



# PRESTIGE

HOME COLLECTION

271 Westdale Road | Oakville

# INVIDIATA®

RE/MAX ABOUTTOWN  
REALTY CORP. BROKERAGE



## Luxury Living In Oakville

Welcome to this stunning custom home in sought after Southwest Oakville that is just steps to Appleby College, the lake and just moments from all that downtown Oakville has to offer. This 4+1 bedroom home, with total living area of 7400 sq.ft. delivers a functional floorplan that lends itself perfectly to both cozy nights at home with the family but is also an entertainer's delight with grand hallways, large principal rooms and warm inviting spaces. The main floor features an office, custom kitchen with chef's grade appliances, pot filler, wine fridge, walk-in pantry and copious cupboard space. Open to the large breakfast area which overlooks the pool as well as the oversized great room that boasts a grand gas fireplace with limestone surround and mantle. The dining room lends itself to formal entertaining whether it's an intimate family gathering or a larger grand event. Upstairs delivers 3 large bedrooms plus a luxe Master Suite with large walk-in closet and sumptuous spa-like ensuite. The lower level features a commercial grade theatre room with staged seating and reclining seating, fitness room, 5th bedroom and rec room with a spa bathroom that offers a steam shower. The backyard paradise, fully professionally landscaped, delivers an enormous patio and deck flanked by a saltwater pool and an outdoor pizza oven. Garage designed to accommodate car lifts. Premium wood windows with aluminum exterior cladding. Heated radiant floors in basement and upper washrooms. Crestron Home Automation system throughout. The frontage on the listing is deceptive as the lot is irregular & actual width is around 100'. This is priced to sell and must be seen to be believed!





# Foyer

“The home should be the treasure chest of living.”

