



2234 LYNDHURST DRIVE | OAKVILLE



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





## IMPRESSIVE FAMILY HOME IN JOSHUA CREEK

Detailed landscaping and expert craftsmanship are abundant in this exquisite family home. Impressive curb appeal with an abundance of natural flagstone and greenery and a covered front portico create an exceptionally inviting exterior. The oversized solid entrance door opens to a two-storey foyer and reveals a bright and airy space.

Thoughtful floorplan with private office and connected principal living spaces. Wide plank oiled hardwood creates warmth and carries through the main level. Convenient features such as main floor laundry with interior garage access and clever secondary lower level staircase.

The kitchen, the hub of the home, is newly transformed from K Cabinets and is a chef's dream: full height custom cabinetry, clever built-ins, pantry wall, commercial-grade appliances, quartz counters, peninsula bar seating and a dedicated breakfast area – an ideal gathering spot. Central to both the formal dining and the inviting family room with cozy gas fireplace. The entertaining potential carries to the outdoors, with a covered outdoor living room with gas fireplace overlooking the saltwater pool with triple waterfall feature. And dining al-fresco is easy with the built-in stone BBQ and dedicated seating areas.

The second level landing is bright and features warm wide plank oiled hardwood and a romantic Juliette balcony overlooking the front foyer. Each bedroom is generously sized with large windows and ample storage. A double door entry reveals the master retreat with two walk-in closets and an inviting ensuite with deep soaker tub, oversized glass-enclosed shower and separate water closet.

The fully finished lower level is bright and open offering an abundance of additional living space. Inviting rec room with cozy gas fireplace and custom wet-bar with raised bar seating and separate games area make this an ideal lounging spot. Complete interior garage organizational system by Garage Living.

Offering tremendous curb appeal, an ultimate backyard oasis, custom finishes throughout and sitting on a generous-sized lot in Joshua Creek, this family home is the full package.





FOYER & LIVING / DINING ROOM

LIVING / DINING ROOM



GOURMET EAT-IN KITCHEN WITH HIGH END APPLIANCES







KITCHEN

BREAKFAST AREA





FAMILY ROOM

OFFICE & POWDER ROOM





MASTER BEDROOM

MASTER ENSUITE





SECOND & THIRD BEDROOM

FOURTH BEDROOM & MAIN BATHROOM





LOWER LEVEL LANDING & RECREATION ROOM

GAMES ROOM, RECREATION ROOM & WET BAR






CRAFT ROOM

FLEXSPACE & LOWER LEVEL BATHROOM



An aerial photograph of a large, two-story house with a grey shingled roof and light-colored stone or brick siding. The house features multiple windows, including a large bay window on the right side. The backyard is a well-manicured green lawn. A rectangular salt-water pool is situated in the center-left of the yard, surrounded by a light-colored stone patio. To the right of the pool is an outdoor living room with a dark stone fireplace, a dining table with chairs, and lounge chairs. A covered patio area with a white umbrella and outdoor furniture is located near the house. The yard is bordered by a wooden fence, and there are various trees and shrubs throughout. A paved road is visible on the right side of the image.

