



1361 REBECCA STREET | OAKVILLE



GoodaleMillerTeam
CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



STATELY TRADITION MEETS CUSTOM CRAFTMANSHIP

Extensive landscaping, natural stone and a cedar-lined covered portico frame this traditional family home. As you step through the impressive front entry you are greeted by expansive ceiling heights, custom millwork and warm woods. The designer crystal and chrome chandelier is a show-stopper in the inviting two-storey foyer. Tucked away and with ample privacy, the main-floor office is bold with rich walnut-panelled walls and double French doors.

Each living space is finely crafted with warm wide-plank oak flooring, full height baseboards, intricately detailed feature ceilings and designer lighting. Remarkable ceiling heights and generous window placement reveal bright and inviting spaces throughout.

The chef-inspired kitchen is the heart of the home, with full-height custom cabinetry, commercial-grade Thermador appliances and oversized island with seating for the whole family. Open to the kitchen, the family room is inviting with cozy gas-fireplace with custom built-in cabinetry to keep you organized. Double French doors open to covered portico and impressive rear-yard oasis.

The upper level is bright with convenient laundry and walk-in storage. The private master retreat spoils with double door entry, expansive ceiling heights and double French doors open to private balcony. Two separate walk-in closets and spa-ensuite with free-standing soaker tub is an ideal retreat on its own. Three additional bedrooms, each with walk-ins and ensuites complete the upper level.

Relax and unwind in the lower level rec room, entertain your guests in the theatre and games space, or take it up a notch in your private home gym. The lower level offers ample space for family and guests alike. Seamlessly take indoor living out in the rear-yard oasis – featuring inground pool with stone feature wall with double waterfalls, covered pergola with aggregate stone, expansive flagstone patios and impressive perennial gardens. This custom crafted home is unlike any other.