- Le Corbusier





Office

# *Dining Room*





*Kitchen & Breakfast Area*



# *Family Room*





*Laundry Room  
& Mud Room*



*Upper Landing*



# Master Retreat

Ensuite | Dressing Room





*Bedroom Two*



*Bedroom Four*



*Bedroom Three*

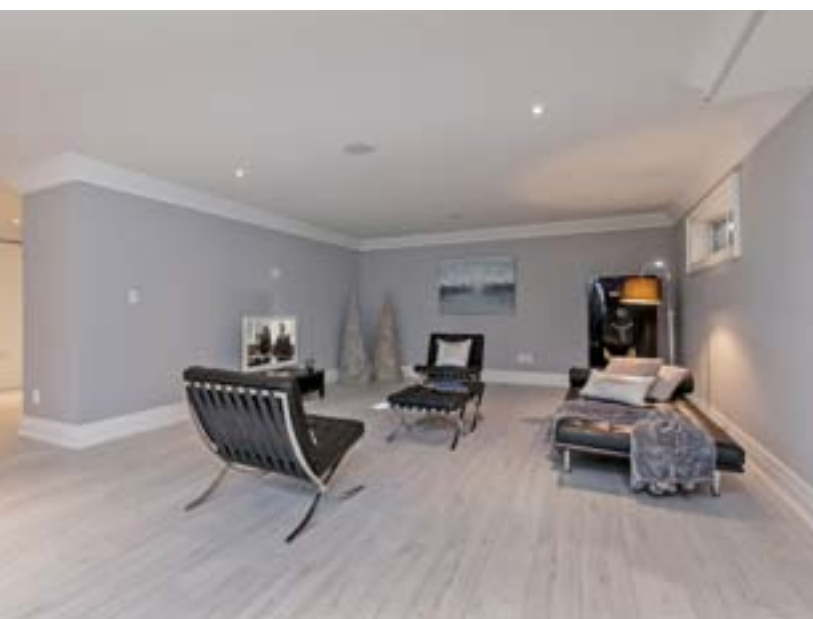


*Ensuite*



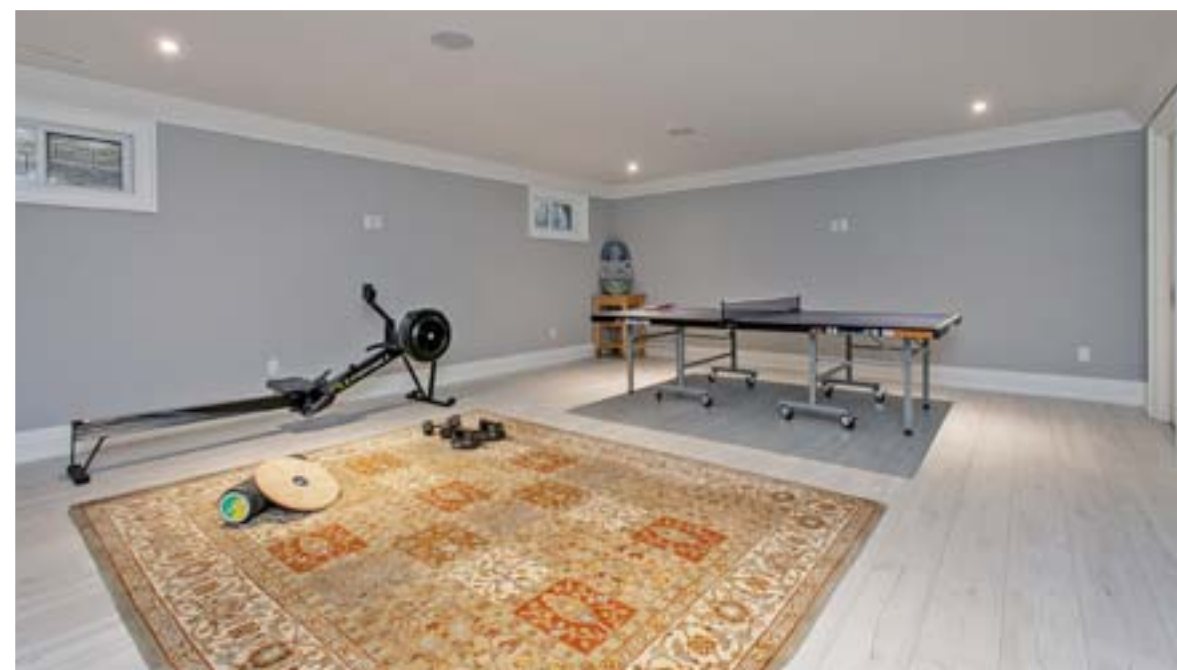
# Lower Level

Landing | Recreation Room | Bedroom Five | Bathroom



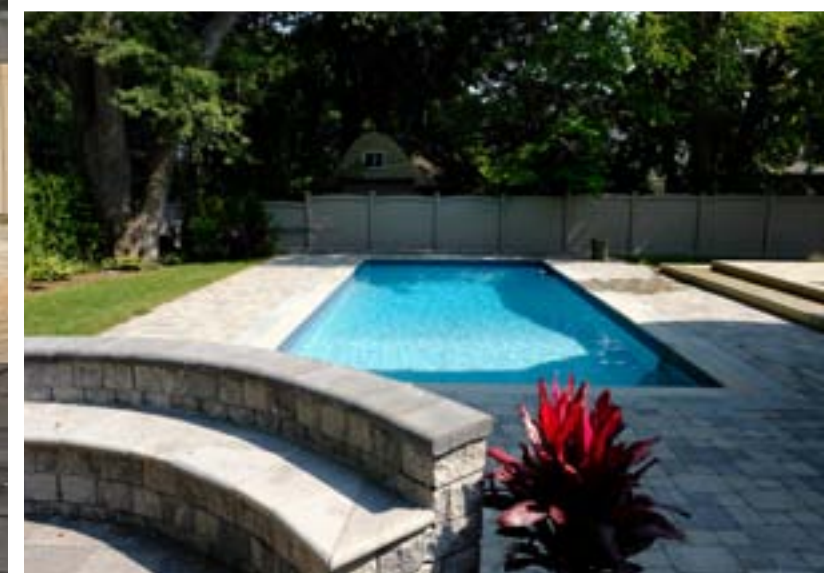
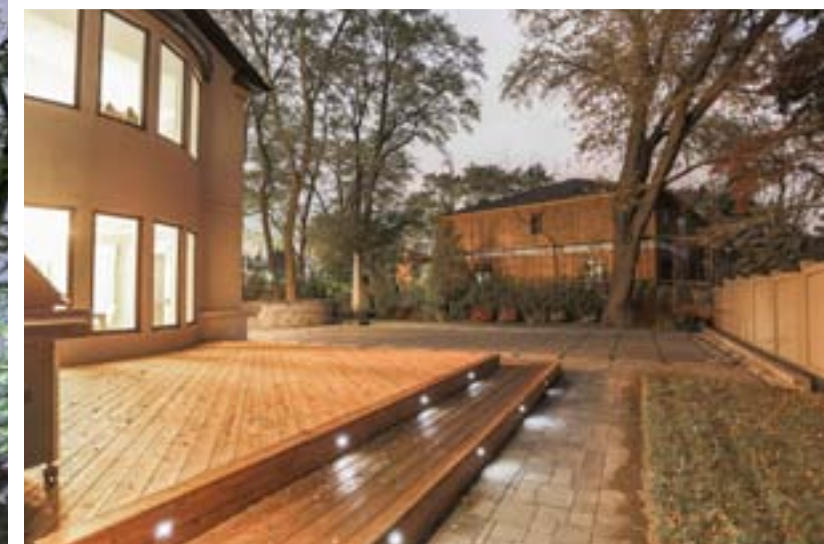