BACKYARD PARADISE WITH SALT-WATER POOL & OUTDOOR LIVING ROOM



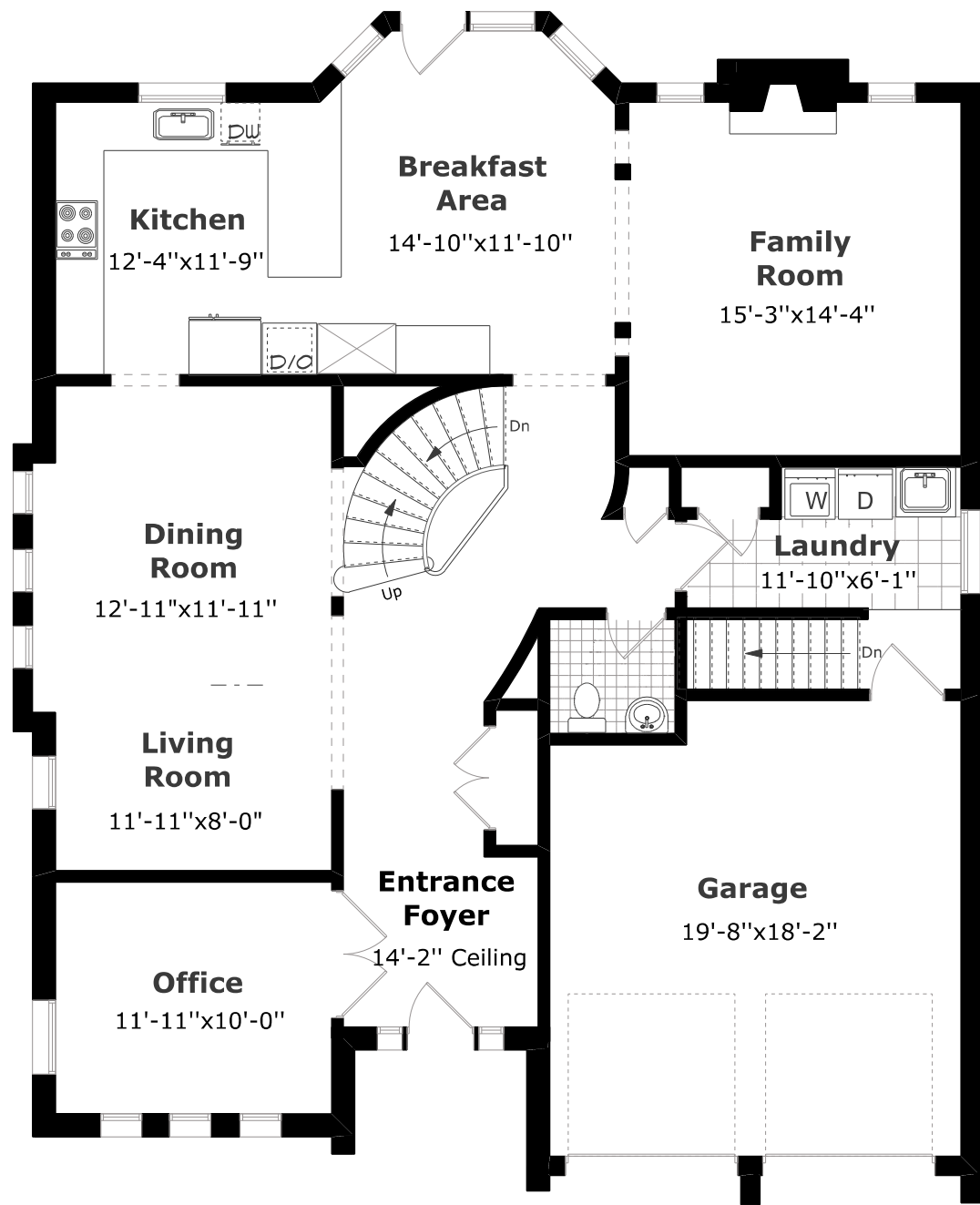


SALT-WATER POOL & STONE-CLAD BBQ

