



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



1510 Varelas Passage | Oakville





## UPSCALE FAMILY HOME IN JOSHUA MEADOWS

Newly built by Mattamy Homes and luxuriously finished throughout. A modern aesthetic seamlessly blends with a warm and inviting interior. Soaring angular ceilings creates a sense of grandeur and oversized windows allows for full-day natural sunlight.

An open floor plan guides to the hub of the home where the chef's kitchen, great room and dining space are all connected. Full-height flat panel cabinetry with modern hardware provides an abundance of storage, central island with overhang for extra seating is an ideal place to gather, commercial grade appliances keep the master chef happy and the impressive stone countertops with book-matched backsplash create a luxurious space. The dedicated breakfast area features additional pantry space and oversized glass sliders to the rear garden.

The great room is the perfect spot to unwind with two-storey vaulted ceiling and feature window wall with cozy fireplace. An outfitted mudroom with walk-in closet and garage access maximizes utility and provides extra storage.

The primary bedroom is nicely tucked away with large windows, walk-in closet and luxurious ensuite with deep soaker tub – a great place to unwind after a long day. Three additional bedrooms are generously sized, one with private ensuite and the upper level laundry is naturally convenient. A bonus flex place is open to the great room below and could function as a kid's hideaway or additional living space. The lower level is unspoiled and has oversized windows and a 3-piece rough-in.

Joshua Meadows is a new community in upper Oakville surrounded by parks and trails and has a host of local amenities and offers super easy access to major highways. A growing neighbourhood with a natural abundance.