*Lower Level*  
Theatre Room | Exercise/Games Room | Hallway





*Rear Gardens*







# Details

## GENERAL:

- Custom home designed by award-winning architect Alexander Temporale, ATA Architects Inc.
- Approximately 4,800 square feet plus 2,765 square feet finished lower level
- Four plus one bedrooms
- Four full bathrooms and two powder rooms
- Open Concept main floor
- 10’ ceilings on main floor
- 9’ ceilings on second floor
- 8’ ceilings in lower level
- Oak hardwood floors throughout
- Pewter, European door hardware throughout
- Easy Flo, high quality central vacuum
- Spacious garage with 12’ ceiling and workbench area
- Natural stone coping window wells
- Alarm system with cellular back up

## HALLWAY/FOYER:

- 20’ ceiling
- Sun-Filled, floor-to-ceiling window bay
- Oak hardwood circular staircase with custom railings
- Elegant white entrance
- 9’ double spiral crystal chandelier
- Spacious twin closets
- Grand hallway with mini crystal chandeliers
- Oak hardwood floors
- Custom millwork with curved archways, columns and pillars
- Stunning crown, baseboards, cornice and decorative mouldings

## KITCHEN/ PANTRY:

- Quartz countertops
- Contemporary pendant lighting
- Glass tile backsplash
- Hidden pantry
- Six-burner Wolf gas cooktop
- Built-in Sub-Zero, side-by-side refrigerator with cabinet overlay
- Built-in Viking dishwasher with cabinet overlay
- Built-in double Viking Professional Series wall ovens
- JennAir dual zone wine fridge
- Pot filler

## GREAT ROOM:

- Soaring 14’ peaked ceiling
- Crystal chandelier and wall sconces
- Gas fireplace with limestone mantle and surround
- French door walk-out to patio

## BREAKFAST AREA

- Hand-blown, glass chandelier
- French door walk-out to the backyard

## DINING ROOM

- Elegant crystal chandeliers
- Pot-light sized built-in speakers
- Crown moulding with coffered ceiling

## OFFICE/DEN

- Solid Walnut, glass French doors
- Custom walnut built-in cabinetry
- Crown moulding with coffered ceiling
- Oak hardwood floors with Walnut trim

## LAUNDRY

- Whirlpool duet steam washer and dryer
- Quartz countertop
- Custom cabinetry and hanging bar

## MUDROOM

- Custom cabinetry
- Mirror and hooks
- Alarm Pad

## MASTER BEDROOM SUITE

- Circular French door entry
- Crystal chandelier
- Coffered ceilings
- Integrated speakers
- Alarm pad
- Huge walk-in closet with window
- Five-piece ensuite
- Ceiling mounted tub filler
- Cascading ball crystal chandeliers
- Diamond shaped crystal mirror sconces
- Custom vanity with granite countertop
- Double sink with Hansgrove faucet
- Marble floors with in floor heating
- Hansgrove rain showerhead
- Duravit toilet with SensoWash toilet seat cover providing comfortable, headed and drying by wireless, intuitive remote control

## UPSTAIRS BEDROOMS AND BATHROOMS

- Quartz countertops
- Custom vanities
- Italian porcelain floors with in floor heating
- Marble shower

## LOWER LEVEL

- In-Law suite
- Radiant heated floors throughout
- State of the art media/theatre room
- Wet bar rough-in
- Recreation/Games room
- Four-piece bathroom with marble steam bath and marble floors
- Crestron home automation
- Integrated speakers

