



GoodaleMillerTeam
CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



1039 Cedar Grove Boulevard | Oakville



RENOVATED FAMILY HOME ON TREE-LINED STREETS

Situated on one of the most beautiful tree canopied streets of Southeast Oakville – this newly renovated home features over 3,500 square feet of total living space on three levels.

The freshly updated kitchen is highlighted with brand new countertops, backsplash and tile floor while featuring top of the line appliances. Open concept to the family room and breakfast area – this space is truly the heart of the home. The dining room allows for a more formal setting on special occasions. A convenient separate mudroom entrance will be the perfect area to “drop everything” and includes all the modern amenities of today – a pantry with second fridge, powder room, access to the garage and plenty of additional storage.

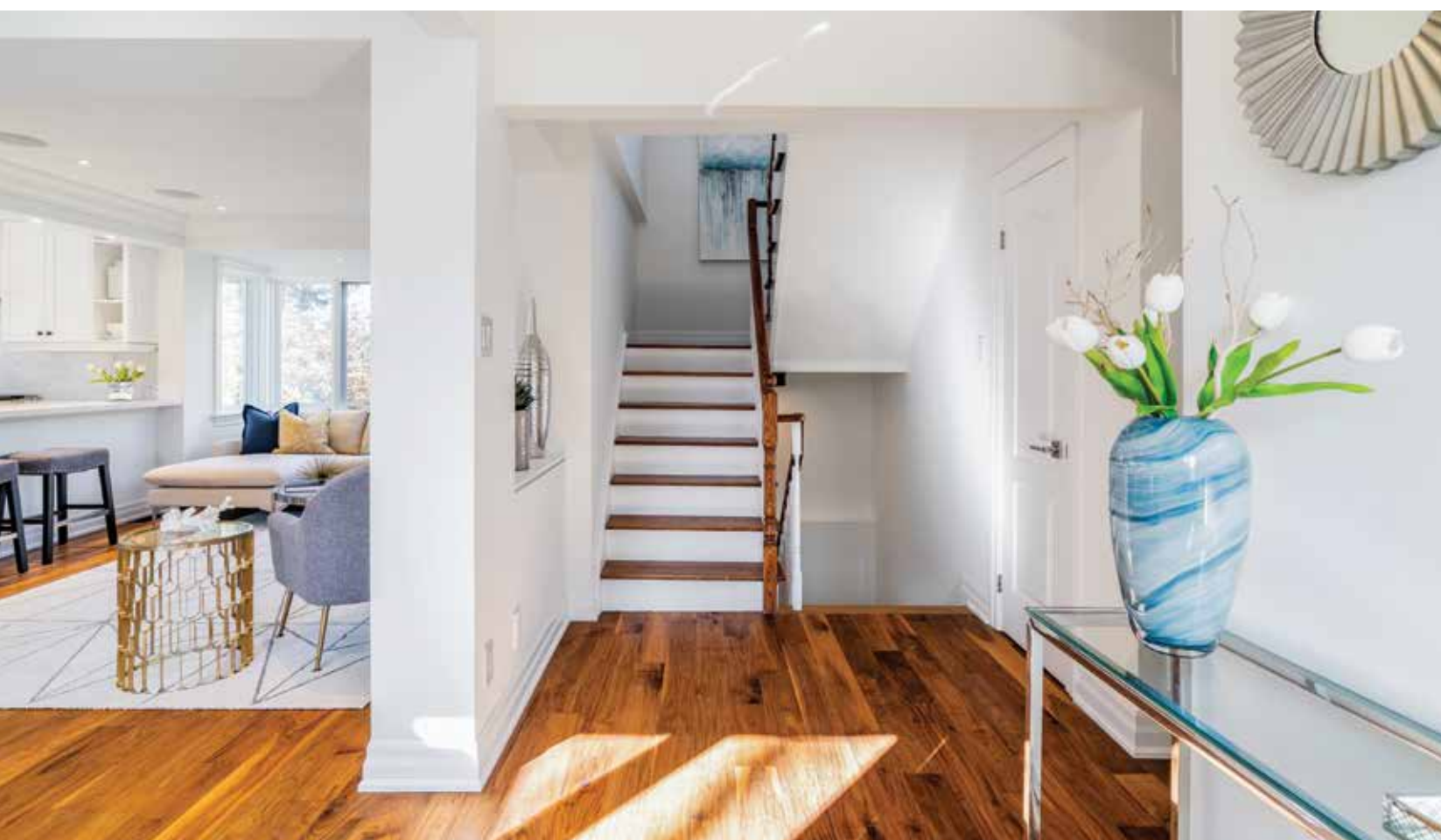
A main floor master provides convenient one level living with a large walk-thru closet, in addition to a second double door closet, and leads you into the completely updated master ensuite. Upstairs you will find two additional large bedrooms, both with new broadloom and ensuite bathrooms. A second-floor office provides a private space for you to work from home.