FOYER



DINING ROOM





GREAT ROOM



GREAT ROOM





KITCHEN

BREAKFAST AREA





MUDROOM & LOFT

PRIMARY BEDROOM & ENSUITE





SECOND & THIRD BEDROOMS & MAIN BATHROOM

FOURTH BEDROOM & ENSUITE





LUXURY DETAILS



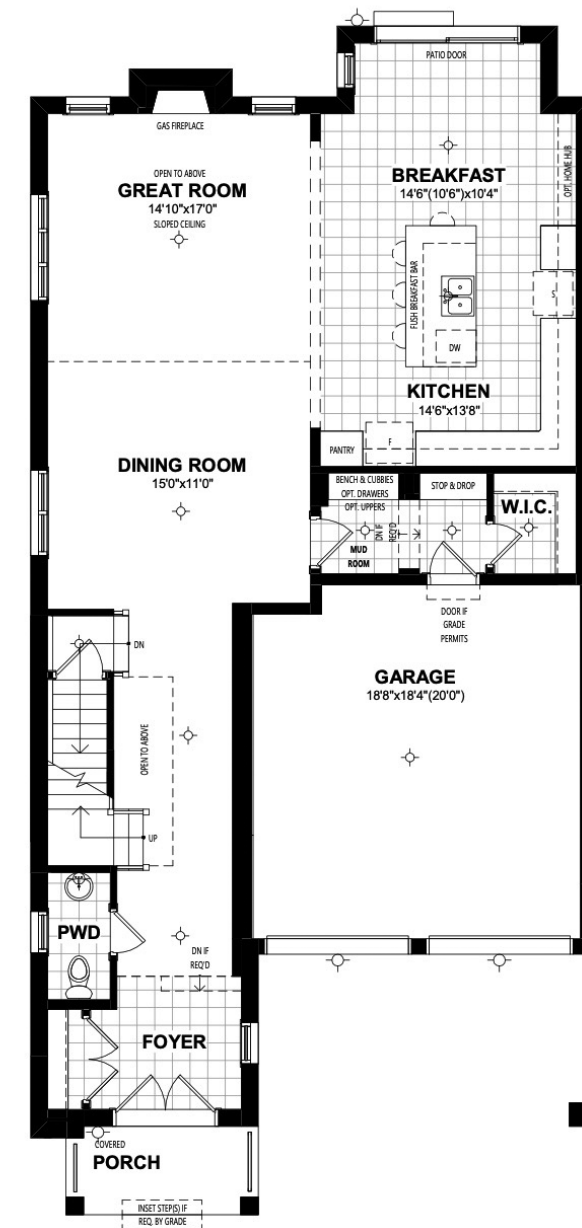
LUXURY DETAILS





REAR ELEVATION

MAIN LEVEL FLOOR PLAN



Interior Elevation for Standard  
Bench/Stop & Drop in Mud Room

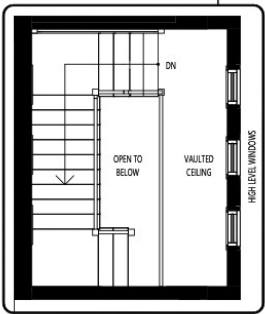
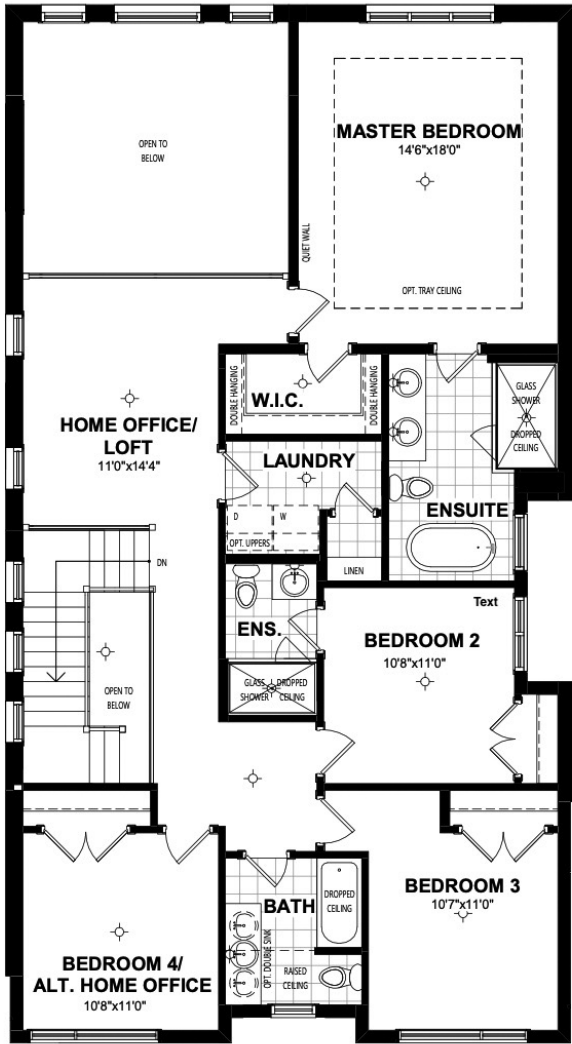
GROUND FLOOR PLAN

\*\*subject property is reverse elevation.

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



SECOND LEVEL FLOOR PLAN



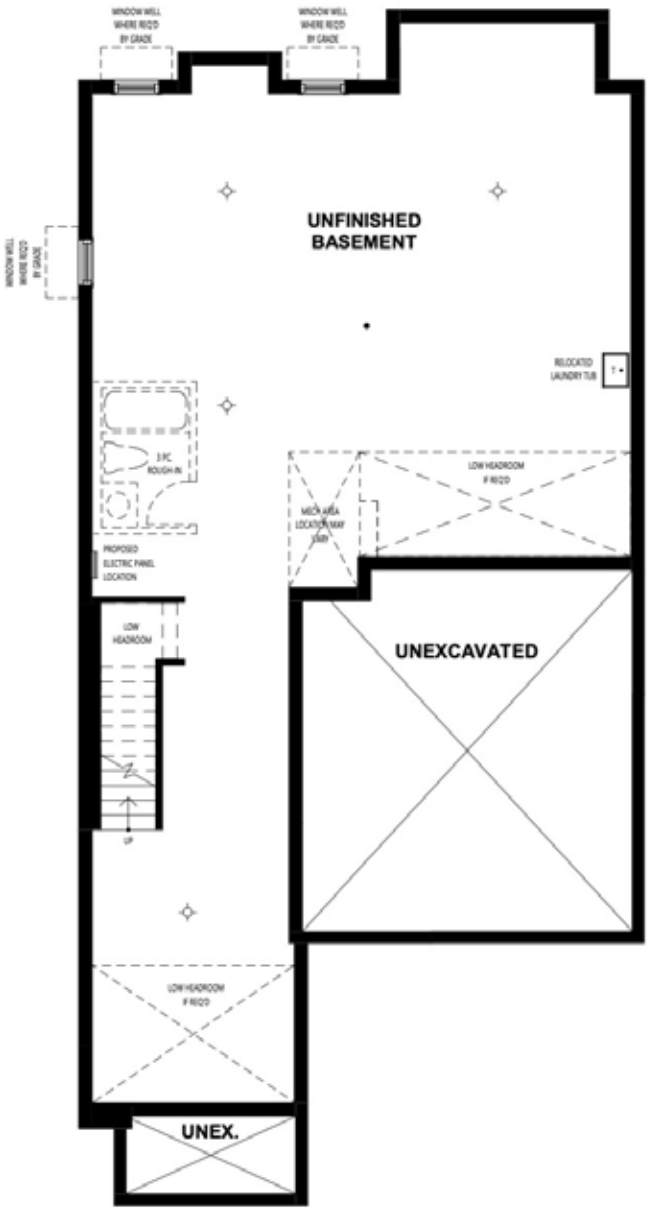
3 Vaulted Ceiling with High Level Windows  
(Only Available with Contemporary Elevation)  
✓ Selection Ordered STL: \_\_\_\_\_