OUTDOOR LOUNGE WITH GAS FIREPLACE



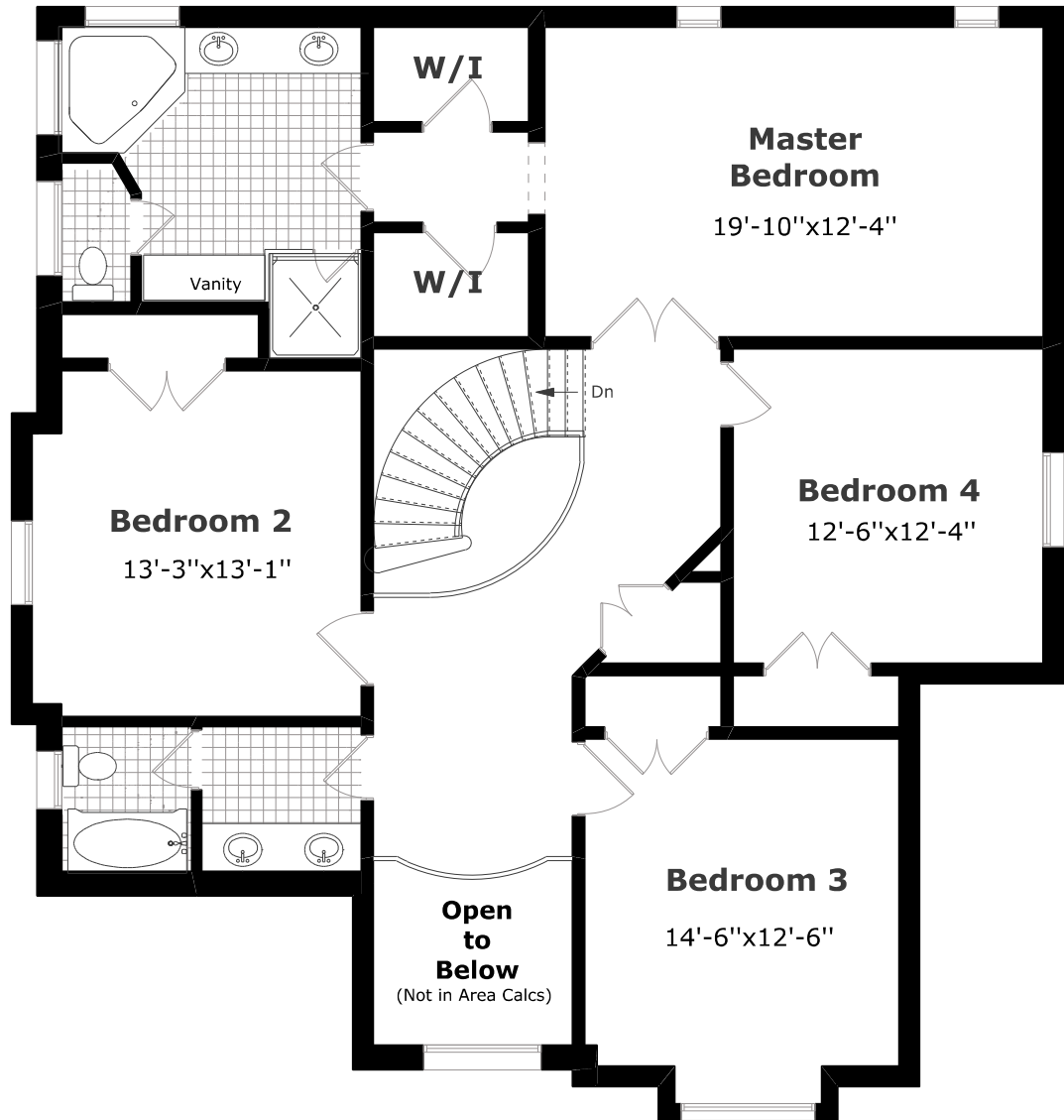
MAIN LEVEL FLOOR PLANS  
TOTAL SQUARE FOOTAGE: 4,670.6 SQ. FT.