FOYER & LIVING ROOM



LIVING ROOM & DINING ROOM



CHEF-INSPIRED KITCHEN WITH HIGH END APPLIANCES





KITCHEN

KITCHEN



FAMILY ROOM

SERVERY & OFFICE



MUDROOM & LAUNDRY

POWDER ROOM & STAIRCASE



MASTER BEDROOM & ENSUITE

MASTER ENSUITE



SECOND BEDROOM & ENSUITE

THIRD BEDROOM & ENSUITE



FOURTH BEDROOM & ENSUITE



RECREATION ROOM





ENTERTAINMENT AREA

EXERCISE ROOM & BATHROOM



LUXURY FINISHES

LUXURY FINISHES

BACKYARD OASIS WITH INGROUND POOL & WATERFALL FEATURES

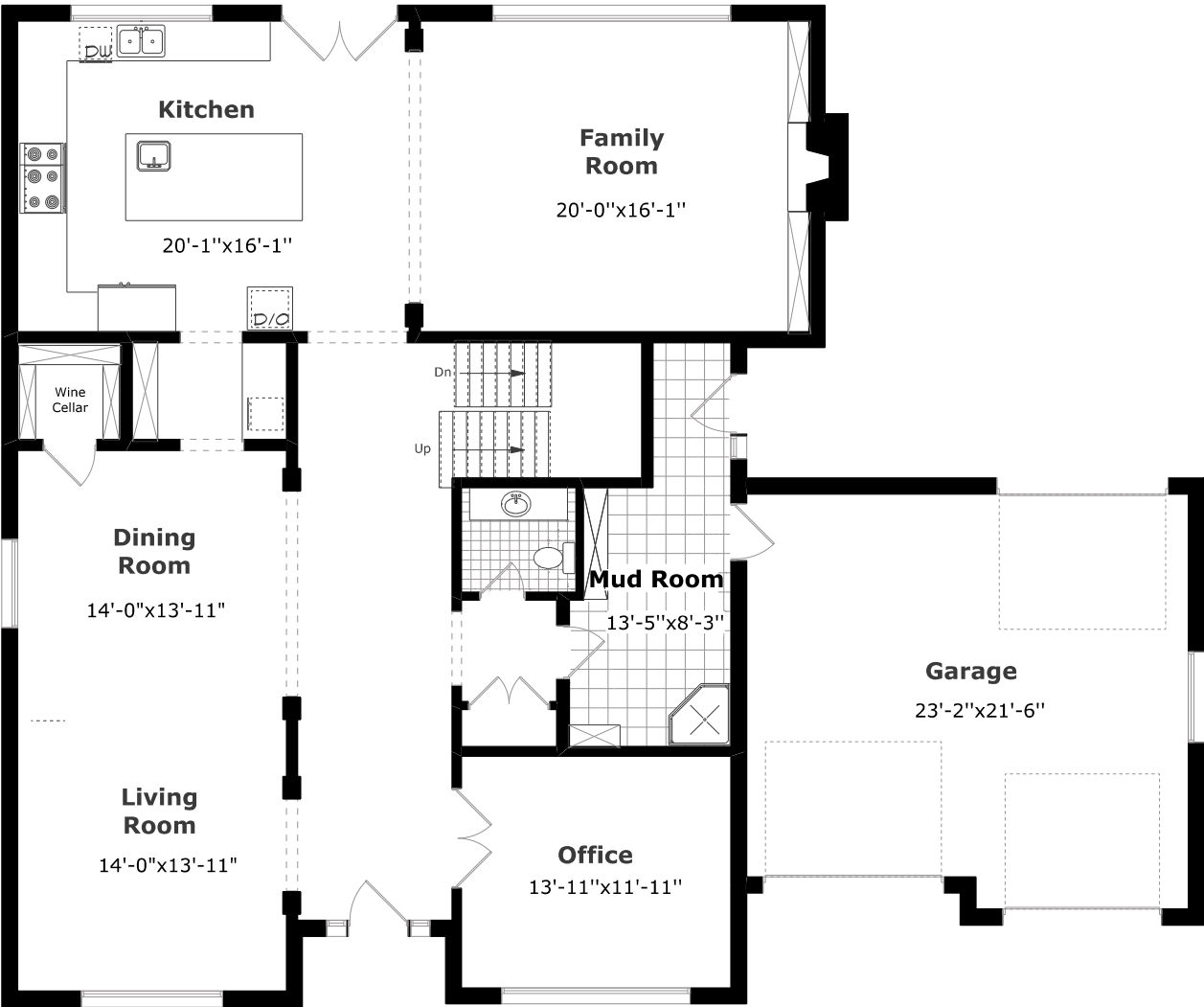




REAR YARD

REAR YARD

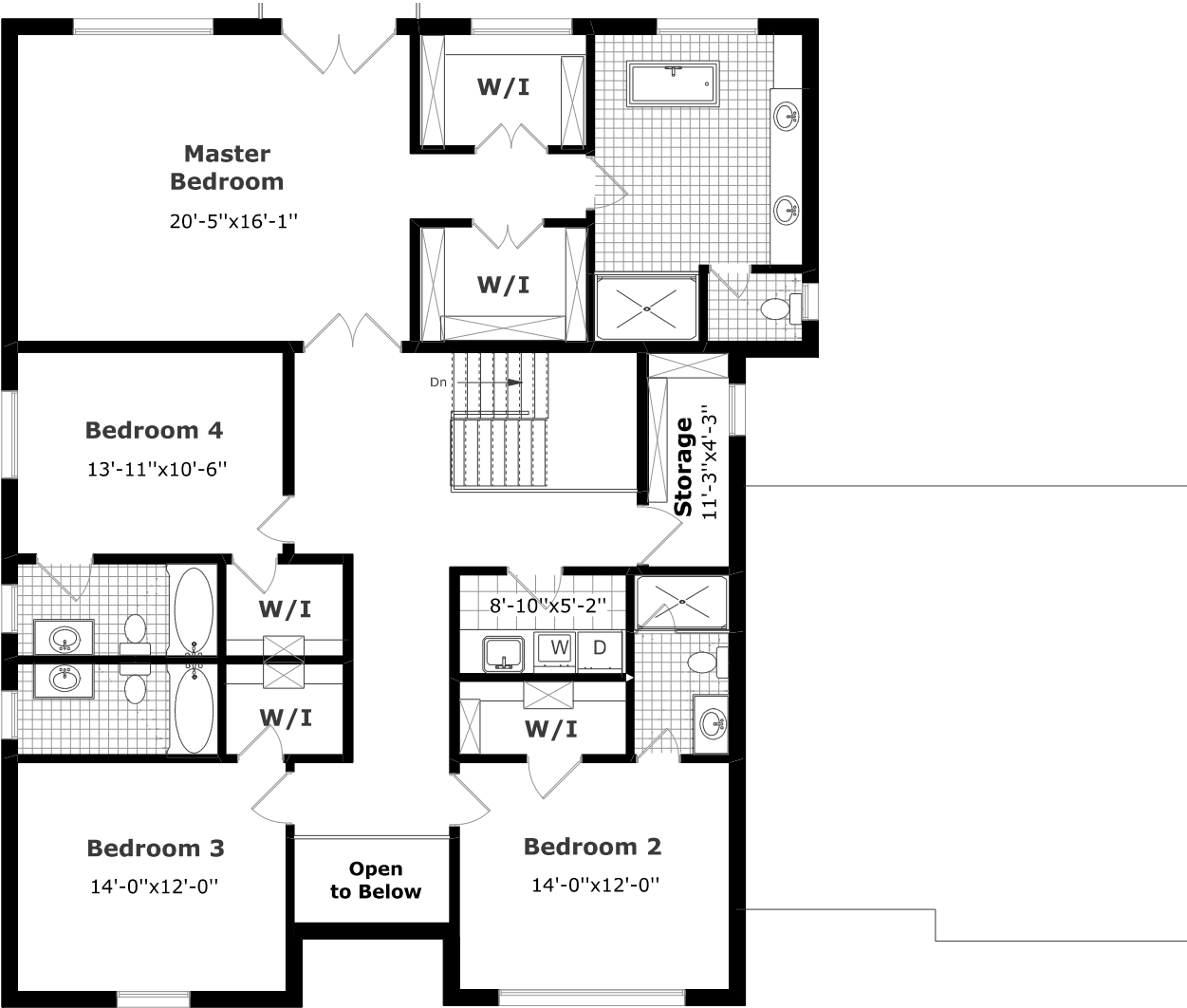
MAIN LEVEL FLOOR PLANS
TOTAL SQUARE FOOTAGE: 6,397.4 SQ. FT.