## LOWER LEVER BATHROOM

- Four-piece
- Marble
- Double sinks
- Ultimate in steam bath experience, Steamcore Spa II

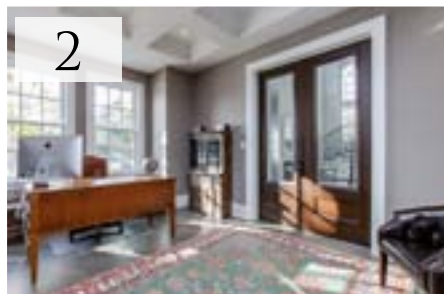
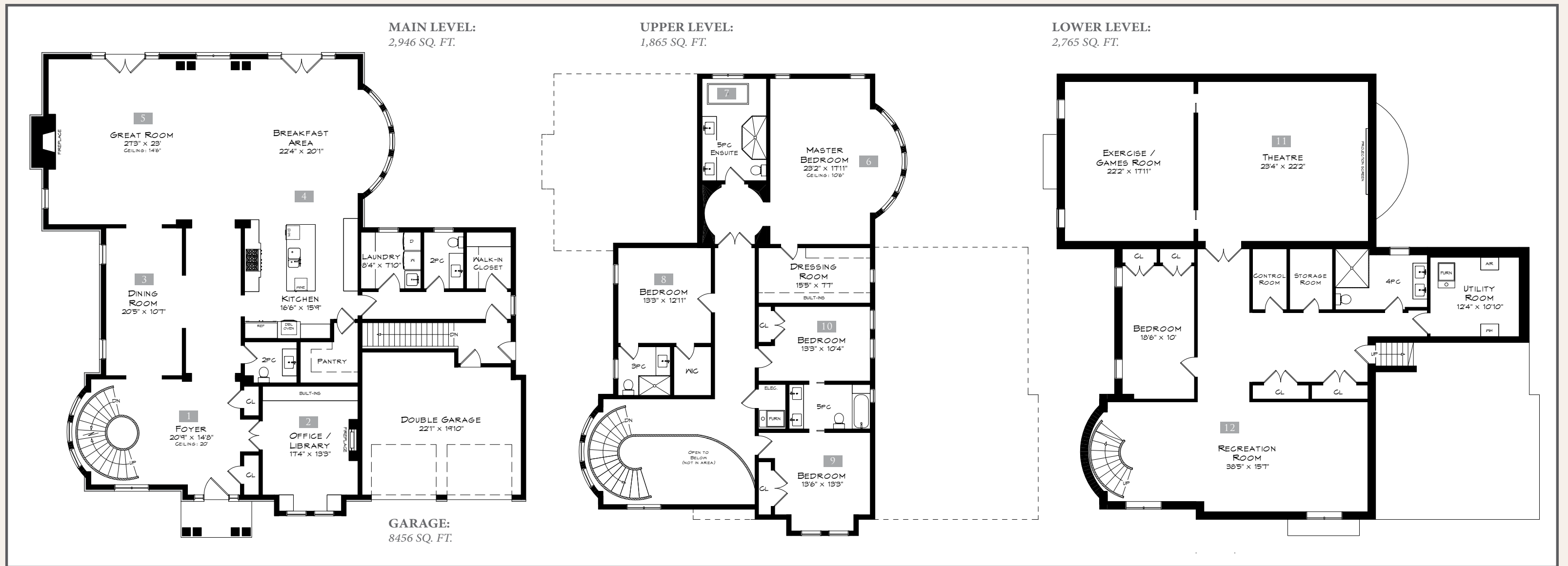
## EXTERIOR

- Indiana limestone
- Front porch with natural flagstone steps and walkway
- Copper accents on the roof, eavestrophs and downspouts
- Parking pad 20’ by 25’
- Solid Mahogany front door
- Cedar garage door