**Main Floor Plan**  
1,533.4 sq. ft. +  
375.0 sq. ft. (Garage)  
9'-0" Ceiling

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

SECOND LEVEL FLOOR PLANS

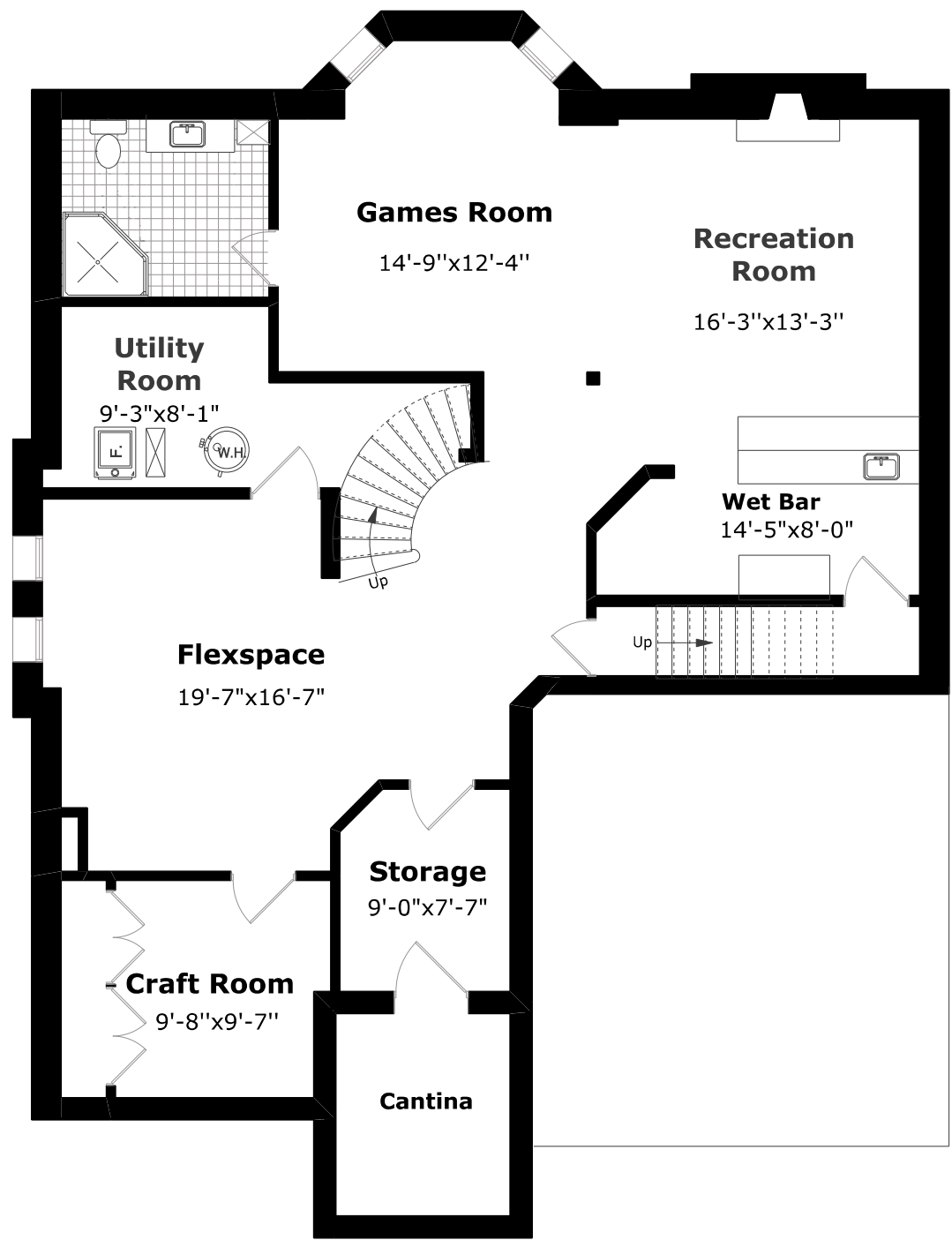


**2nd Floor Plan**  
1,514.4 sq. ft.  
9'-0" Ceiling

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



# LOWER LEVEL FLOOR PLANS



Lower Level Plan

1,622.8 sq. ft.



## LUXURY FEATURES

### FOYER

- 14' ceiling height entrance with vaulted ceiling and suspended glass chandelier
- Solid fibreglass front entry door with contemporary black hardware
- Double side lights and arched upper transom (Pella 2019)
- Neutral textured porcelain tile flooring
- Deep baseboards
- Double coat closet with built-ins
- Pot lighting
- Crown moulding

### OFFICE

- Double French door entry with double transom
- 12' ceiling height
- Wide plank oiled hardwood flooring
- Deep baseboards
- Three oversized single windows with upper transoms, one casement
- One double window with casement and double transom
- Crown moulding, central flushmount light and pot lighting

### LIVING ROOM

- Wide plank oiled flooring
- Deep baseboards
- Single window
- Tres ceiling with crown moulding
- Pot lighting