Main Floor Plan
2,068.1 sq. ft. +
531.1 sq. ft. (Garage)
10'-0" Ceiling

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

SECOND LEVEL FLOOR PLANS



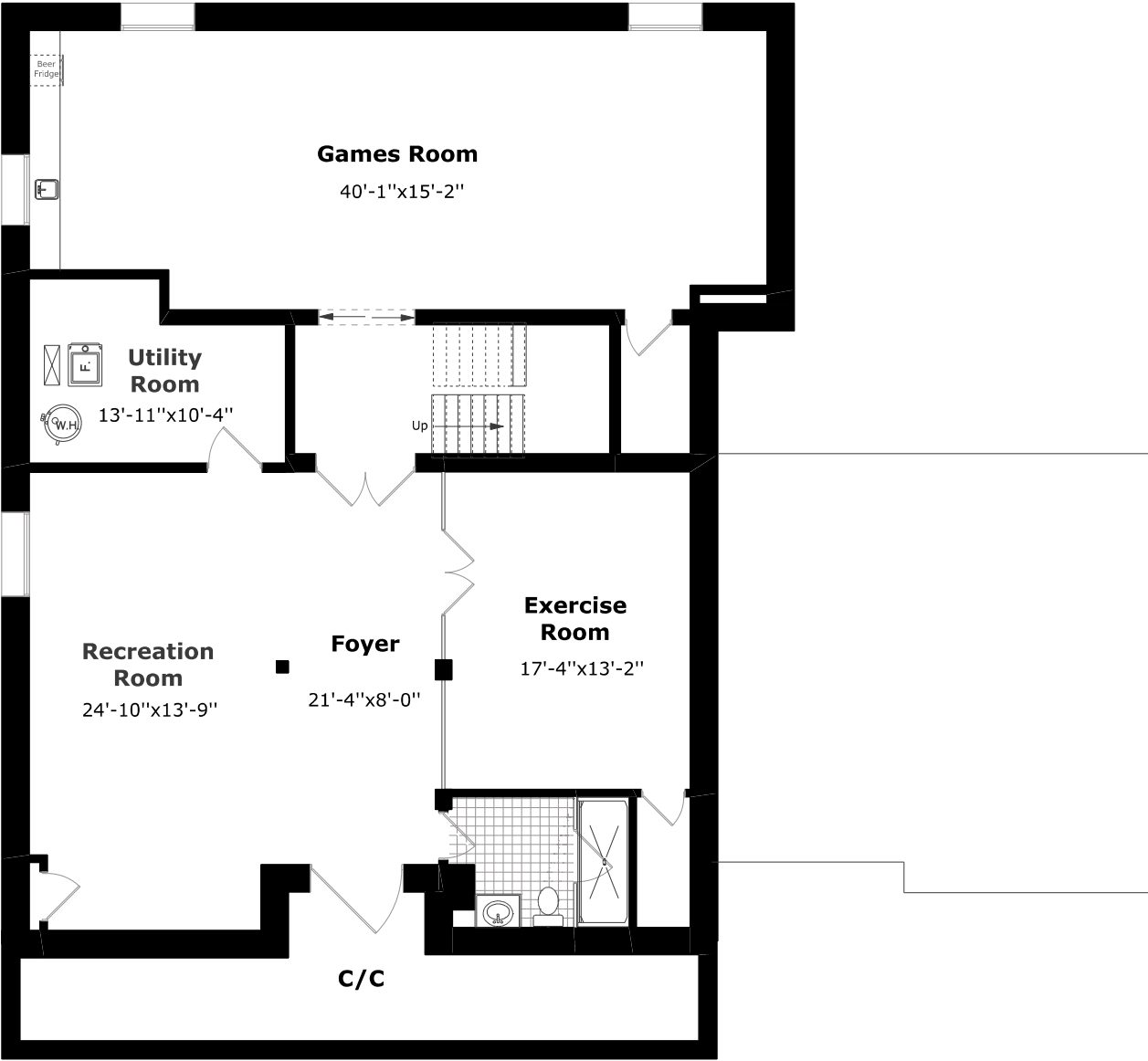
2nd Floor Plan
2,020.5 sq. ft.
9'-0" Ceiling

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

LOWER LEVEL FLOOR PLANS



LUXURY FEATURES



Lower Level Plan

2,308.8 sq. ft.

- MAIN LEVEL -

FOYER

- Oversized porcelain tile flooring
- Deep baseboards
- Custom millwork
- Solid core front entry door with 2 sidelights and oiled bronze hardware
- Two-storey ceiling with drop crystal and chrome chandelier
- Picture window

FOYER HALL

- Wide plank hand scraped oak flooring
- Deep baseboards
- Double crown moulding
- Double full height closet with hanging storage
- LED pot lighting

OFFICE

- Wide plank hand scraped oak flooring
- Deep oak baseboards
- Full panelled walnut walls
- Coffered ceiling with detailed walnut panelling and crown moulding
- Triple window with single casement and triple transom
- Double French doors
- LED pot lighting

POWDER ROOM

- Linear marble tile flooring
- Deep baseboards
- Marble stone accent wall
- Double crown moulding
- Oversized freestanding vanity with soft-close drawers, ceramic sink and chrome faucet
- Chrome and crystal wall sconces
- Kohler toilet

MUDROOM

- Linear porcelain tile flooring
- Deep baseboards
- Double crown moulding
- Interior garage access
- Secondary exterior door leading to rear yard
- Integrated bench seating with coat hooks and shelving
- Glass-enclosed pet wash station with porcelain tile and surround and hand-held faucet
- Built-in cabinetry storage
- LED pot lighting

LIVING ROOM

- Wide plank hand scraped oak flooring
- Deep baseboards
- Triple window with single casement and triple transom
- Custom millwork framing entrance
- Custom detailed tray ceiling
- LED pot lighting