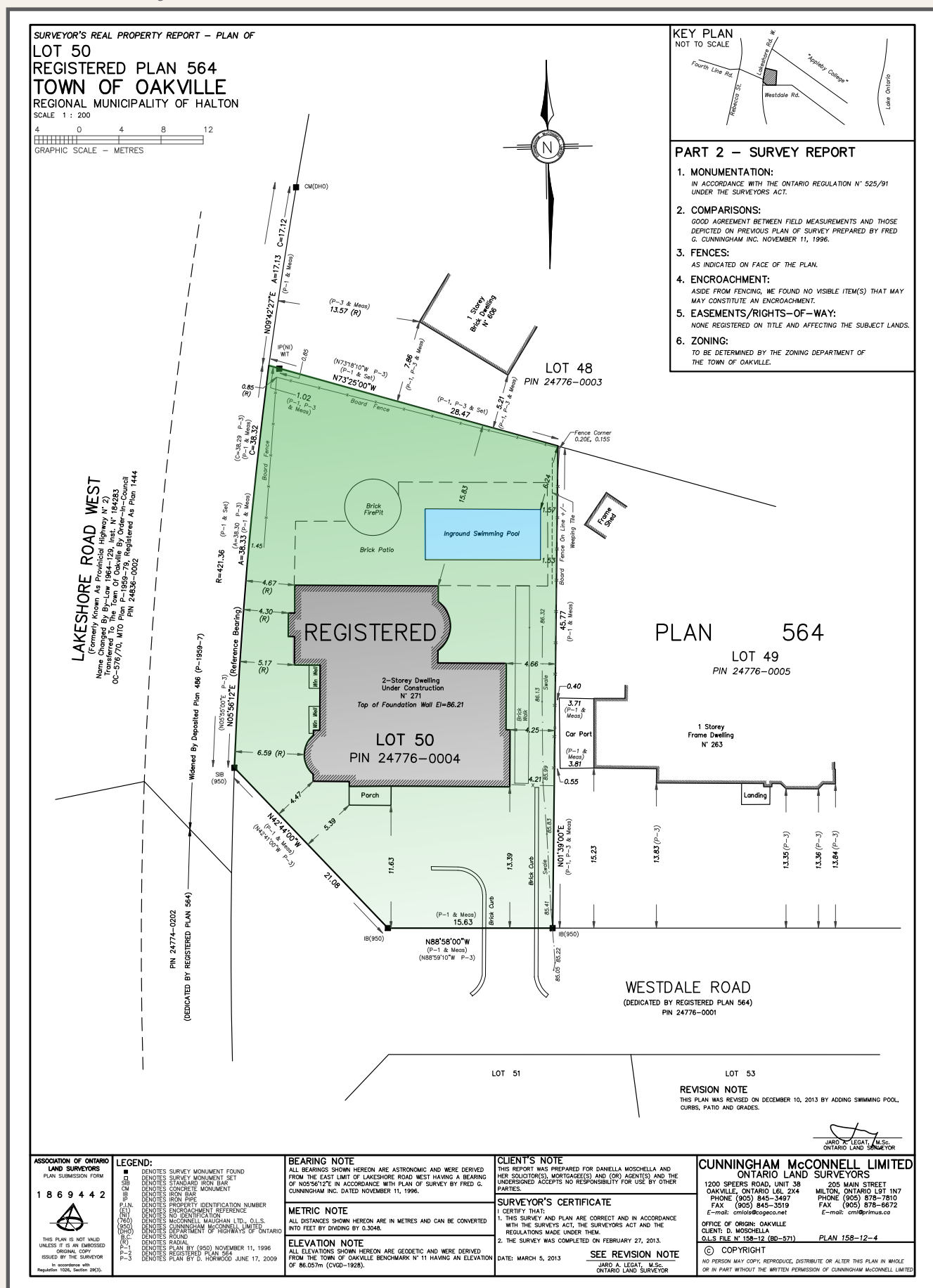
## BACK EXTERIOR

- Private backyard oasis
- Circular stone firepit
- In-ground sprinkler system
- Cedar deck with built-in lights
- Natural gas hook up
- In-ground salt-water pool 16’ x 30’
- Tumbled pavers interlock

*Floor Plans* TOTAL: 7,576 SQ. FT.



# Survey



Oakville Is A Vibrant Community Within The Greater Toronto Area Situated between the cities of Mississauga and Burlington The Town Of Oakville is a beautiful lake side town with a strong heritage, preserved and celebrated by its residents. This thriving town was founded in 1827 and is now home to approximately 166,000. Oakville provides all the advantages of a well-served urban center, while also maintaining its small town charm. Along historical downtown streets, Oakville offers a mix of converted 19th century buildings, which accommodate over 400 fine shops, services and restaurants.

