surround, mosaic tile floor and chrome ceiling mounted rain shower head and wand
- Integrated granite shelves and corner bench
- Drop-in air jetted soaker tub with granite surround and chrome fixtures
- Double casement window
- Full-height built-in storage with shelving
- Kohler toilet
- Central semi-flush designer lighting
- Built-in audio

BEDROOM 3

- Warm hardwood flooring
- Deep baseboards
- Two floor to ceiling windows with double casements and Hunter Douglas blinds, arched transoms and curved wall
- Cast iron exterior Juliette balcony rail
- Oversized double casement window with Hunter Douglas blinds and south view
- Venetian plaster feature wall

- Double mirrored closet with built-in storage system
- Central chandelier with recessed ceiling medallion
- Crown moulding
- Built-in audio

BEDROOM 4

- Warm hardwood flooring
- Deep baseboards
- Oversized double casement window with south view and cast iron exterior Juliette balcony rail
- Triple static window with west view
- Double mirrored closet with built-in storage system
- Central chandelier
- Crown moulding

- LOWER LEVEL -

STAIRS & LANDING

- Rich hardwood stairs with decorative iron spindles and curved wood rails
- Double static window
- Double storage closet
- Double storage closet with wire shelving
- Plush neutral Berber carpet
- Deep baseboards

BEDROOM

- Plush neutral Berber carpet
- Traditional baseboards
- Double closet with mirrored slider doors and wired shelving
- Oversized slider window

BATHROOM

- White tile flooring
- Traditional baseboards
- Storage closet with wire shelving
- American Standard tub with glass swing door, white micro tile surround and chrome fixtures
- Rich wood vanity with closed storage, granite top and backsplash, oval sink and chrome Riobel faucet
- Full width flush mirror with decorative crystal sconce
- Kohler toilet

REC ROOM

- Plush neutral Berber carpet
- Traditional baseboards
- White brick feature wall with wood burning fireplace
- Casement window
- Triple window with centre casement
- Glass slider opens to rear yard walk-out
- Built-in audio
- Flushmount glass lights

UTILITY

- Concrete flooring
- Closed wardrobe storage
- Double slider window
- Carrier Infinity furnace and Aprilaire humidifier

LUXURY FEATURES

- EXTERIOR -

FRONT YARD

- Professionally landscaped with hard and soft landscaping
- Interlock stone driveway with framing gardens
- Exterior clad in natural limestone and stucco
- Stone courtyard with raised natural pond
- Oversized limestone steps leading to front portico
- Raised stone framing borders
- Limestone steps lead to side gates
- Perennial framing gardens with mixed shrub system and mixed tree canopy
- Soffit pot lighting
- Irrigation system
- Landscape lighting

REAR YARD

- West facing yard
- Ample privacy
- Walk-out from lower level
- Fully fenced
- Professionally landscaped with hard and soft landscaping
- Oversized raised deck with large platform and upper stairs, integrated bench seating and framing stone boulders
- Natural water feature
- Perennial framing gardens line fence line and property

- Ample space for lounging/dining and BBQ area
- Mixed tree species and gardens
- Landscape lighting and irrigation system
- Flat grassy area
- Wood garden shed with cedar roof

INCLUSIONS

- Maytag washer & dryer pair
- Stainless steel Viking gas oven with 4-burner range
- Wood panelled integrated Faber hood vent
- Dacor stainless steel integrated microwave oven
- Miele panelled dishwasher
- Maytag stainless steel refrigerator
- Central vac and attachments
- Closed wardrobe storage in utility
- Integrated audio speakers
- Garage openers and remotes
- Irrigation system
- All electrical light fixtures
- All blinds
- All bathroom mirrors
- TV mount

EXCLUSIONS

- All personal pictures/art/décor indoor & out
- Garden sculptures/art

*Notwithstanding any items identified as features or inclusions or exclusions in this brochure, only those items identified as inclusions in the Agree-ment of Purchase and Sale will be deemed an inclusion.

LISTING INFORMATION

220 BALSAM DRIVE, OAKVILLE

Possession: To be arranged

Lot Size: 146.92' x 62.10' x 146.71' x 62.06'

Square Footage: 3,365.5 sq ft above grade

Total Square Footage: 4,957.9 sq ft

Deposit: 5%

Taxes: \$13,312 / 2020

Legal Description: LT 9, PL 388

Listing Agents: Brad Miller, Kieran McCourt & Murray McKeage



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