### DINING ROOM

- Wide plank oiled flooring
- Deep baseboards

### KITCHEN

- Three single windows, middle with casement
- Tres ceiling with crown moulding
- Linear glass and chrome central chandelier
- Pot lighting
- Custom kitchen by K Cabinets 2018
- Neutral textured porcelain tile flooring
- Deep baseboards
- Full-height cabinetry and under-mount lighting
- Full pantry wall with integrated appliances
- Clever storage built-ins with pull-out drawers in pantry and recycling sorting station
- Convenient recessed work station
- Contemporary Cambria quartz countertops and glass tile backsplash
- Double undermount Prochef stainless steel sink with chrome pull-down faucet
- Stainless steel Jenn-air digital wall oven
- Stainless steel Jenn-air digital microwave
- Subzero stainless steel Jenn-air digital refrigerator
- Bosch flex induction glass cooktop with stainless steel Jenn-air hood vent
- Stainless steel Bosch dishwasher
- Breakfast bar with seating and two glass drop pendant lights
- Double window with casement
- Crown moulding and pot lighting

### POWDER ROOM

- Neutral textured porcelain tile flooring
- Deep baseboards
- Kohler pedestal sink with chrome faucet
- Wood framed vanity mirror and glass pendant lighting
- Kohler toilet

### LAUNDRY/MUDROOM

- Neutral textured porcelain tile flooring
- Deep baseboards
- Storage closet
- Inside entry to garage
- Built-in folding station with deep stainless-steel sink and chrome pull down faucet
- White upper cabinet storage
- Secondary stairs to lower level
- Single casement window
- Central flushmount lighting
- Front loading Whirlpool washer and dryer pair, 2019

### GARAGE

- Full double garage
- Professional storage system by Garage Living 2019
- Polyaspartic flooring and full panelled walls with integrated storage system
- Inside entry to laundry/ mudroom
- Pella garage doors 2019

### BREAKFAST AREA

- Neutral textured porcelain tile flooring
- Deep baseboards
- Two single windows
- Double exterior French doors with upper transom, leads to spectacular rear yard
- Crown moulding and pot lighting



The information contained in this feature brochure is based on casual observation and the knowledge of the vendors. This information is believed to be factual; however, it is not warranted and should be independently verified. Items listed in this brochure may not be included in an Agreement of Purchase and Sale unless specifically listed as an inclusion in the chattels section of an Agreement of Purchase and Sale.

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LUXURY FEATURES CONTINUED

FAMILY ROOM

- Custom milled entrance with pillars
- Open to breakfast and kitchen areas
- Wide plank oiled hardwood flooring
- Napoleon gas fireplace with marble frame and sleek wood surround and mantle
- Deep baseboards
- Two single windows
- Crown moulding and pot lighting

UPPER LEVEL

- Wide plank oiled hardwood flooring
- Deep baseboards
- Double storage closet with built-in shelving
- Juliette balcony with iron spindles overlooking front foyer
- Crown moulding and central flushmount lighting

MASTER BEDROOM

- Double door entry
- Plush neutral carpeting
- Deep baseboards
- Two single casement windows
- Two walk-in closets with custom built-in shelving and hanging storage
- Central chrome ceiling fan
- Crown moulding

ENSUITE

- Porcelain tile flooring
- Deep baseboards
- Two double windows each with single casement
- Full width vanity mirror and central pendant lighting

- Double vanity with marble counter, undermount sinks and chrome Moen faucets
- Separate makeup vanity with marble counter, flush mirror and central pendant lighting
- Oversized glass enclosed shower with rain shower head, body jets and porcelain tile surround
- Private water closet with American Standard toilet, double window with casement
- Corner jetted soaker tub with chrome faucet and bubbled glass central chandelier

BEDROOM 2

- Plush neutral carpeting
- Deep baseboards
- Double closet with shelf and hanging storage
- Oversized double window with casement
- Central flushmount light

BEDROOM 3

- Plush neutral carpeting
- Deep baseboards
- Double closet with shelf and hanging storage
- Oversized double window with casement
- Central flushmount light

BEDROOM 4

- Plush neutral carpeting
- Deep baseboards
- Double closet with custom built-in storage

- Oversized double window with casement
- Central flushmount light

MAIN BATH

- Neutral porcelain tile flooring
- Deep baseboards
- Double vanity with two porcelain sinks and chrome Moen faucets
- Full width vanity mirror and central pendant lighting

WATER CLOSET

- Neutral porcelain tile flooring
- Deep baseboards
- Deep soaker tub with chrome shower head and neutral tile surround
- Single casement window
- American Standard toilet
- Central flushmount lighting