2 Third Bath (Laundry Tub Relocated to Basement)  
✓ Selection Ordered STL: \_\_\_\_\_

\*\*subject property is reverse elevation.

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

LOWER LEVEL FLOOR PLAN



BASEMENT PLAN

\*\*subject property is reverse elevation.

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





## LUXURY FEATURES

### GENERAL

- Newly built by Mattamy Homes 2022
- Upgraded custom finishes throughout
- Exceptionally high angled ceilings
- Beautiful modern design

### - MAIN LEVEL -

#### FOYER

- Modern double entry door with linear panelled glass and matte black hardware
- Tall linear side window
- Wide plank greige oak hardwood flooring
- Contemporary baseboards
- Double coat closet with wire shelf and hanging storage
- Chrome and glass flush lighting

#### POWDER ROOM

- Stacked linear porcelain tile
- Contemporary baseboards
- Matching feature wall
- Tall casement window
- Pedestal sink with chrome faucet
- Contrac skirted toilet

#### DINING ROOM

- Wide plank greige oak hardwood flooring
- Contemporary baseboards
- Double casement window with double transom
- Chrome and glass drop chandelier
- Open to great room and kitchen

#### GREAT ROOM

- Extra height vaulted ceiling
- Wide plank greige oak hardwood flooring
- Contemporary baseboards
- Central glass and chrome flushmount lighting
- Triple static linear windows with transoms
- Feature wall flanked with windows
- Central inset gas fireplace with milled surround
- Dedicated media placement
- Open to kitchen and dinng

#### KITCHEN

- Wide plank greige oak hardwood flooring
- Contemporary baseboards
- Full height flat front modern cabinetry
- Chrome hardware
- Contrasting black lower cabinetry

- and black features on upper
- Ample cabinetry and storage space
- Two full sized pantries
- Grey-toned marbled granite countertop with matching backsplash
- Oversized central island with double waterfall edges
- Overhang for extra seating
- Black closed storage cabinetry
- Double Blanco stainless steel sink with chrome Moen faucet and chrome Moen filtered water tap
- Book-matched marbled granite feature wall

#### APPLIANCES:

- Stainless steel Bosch French door refrigerator
- Stainless steel Maytag dishwasher
- 5-burner Bosch gas cooktop
- Stainless steel hood vent
- Miele convection wall oven
- Miele built-in microwave

#### BREAKFAST AREA

- Wide plank greige oak hardwood flooring
- Contemporary baseboards
- Full height closed pantry
- Glass and chrome chandelier
- Oversized glass sliders with transom

- open to rear yard
- Linear side window with casement and transom

#### MUDROOM

- Stacked linear porcelain tile
- Contemporary baseboards
- Built-in bench seating with storage
- Wall shelves with lower hanging hooks
- Walk-in closet with wire shelves and hanging storage
- Two glass and chrome flushmount lights
- Interior garage access

#### GARAGE

- Double garage
- Inside entry to mudroom

### - UPPER LEVEL -

- Dark stained oak stairs with matte black powder coated rails
- Double height ceilings with triple linear windows
- Three captains windows at ceiling peak
- Central flushmount lighting
- Wide plank greige oak hardwood flooring
- Contemporary baseboards