The lower level of this home is very functional, featuring a large recreation space, laundry room with dog shower, a fourth bedroom with ensuite access as well as plenty of storage.

A private rear yard is surrounded by towering trees creating a sanctuary for your family to enjoy.

Ample hard surface space for entertaining and a built-in natural gas BBQ compliment the outdoor space.

Walking distance to Southeast Oakville’s top schools, shopping centers, downtown Oakville and the lake. This one is great value on a highly desired street and is not to be missed!



FOYER

GREAT ROOM & BREAKFAST AREA

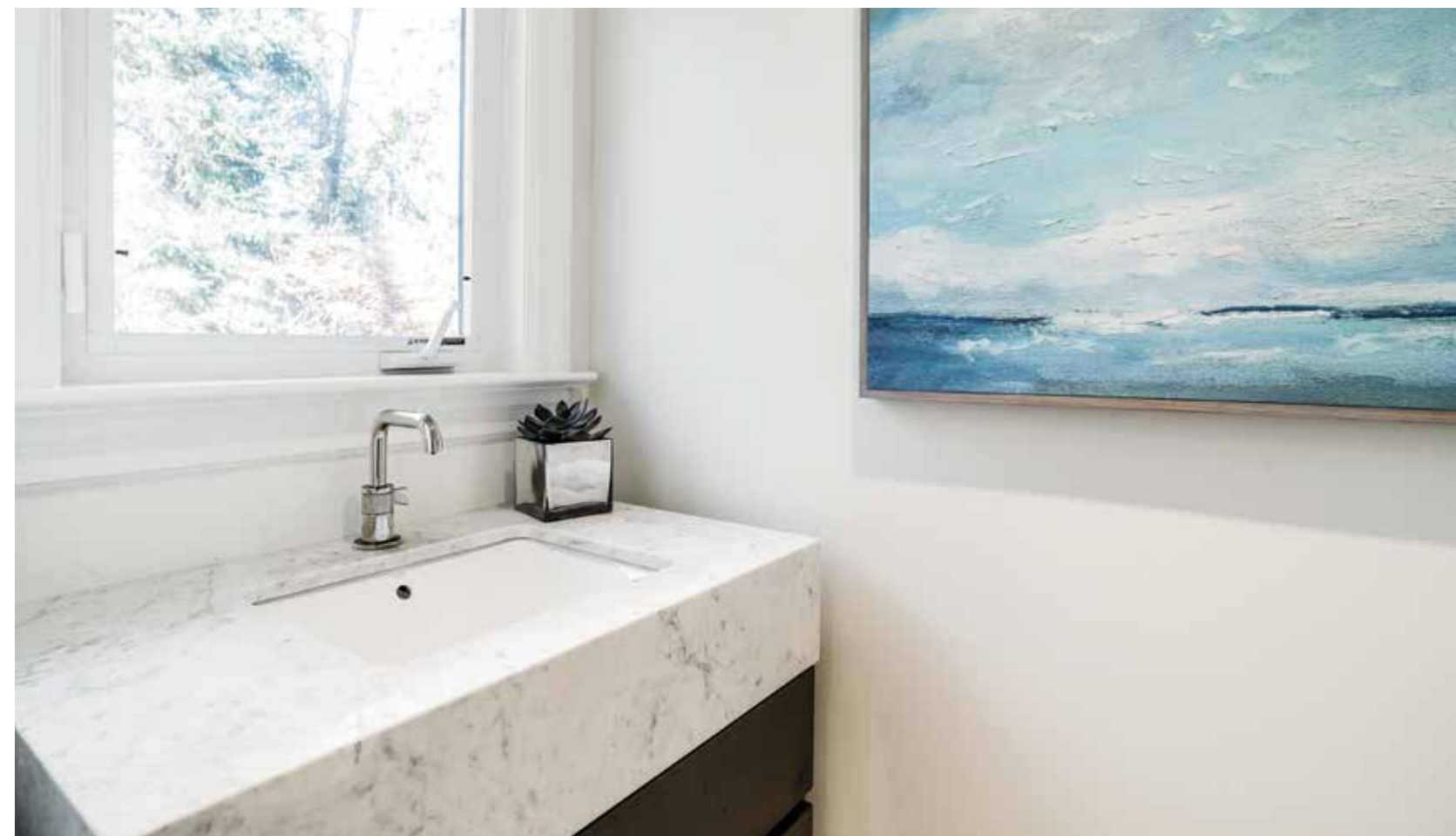