LOWER LEVEL

- Finished in 2015

REC ROOM

- Neutral plush Berber carpeting
- Deep baseboards
- Porcelain tile feature wall with central gas fireplace
- Crown moulding and pot lighting

BAR AREA

- Custom wetbar
- Neutral grey porcelain tile flooring
- Rich wood cabinetry with granite countertops and upper cabinets with glass doors
- Deep stainless steel sink with riobel pull-out faucet



LUXURY FEATURES CONTINUED

- Separate storage room
- Raised bar height counter with extra seating
- Three glass and chrome drop pendant lights
- Pot lighting

GAMES AREA

- Neutral plush Berber carpeting
- Deep baseboards
- Two windows with single slider
- Pot lighting

BATHROOM

- Neutral grey porcelain tile flooring
- Deep baseboards
- Linear tiled feature wall
- Oversized floating vanity with cultured marble top, integrated sink and chrome riobel faucet
- Additional floating storage cabinet
- Wood framed vanity mirror with three-pendant light
- Glass-enclosed corner shower with patterned tile base, neutral grey tile surround and chrome rain shower head
- American Standard toilet
- Pot lighting

FLEX SPACE

- Neutral plush Berber carpeting
- Deep baseboards
- Two windows with single slider
- Pot lighting

CRAFT ROOM

- Neutral plush Berber carpeting
- Deep baseboards

- Two double closets with custom built-in storage system
- Crown moulding and pot lighting

STORAGE

- Walk-in storage closet
- Access to separate cantina/cold storage

- EXTERIOR -

REAR YARD

- Extensively hardscaped with multiple stone patios
- Custom backyard oasis completed by Solda Pools Ltd. 2016;
- Linear inground salt-water pool with thermal ledge
- Stone feature wall with three seamless waterfalls
- Perennial gardens and shrub system surround pool
- Feature lighting system
- Custom standalone portico with stone flooring, cedar lined ceiling and stone feature wall with open linear gas fireplace
- Stone built-in BBQ area with stainless steel Napoleon gas grill, stainless steel fridge and stone top
- 9 zone irrigation system (front and back)
- Fully fenced

FRONT

- Large corner lot with premium pie shape
- Completely designed hard and soft landscaping by Orion
- Multiple levels with extensive use of stone

- Double drive with flagstone border
- Flagstone walk-way with oversized stairs
- Covered flagstone portico
- Feature lighting system
- Pella front entrance door and garage doors 2019

INCLUSIONS

- Whirlpool washer & dryer pair
- Stainless steel Jenn-air digital wall oven
- Stainless steel Jenn-air digital microwave
- Subzero stainless steel Jenn-air refrigerator
- Bosch flex induction glass cooktop
- Stainless steel Jenn-air hood vent
- Stainless steel Bosch dishwasher
- Central vac and attachments
- Garage opener and remotes
- TV mounts
- All electronic light fixtures
- All blinds and window coverings
- All ceiling fans
- All bathroom mirrors
- All related pool equipment
- Alarm system equipment (monitoring to be arranged by buyer, if desired)

RENTAL ITEMS

- Enercare rental water treatment – salt water
- Enercare rental HWT
- Reliance rental high-efficiency furnace and A/C (central & unit)

EXCLUSIONS

- All TVs
- Rec room bar fridge and chest freezer
- Large clock on basement wall
- All personal pictures/art







#### LISTING INFORMATION

**2234 LYNTHURST DRIVE, OAKVILLE**

**Possession:** Flexible

**Lot Size:** 50' front x 113.47' side x 115.01' side x 80.51' back

**Square Footage:** 3,047.8 sq ft above grade

**Total Square Footage:** 4,670.6 sq ft

**Deposit:** 5%

**Taxes:** \$9,223 / 2020

**Legal Description:** LOT 111, PLAN 20M924, OAKVILLE.  
S/T EASEMENTS FOR ENTRY AS IN HR547850

**Listing Agents:** Don Goodale, Brad Miller  
& Murray McKeage





# GoodaleMillerTeam

**Experience. Integrity. Results.**

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**#1 Team in Canada for Century 21 for 16 years in a row**  
**#2 Team Globally for Century 21 for 5 years**