DINING ROOM

- Wide plank hand scraped oak flooring
- Deep baseboards
- Double window with single casement
- Custom millwork framing entrance
- Custom detailed tray ceiling
- Oversized designer chandelier
- LED pot lighting

WINE CELLAR

- Single French door
- Wide plank hand scraped oak flooring
- Walnut panelled walls
- Cherry wood wine racks with 800+ bottle capacity

KITCHEN

- Wide plank hand scraped oak flooring
- Deep baseboards
- Custom full-height soft-close cabinetry with frosted glass inserts and under-cabinet lighting
- Quartz countertops
- Glass and stone backsplash
- Commercial-grade Thermador appliance package: 6-burner gas range, integrated hood-vent, integrated double oven, paneled side-by-side refrigerator and freezer, dishwasher
- Convenient pot-filler
- Oversized central island in deep walnut, bar seating and stainless-steel SMC prep sink with extendable faucet
- Custom detailed tray ceiling with triple designer pendants
- Double stainless-steel SMC sink with matching extendable faucet
- Ample cabinetry storage and convenient built-ins
- Double French door access to rear yard
- Built-in audio speakers
- LED pot lighting

SERVERY

- Wide plank hand scraped oak flooring
- Deep baseboards
- Custom soft close cabinetry
- Quartz countertops
- Glass and stone backsplash
- Full-height pantry storage
- Stainless Steel beverage fridge



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

- Wide plank hand scraped oak flooring
- Deep baseboards
- Quad window with double casements and transom
- Linear gas fireplace with marble stone surround
- Custom media cabinetry flanked with shelving and built-ins
- Wall mount for flat screen television
- Custom detailed tray ceiling
- LED pot lighting
- Built-in audio speakers

UPPER LEVEL

- Two-storey landing with drop crystal and chrome chandelier
- Deep oak staircase with contemporary iron spindles
- Walk-in closet with built-in shelving and single casement window
- Juliet balcony overlooking front foyer

LAUNDRY

- Linear porcelain tile flooring
- Deep baseboards
- Built-in cabinetry with stainless-steel sink and pull-down faucet
- Whirlpool front-loading dryer
- Samsung front-loading steam washer
- Integrated quartz folding counter
- LED pot lighting

MASTER BEDROOM

- Wide plank hand scraped oak flooring
- Deep baseboards
- Double crown moulding with tray ceiling and semi-flush glass light fixture

- Double French doors leading to private porch
- Oversized double window with single casement
- LED pot lighting

WALK-IN CLOSET 1

- Wide plank hand scraped oak flooring
- Deep baseboards
- Custom soft-close cabinetry
- Folding counter
- Ample storage
- Double window with single casement

WALK-IN CLOSET 2

- Wide plank hand scraped oak flooring
- Deep baseboards
- Custom soft-close cabinetry and shelving
- Ample storage

ENSUITE

- Linear marble tile flooring
- Deep baseboards
- Oversized double window with single casement
- Double vanity with soft-close cabinetry
- Triple wall-mounted mirrors flanked with triple chrome sconces
- SMC sinks with brushed chrome hardware
- Integrated vanity counter
- Quartz countertops
- Oversized glass-enclosed shower with marble tile flooring and walls
- Riobel rain shower head with separate hand-held and body jets
- Separate water closet with single casement window and WaterRidge dual-flush toilet

BEDROOM 2

- Wide plank hand scraped oak flooring
- Deep baseboards
- Coffered ceilings with semi-flush designer chrome and crystal lighting
- Oversized double window with single casement and transom
- Walk-in closet with custom built-ins and shelving

ENSUITE 2

- Linear porcelain tile flooring
- Deep baseboards
- Glass-enclosed shower with mixed glass tile floor and porcelain tile walls
- Riobel rain shower head with separate hand-held
- Oversized vanity with frosted glass doors, seamless countertop and chrome Grohe faucet
- Wall-mounted mirror and single chrome lighting fixture
- WaterRidge dual-flush toilet
- LED pot lighting