GOURMET EAT-IN KITCHEN WITH HIGH END APPLIANCES





KITCHEN

KITCHEN & DINING ROOM



SECOND ENTRANCE

MUDROOM & POWDER ROOM



MAIN FLOOR PRIMARY BEDROOM

MAIN FLOOR PRIMARY WALK THROUGH CLOSET & ENSUITE



SECOND BEDROOM & ENSUITE

THIRD BEDROOM & ENSUITE



SECOND FLOOR OFFICE

LOWER LEVEL RECREATION ROOM

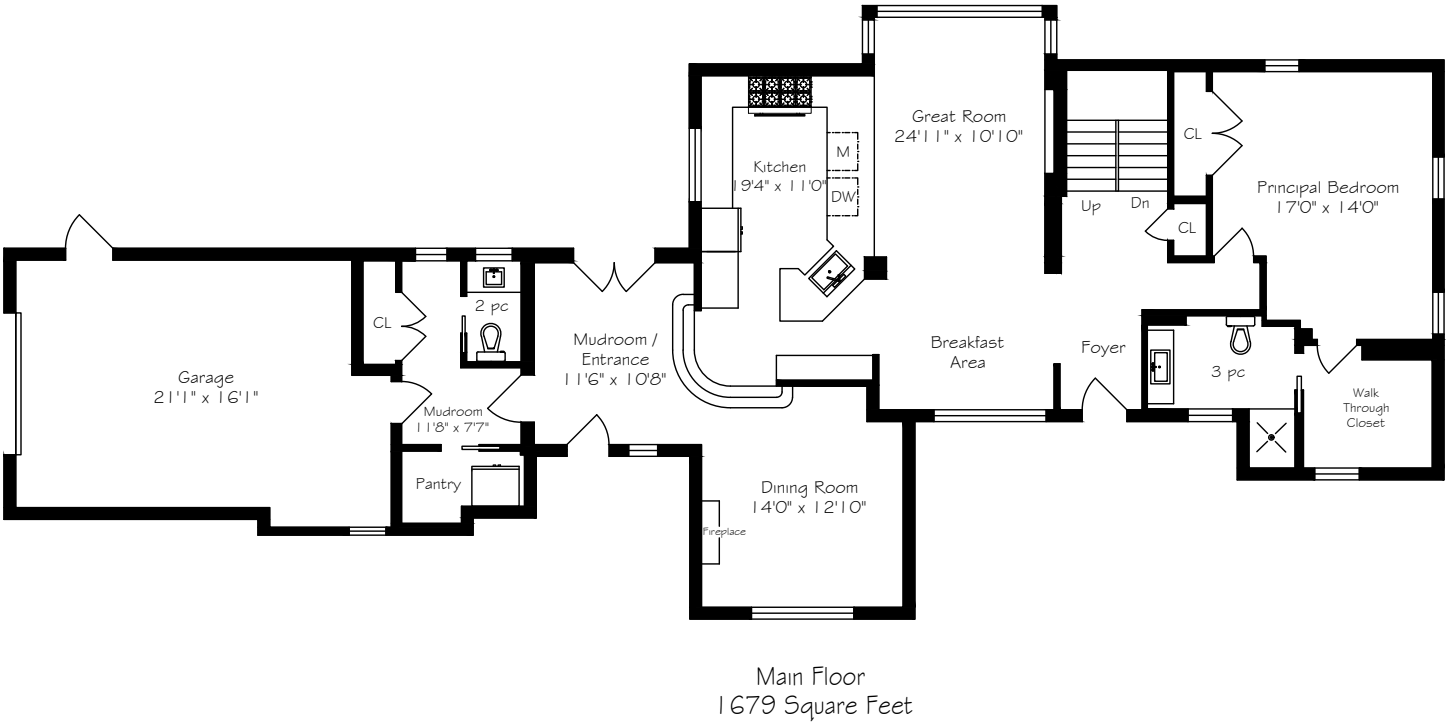


LOWER LEVEL BEDROOM & BATHROOM

REAR YARD



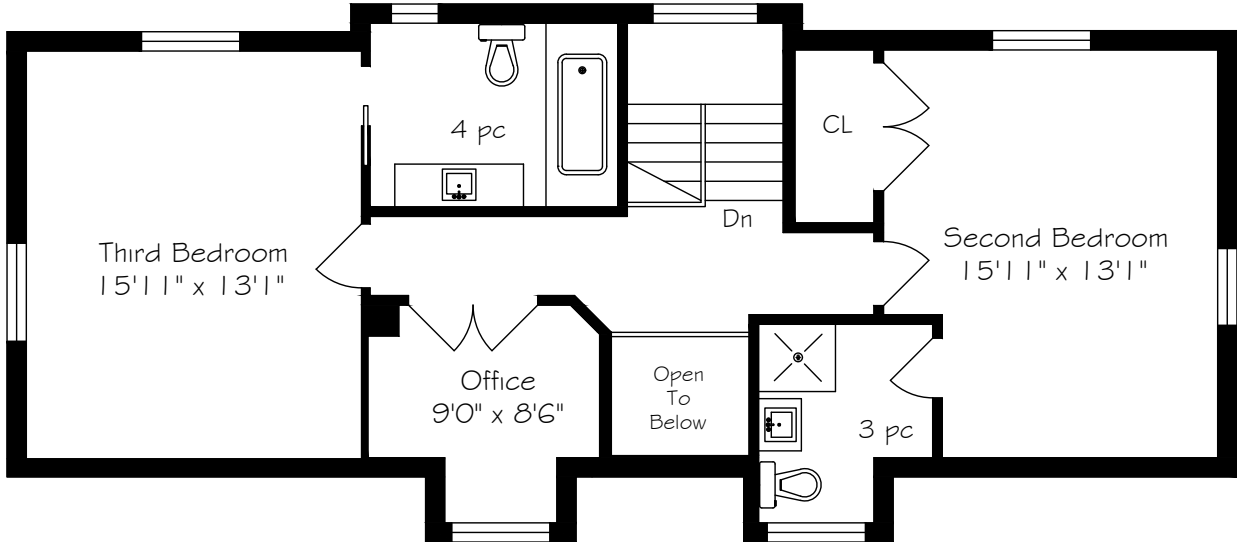
MAIN LEVEL FLOOR PLAN



REAR YARD & GARAGE

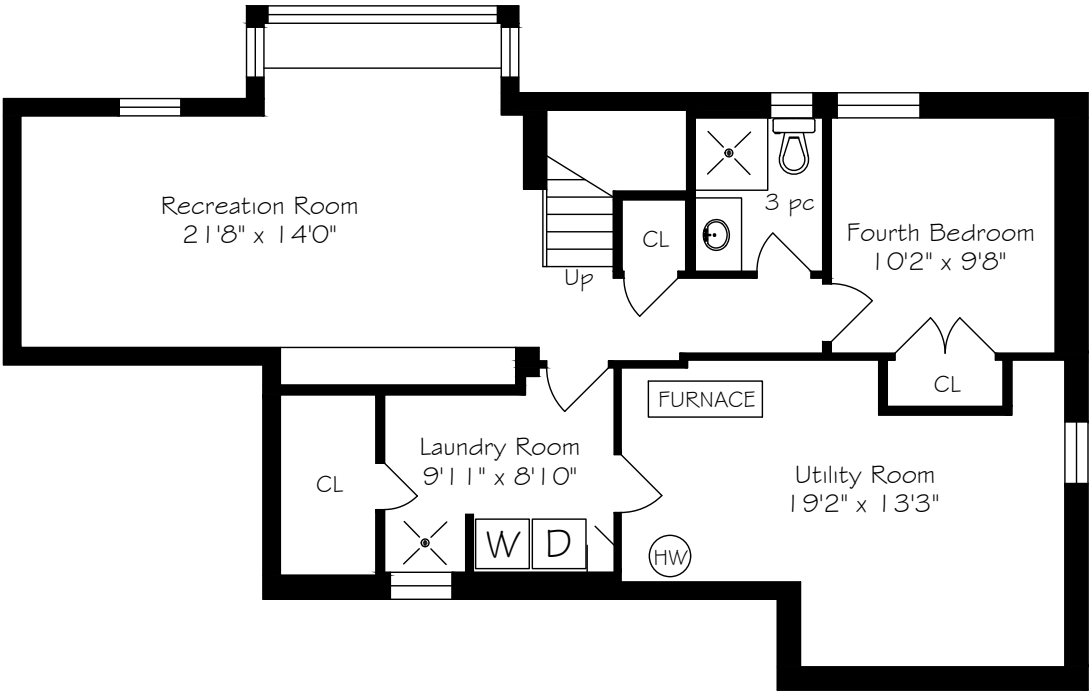
*Room sizes should be considered approximate since measurements are subject to certification.