Residents and visitors of Oakville enjoy many of the local attractions such as the Oakville Center for the Performing Arts, which is host to theater, dance, music and comedy performances all year round, Galleries, Historical sites and local architecture. For the avid or amateur golfers Oakville has 7 different golf courses including PGA recognized Glen Abbey, which has been host to several Canadian opens.

Oakville is growing and growth is a good thing. It generates new business, new jobs, and the revenue we need to support all the programs we equate with a high quality of life. Oakville's strong and diversified economic base offers excellent location for both new and expanding business. Currently over 260 national and international corporate headquarters are located in Oakville. While growth is extremely

important to Oakville the environment and quality of life is also a top priority. The Town of Oakville has established many programs and approaches that have enhanced these issues.

Oakville Is A Great Place For The Entire Family  
Oakville residents enjoy over 2,400 acres of park space with many groomed hiking trails and several recreation centers which provide programs for all ages. For boaters Oakville features two picturesque harbours with docks and slips for sail and powerboats. For added entertainment Oakville has many annual community festivals including The Waterfront Festival, Festival of Classics, Jazz Festival and several parades for the children throughout the year.

THE INVIDIATA TEAM

With passion and vision, helping people realize their goals in real estate, and through the process, developing meaningful and lasting relationships. Over the past 27 years, we have earned a reputation of excellence in Luxury Real Estate. Our specialized knowledge of the upper-tier market, housing features, and trends has uniquely positioned us to provide the highest level of service, expertise and competence to this exclusive segment of the market.

The Invidiata Team is comprised of people who share a similar

work ethic, and philosophy of valuing people over properties. Our team of licensed agents, administrative support & marketing professionals work together to ensure all the details of your sale are handled efficiently.

WE ARE COMMITTED TO  
UNDERSTANDING THE  
NEEDS OF OUR CLIENTS.  
THE INVIDIATA  
ADVANTAGE

Exposure For Your Home –  
Open House Tours, Community  
Sponsorship & Special Events  
Systemization - Proprietary  
Market Data & Client  
Management Systems  
Top Quality Marketing -  
In-House Graphic Design,  
Photography & Printing  
Luxury & Lakefront Homes  
- Unmatched Knowledge  
& Experience in Luxury &  
Lakefront Properties  
Worldwide Network - Exclusive  
International Memberships &  
Partnerships  
A Great Team - Over 170 Years  
of Combined Experience  
The Invidiata Collection  
Magazine - 120,000 Copies per  
Year  
Invidiata.com - #1 Most Visited  
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Award Winning Results - A  
Consistent Reputation For  
Achieving Excellence



CHRISTOPHER  
INVIDIATA

Sales Representative  
& Team Leader



AIMEE  
KAIN

Sales Representative



KIRSTEN  
LEGGAT

Sales Representative

WHEN YOU'RE THINKING REAL ESTATE, THINK OF US.

Kirsten is an adept negotiator and takes great pride in providing an exceptional level of service that keeps her clients coming back, and referring their friends and family. She looks forward to the opportunity to help your family with their real estate needs, whether new or resale!

A 30 year resident of Oakville, Aimee has lived in both College Park and South East Oakville and has a strong affinity for the community in which she lives and works. She joined the Invidiata Team in November 2009 as a member of a New Homes project and continued on as a Support Team Member before becoming a Sales Representative. Holding bachelor degrees in Commerce and Radio & Television Arts, along with her MBA, Aimee prides herself on being a creative problem solver and skilled negotiator while also one who builds relationships easily. Before embarking on her real estate career, she spent twelve years in broadcasting producing sports for both television and the internet. Aimee has recently stepped back in front of the camera as the host of From Selling To Sold, a show that explores all aspects of Real Estate and feature local professionals and industry experts. It airs on TV Cogeco in the Burlington and Oakville area.

# INVIDIATA®

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**#1** RE/MAX TEAM  
WORLDWIDE  
2012 2007  
\*2 RE/MAX TEAM WORLDWIDE  
2013 2011 2010 2009 2008

BOARD of REGENTS  
**LUXURY**  
REAL ESTATE

**#1** RE/MAX TEAM  
IN CANADA  
FOR OVER A DECADE  
2014 2013 2012 2011 2010 2009  
2008 2007 2006 2005 2004 2002 2001

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