## LUXURY FEATURES

### PRIMARY BEDROOM

- Extra height triple hinged door
- Neutral Berber carpeting
- Contemporary baseboards
- Triple window with casement
- Walk-in closet with wire shelves and hanging storage
- Central flushmount lighting

#### ENSUITE

- Stacked linear porcelain tile
- Contemporary baseboards
- Double vanity with undermount contrac sinks and chrome Moen faucets
- Pure white quartz counter and backsplash
- Frameless wall-mounted glass mirror with chrome and glass wall sconces
- Freestanding deep soaker tub with tub mounted chrome Moen faucet
- Oversized glass shower with micro porcelain tile flooring with matching linear surround
- Chrome Moen showerhead and separate wand
- Pot light
- Oversized casement window
- Chrome and glass flushmount lighting
- Contrac toilet

### LAUNDRY

- Neutral porcelain tile flooring
- Contemporary baseboards
- Upper closed cabinetry with chrome hardware
- Front-loading Samsung washer and dryer pair
- Walk-in linen closet with shelving
- Chrome and glass flushmount lighting

#### BEDROOM 2

- Neutral Berber carpeting
- Contemporary baseboards
- Double closet with wire shelving and hanging storage
- Oversized modern window with single casement
- Central flushmount lighting

#### MAIN BATH

- Neutral porcelain tile flooring
- Contemporary baseboards
- Oversized vanity with closed storage
- Oval undermount sink with chrome Moen faucet
- Grey quartz counter and backsplash
- Frameless glass mirror with frosted glass sconce
- Tub/shower combo with neutral tile surround and chrome Moen fixtures
- Contrac toilet





## LUXURY FEATURES

### BEDROOM 3

- Neutral Berber carpeting
- Contemporary baseboards
- Double closet with wire shelving and hanging storage
- Oversized modern window with single casement
- Central flushmount lighting

### BEDROOM 4

- Neutral Berber carpeting
- Contemporary baseboards
- Double closet with wire shelving and hanging storage
- Oversized modern window with single casement
- Central flushmount lighting

### ENSUITE

- Neutral porcelain tile flooring
- Contemporary baseboards
- Vanity with closed storage, oval undermount sink with chrome Moen faucet
- Marbled quartz counter and backsplash
- Frameless glass mirror with frosted glass sconce
- Oversized glass enclosed shower with acrylic base and neutral porcelain tile surround

- Pot light
- Chrome Moen fixtures
- Contrac toilet

### OPEN FLEX SPACE

- Overlooks great room
- Wide plank greige oak hardwood flooring
- Contemporary baseboards
- Two windows one casement
- Central flushmount lighting
- Incredible bonus space

### - LOWER LEVEL -

- Large windows
- 3-piece rough-in
- Upgraded insulation
- Lennox high efficiency furnace
- Vanee fresh air system
- Bosch tankless water heater (rental; Cricket Comfort)

### - EXTERIOR -

- Covered front entry
- Stone walk-way

### INCLUSIONS

- Stainless steel Bosch French door refrigerator
- Stainless steel Maytag dishwasher
- 5-burner Bosch gas cooktop

- Stainless steel hood vent
- Miele convection wall oven
- Miele built-in microwave
- Front-loading Samsung washer and dryer pair
- All electrical light fixtures
- All bathroom mirrors

### RENTAL ITEMS

- Hot Water Tank

### EXCLUSIONS

- All personal pictures/art/décor indoor & out

\*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 1510 VARELAS PASSAGE, OAKVILLE

**Possession:** To be arranged  
**Lot Size:** 38.13' x 90.04' x 38.13' x 90.04'  
**Deposit:** 5%  
**Taxes:** Not yet assessed  
**Legal Description:** LOT 100, PLAN 20M1229  
SUBJECT TO AN EASEMENT FOR ENTRY  
AS IN HR1859139  
**Listing Agents:** Brad Miller, Kieran McCourt  
& Murray McKeage





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

905-338-2121 | **GoodaleMillerTeam.com**

9-209 Speers Rd, Oakville, ON L6K 0H5

**Follow us on**



**#1 Team in Canada for Century 21 for 18 years in a row**

**#1 Team Globally for Century 21 for 2020 & 2021**