SECOND LEVEL FLOOR PLAN



Second Floor
857 Square Feet

LOWER LEVEL FLOOR PLAN

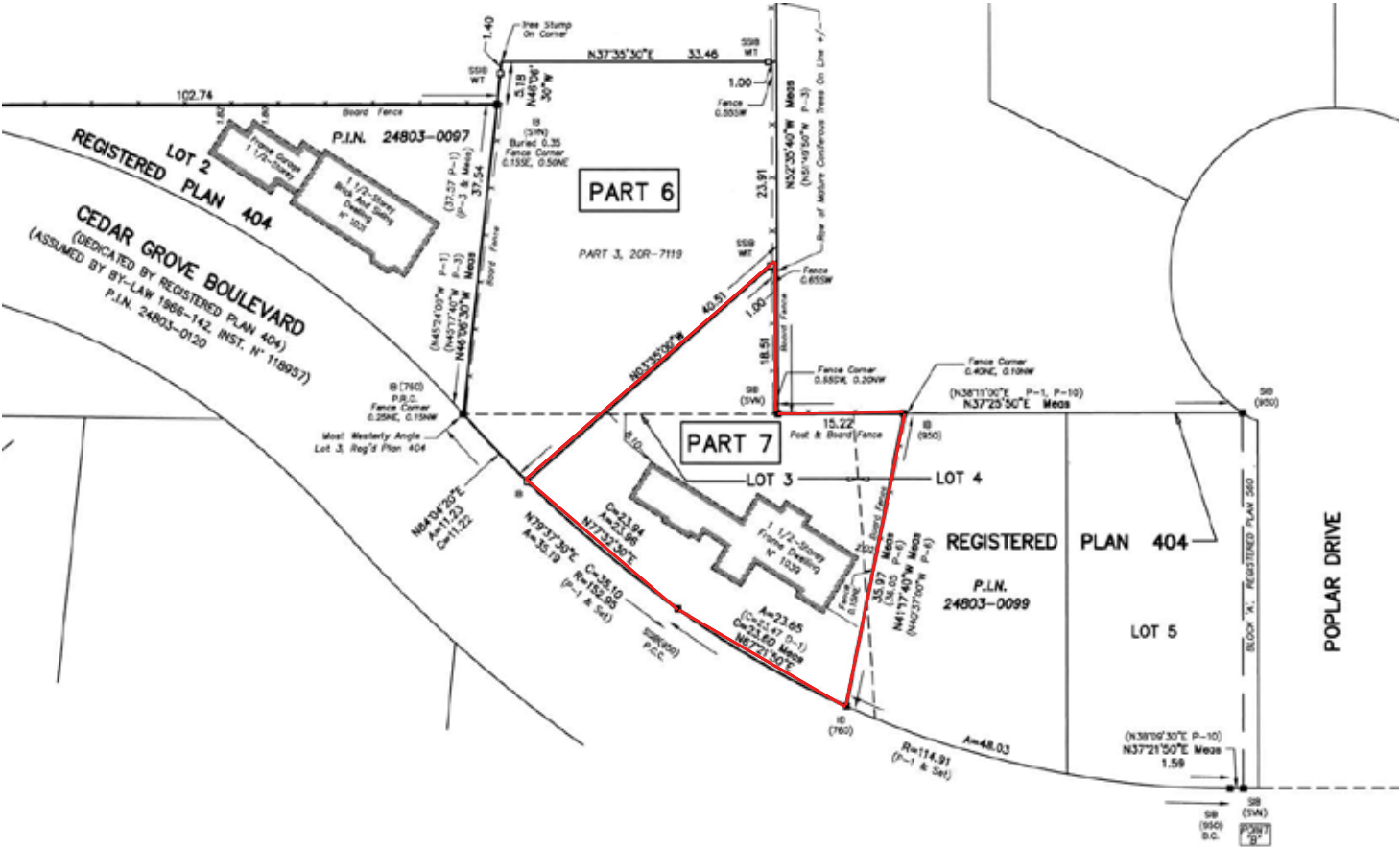


Lower Level
1005 Square Feet

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

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SURVEY



LUXURY FEATURES

INTERIOR FEATURES

- New updated throughout
- Central vacuum system

EXTERIOR FEATURES

- Ring doorbell
- Landscape lighting
- Irrigation system
- Stone patio in backyard
- Built-in gas barbecue

- MAIN LEVEL -

FOYER

- Solid wood entry door with frosted privacy glass
- Hardwood floor
- Central light fixture
- Two storey ceiling
- Front hall coat closet

GREAT ROOM

- Hardwood floor
- Pot lights
- Built-in audio speakers
- Crown moulding
- Inset Television space with Sony TV
- Opens concept to kitchen and breakfast area
- Bay window overlooking backyard

BREAKFAST AREA

- Hardwood floor
- Crown moulding
- Pot lights
- Large window overlooking front yard
- Display cabinet

KITCHEN

- Custom freshly painted kitchen
- Porcelain tile floor
- Porcelain countertop
- Pot lights
- Built-in audio speaker
- Crown moulding
- Under cabinet lighting
- Oversized undermount stainless steel sink with widespread faucet
- Large pot drawers
- Peninsula with bar stool seating

