



Feature List

13311 Sixth Line, Nassagaweya, Milton, Ontario

Custom Luxury Home Backing Onto Farmland · 5.76 Acres with Private Pond

Supplemental Information · Prepared for MLS & Buyer Review

General Overview

- Custom-built with owner-led design and high attention to detail
- 5.76 acres of land, which includes a private pond
- Conservation land backing – no future development
- Fully turnkey luxury living – no renovations required
- Timeless design for comfort, family life, and entertaining
- Built during COVID, with natural surroundings emphasized in every layout
- Fully aluminum windows and patio doors
- Engineered flooring throughout
- Elevator with custom millwork, mirrored interior, and lighting
- 8' solid wood custom doors
- Fitted flush vents and returns
- Screwless light switches

Grand Entrance

- 22' ceilings with a hand-assembled custom chandelier
- Floating staircase with glass railing and LED lighting
- Custom wood-accented feature wall
- 2 custom coat closets
- Italian gold tile with hardwood inlay
- Custom 8x7' solid front door with keyless entry
- Hidden floor lighting
- Integrated alarm system

Living Room

- 22' ceilings, open concept with entrance view
- Sealed cement feature wall with 3-sided gas fireplace

- Engineered hardwood flooring
- Custom furniture designed for the space
- Smart lighting, blinds, and a whole-home sound system
- Built-in TV and LED lighting
- Automatic blinds

Kitchen

- Cambria quartz countertops with waterfall edges and backsplash
- Two center islands with seating for 14
- Custom solid wood millwork with hidden storage
- Thermador & Fisher & Paykel appliances (panel-ready)
- Plumbed-in coffee machine, wine fridge, ice maker, warming drawer
- Pot filler, chef's workstation sink, InstaHot prep sink (Kangen water excluded)
- Dual fridges, dual dishwashers, dual ovens
- Floating lighting, under-cabinet lights, and LED ceiling features
- Large window with serene views
- Remote control gate opener

Sunroom

- 22' ceilings, two 12' retractable sliding doors
- Automatic blinds, ceiling speakers, and a gas fireplace
- Porcelain feature wall and wood-accented coffered ceiling with a large fan
- Custom millwork and access to outdoor entertainment space

Dining Room

- Custom German wood slab table with epoxy inlay (8 chairs)
- Wine cellar with LED lighting and custom glass doors
- Built-in hutch and custom cabinetry
- Automatic blinds, surround sound, piano
- Feature LED lighting

Powder Room

- Floating Italian vanity with custom mirror
- Smart lighting, wallpaper accents, and custom tilework
- Wall-hung toilet

Mudroom

- Built-in cabinetry for coats, shoes, and seasonal storage
- Custom Italian porcelain tile flooring
- Alarm keypad, central vacuum access
- 8' garage entry door

Spa Room

- Jacuzzi for 10, LED features, and Spanish tile throughout
- Change room with niches, full 3-pc bath, steam room, and cedar sauna
- 12' sliding glass doors to patio, outdoor kitchen access
- Wall-mounted TV and included furniture

Office

- Custom millwork and built-in desk
- Wallpaper feature, large window

Main Floor Guest Bedroom

- Custom cabinetry and wallpaper
- Large window, 3-pc ensuite with Italian porcelain tiles
- Wall-hung toilet and vanity

Outdoor Kitchen (500 sq ft)

- 4-season glass enclosure with two large doors
- Cedar ceiling with lighting and heaters
- Porcelain countertops, sink, gas BBQ, rotisserie, pizza oven, charcoal egg BBQ, burners, flat cooktop
- Bar fridge, ample storage, table for 8, 4 bar stools

Second Floor Bedrooms

- Each bedroom includes: engineered hardwood, 8' solid custom doors
- Fitted vents, custom closets, and LED mirrors
- 3-pc en-suite with wall-hung toilets, Italian/Spanish porcelain tile
- TVs, blinds, walkouts (balcony in one room)

Primary Bedroom Suite

- Alarm keypad, electric fireplace, and indirect ceiling lighting

- Custom bed wall, built-in coffee station, beverage fridge
- 12' sliding doors to private balcony with speakers
- Ensuite: dual vanities, freestanding tub, rain shower, makeup desk, private toilet room, heated porcelain floors
- Custom closets with motion lighting, glass-top island cabinetry

Laundry Room

- Upper-level, ergonomic layout with built-in cabinetry
- Quartz counters, Italian porcelain tile, backsplash
- Built-in washer/dryer

Basement Features

- Full walkout, luxury vinyl plank flooring, aluminum trim
- Elevator access, 3 large storage closets
- Electric fireplace, theatre room (soundproof, reclining couches, projector)
- Bar with quartz counters and built-in cabinetry
- Gym with glass enclosure and full equipment setup
- Bedroom and 3-pc bath (Italian tile, LED mirrors, wall-hung fixtures)

Smart Home Integration

- The entire home is controlled by phone
- Smart lighting, HVAC, blinds, mirrors, alarm, and sound
- Solar-powered blinds with sensors
- Motion sensors in key areas
- Cogeco fibre internet, whole-home sound system

Mechanical & Utilities

- Geothermal heating (main floor), natural gas furnace (upper floor)
- Propane tanks (3) with auto-monitoring and refill alerts
- Fully spray foam insulated (2 lb density)
- Engineered fire-separation attic walls, multiple attic access points
- Generac commercial-grade backup generator
- Sense energy monitoring system
- \$75K German-engineered septic with lifetime maintenance

Exterior Features

- Heated saltwater pool with retractable electric cover, jets, and waterfalls

- Artificial turf between pavers, 2 fire pits
- Deck and 500 sq ft glass-railed balcony
- Self-sustaining landscaped gardens (Japanese maples, hostas)
- Iron rod fencing and private entry gate
- Sports courts (tennis + basketball) and mini-golf area (coming soon)
- Outdoor kitchen under the balcony

Garage & Guest Spaces

- **Main Garage:** Triple-car, heated, finished, central vac, built-in cabinetry, workshop
- **Lower Garage:** Triple-car, finished, locker rooms, laundry closet, 3-pc bath, workshop
- **Upper Garage Guest Suite:** 3 bedrooms, living room, 3-pc bath, kitchen with appliances, breakfast bar
- **Pool House:** Fully cedar-framed, heated year-round, 2 TVs, lounge setting

Move-In Ready

- All TVs and most furniture are negotiable
- Minimal prep – just bring your clothes
- Custom curated, styled, and furnished throughout
- Harmonious blend of luxury, function, and nature

Living at 13311 Sixth Line is about more than luxury — it's about creating a lifestyle your family will treasure for generations. Whether you're gathering in the expansive kitchen for Sunday brunch, hosting summer parties by the private pond, or watching your kids explore the open acreage, this home is designed to bring people together. With private bedroom retreats for every family member, dedicated spaces for work and wellness, and seamless indoor-outdoor living, this estate supports every chapter of family life — from quiet mornings to grand celebrations. It's not just a house, it's your forever home.

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