BEDROOM 3

- Wide plank hand scraped oak flooring
- Deep baseboards
- Coffered ceilings with semi-flush designer chrome and crystal lighting
- Oversized double window with single casement and transom
- Walk-in closet with custom built-ins and shelving

ENSUITE 3

- Linear porcelain tile flooring
- Deep baseboards
- Deep tub with glass enclosure
- Riobel hand-held fixture



LUXURY FEATURES CONTINUED

- Oversized vanity with seamless countertop and chrome Grohe faucet
- Wall-mounted mirror and single chrome lighting fixture
- WaterRidge dual-flush toilet
- LED pot lighting

BEDROOM 4

- Wide plank hand scraped oak flooring
- Deep baseboards
- Semi-flush designer chrome and crystal lighting
- Oversized double window with single casement
- Walk-in closet with custom built-ins and shelving

ENSUITE 4

- Linear porcelain tile flooring
- Deep baseboards
- Deep tub with glass enclosure
- Riobel hand-held fixture
- Oversized vanity with seamless countertop and chrome Grohe faucet
- Wall-mounted mirror and single chrome lighting fixture
- WaterRidge dual-flush toilet
- LED pot lighting

- LOWER LEVEL -

REC ROOM

- Brushed laminate flooring
- Deep baseboards
- Oversized casement window
- LED pot lighting
- Integrated audio
- Oversized cantina with porcelain tile flooring

GYM

- Brushed laminate flooring
- Deep baseboards
- Glass enclosure with seamless doors
- Full mirrored walls
- Storage closet
- LED pot lighting
- Integrated audio

BATHROOM

- Oversized heated marble flooring
- Deep baseboards
- Oversized glass-enclosed shower with marble tile flooring and walls
- Integrated bench seating
- Zucchetti hand-held shower faucet and oversized rain shower head
- Floating vanity with seamless sloped sink and Disegno chrome faucet
- Framed vanity mirror with triple light pendant
- Toto toilet

GAMES/THEATRE ROOM

- Double pocket door
- Brushed laminate flooring
- Deep baseboards
- Custom wet-bar with dark cabinetry, quartz counter and stainless-steel SMC prep sink with pull-down faucet
- Oversized casement windows
- Theatre space with 85” EluneVision projector screen and BenQ projector
- Walk-in storage closet with built-in shelving
- Designer wall-sconces
- LED pot lighting
- Integrated audio

REAR YARD

- Slate tile porch with glass partition wall and custom walnut bar top
- Integrated audio
- Expansive flagstone patios
- In-ground Jameson pool with integrated full-width stairs
- Full-winter safety pool cover
- Double waterfall on flagstone feature wall
- Extensively hard-scaped and landscaped
- Exquisite gardens with annuals, boxwoods and cedars
- Fully fenced with separate iron gate for pool safety
- Covered pergola with aggregate patio
- Garage has rear door drive through open to backyard
- Front portico with flagstone walkways
- Oversized drive lined with aggregate stone

INCLUSIONS

- GSW Reliance water heater (rental)
- Air exchanger
- Lennox Elite high efficiency furnace
- Central vacuum system and attachments
- TV mounts
- All electronic light fixtures
- All Hunter Douglas blinds and window coverings
- Thermador appliance package: 6-burner gas range, integrated hood-vent, integrated double oven, paneled side-by-side refrigerator and freezer, dishwasher
- Integrated security system
- Exterior video camera monitoring system
- All related pool equipment
- Rain Bird 10 zone irrigation system





LISTING INFORMATION
1361 REBECCA STREET, OAKVILLE

Price: \$2,795,000
Possession: Flexible
Lot Size: 75.55' x 150.26' x 75.55' x 150.26'
Square Footage: 4,088.6 sq ft above grade
Total Square Footage: 6,397.4 sq ft
Deposit: 5%
Taxes: \$13,701 / 2019
Legal Description: LT 8, PL 641
Listing Agents: Don Goodale, Brad Miller
& Murray McKeage



GoodaleMillerTeam

Experience. Integrity. Results.

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**#1 Team in Canada for Century 21 for 15 years in a row
#1 Team Globally for all of Century 21 for 2013, #2 Team for 2014-2017, #3 Team for 2018**