APPLIANCES:

- KitchenAid stainless steel French door fridge/drawer freezer
- Marvel stainless steel two zone wine fridge
- Wolf 48” six burner range
- Panasonic built-in microwave
- KitchenAid stainless steel dishwasher

DINING ROOM

- Hardwood floor
- Pot lights
- Built-in audio speakers
- Large window overlooking front yard
- Gas fireplace with wooden mantle and granite surround

MUDROOM ENTRANCE

- Hardwood floor
- Central light fixture
- Solid wood entry door
- Double French doors leading out to backyard

MUDROOM

- Porcelain tile floor
- Pot lights
- Pocket door entrance to pantry
- Access to garage
- Double door coat closet
- 2-piece powder room with floating single vanity

APPLIANCES:

- GE Refrigerator

PRIMARY BEDROOM

- Hardwood floor
- Pot lights
- Central light fixture
- Double door closet with built-in organizers
- Three large windows allowing for plenty of natural light
- Large walk-thru closet with frosted window
- Primary Bedroom Ensuite
- 3-piece ensuite with pocket door
- Porcelain tile floor
- Pot lights
- Wall sconces
- Stained glass window
- Double vanity with single under mount sink and widespread faucet
- Polish nickel fixtures throughout
- Glass enclosed shower with rain head, body sprayer and mosaic tile flooring

LUXURY FEATURES

- UPPER LEVEL -

BEDROOM TWO

- Wall-to-wall high-quality broadloom
- Central light fixture
- Double door closet with built-in organizers
- Two windows
- 3-piece ensuite bath with porcelain tile floors, single vanity and glass enclosed shower

BEDROOM THREE

- Wall-to-wall high-quality broadloom
- Central light fixture
- Two windows
- 4-piece ensuite bath with pocket door, double floating vanity with single sink and bathtub shower combo

OFFICE

- Wall-to-wall high-quality broadloom
- Central light fixture
- Double French door entrance
- Window overlooking front yard

- LOWER LEVEL -

RECREATION ROOM

- Wall-to-wall high-quality broadloom
- Pot lights
- Built-in display and storage cabinets
- Custom built-in bench with cushions

BEDROOM FOUR

- Wall-to-wall high-quality broadloom
- Central light fixture
- Double door closet

MAIN BATHROOM

- 3-piece bath with porcelain tile floor
- Wall mounted light fixture
- Single vanity with under mount sink
- Granite countertop
- Glass enclosed shower with subway tile and mosaic flooring

LAUNDRY

- Porcelain tile flooring
- Wall mounted folding table
- Custom dog wash station with subway and mosaic tiling

APPLIANCES:

- Maytag front loading washing machine
- Maytag front loading dryer

INCLUSIONS

- All appliances
 - KitchenAid stainless steel French door fridge/drawer freezer (Kitchen)
 - Marvel stainless steel two zone wine fridge (Kitchen)
 - Wolf 48" six burner range (Kitchen)
 - Panasonic built-in microwave (Kitchen)
 - KitchenAid stainless steel dishwasher (Kitchen)
 - GE Refrigerator (Pantry)
 - Maytag front loading washing machine (Laundry Room)
 - Maytag front loading dryer (Laundry Room)
- All window coverings
- All electrical light fixtures
- Central vacuum and attachments
- Garage door opener
- All wall-mounted televisions and brackets
- Two MasterCraft workbenches in storage room

EXCLUSIONS

- None



LISTING INFORMATION

1039 CEDAR GROVE BOULEVARD, OAKVILLE

Possession: To be arranged

Lot Size: 156.20' x 132.90' x 60.72' x 118.01' x 49.93'

Square Footage: 2,536 sq ft above grade

Total Square Footage: 3,541 sq ft

Deposit: 5%

Taxes: \$11,288 / 2020

Listing Agents: Don Goodale, Brad Miller
& Kieran McCourt



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