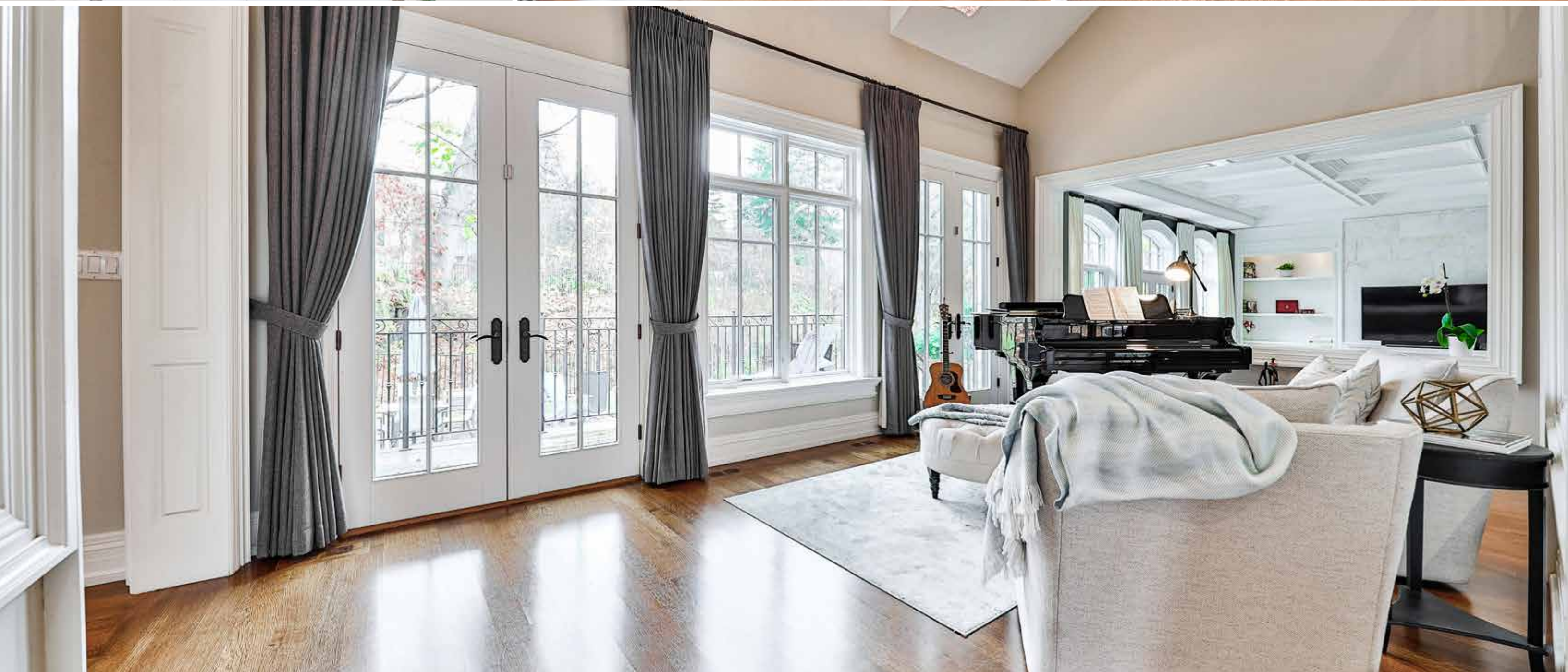


# 179 WEDGEWOOD DRIVE

MORRISON

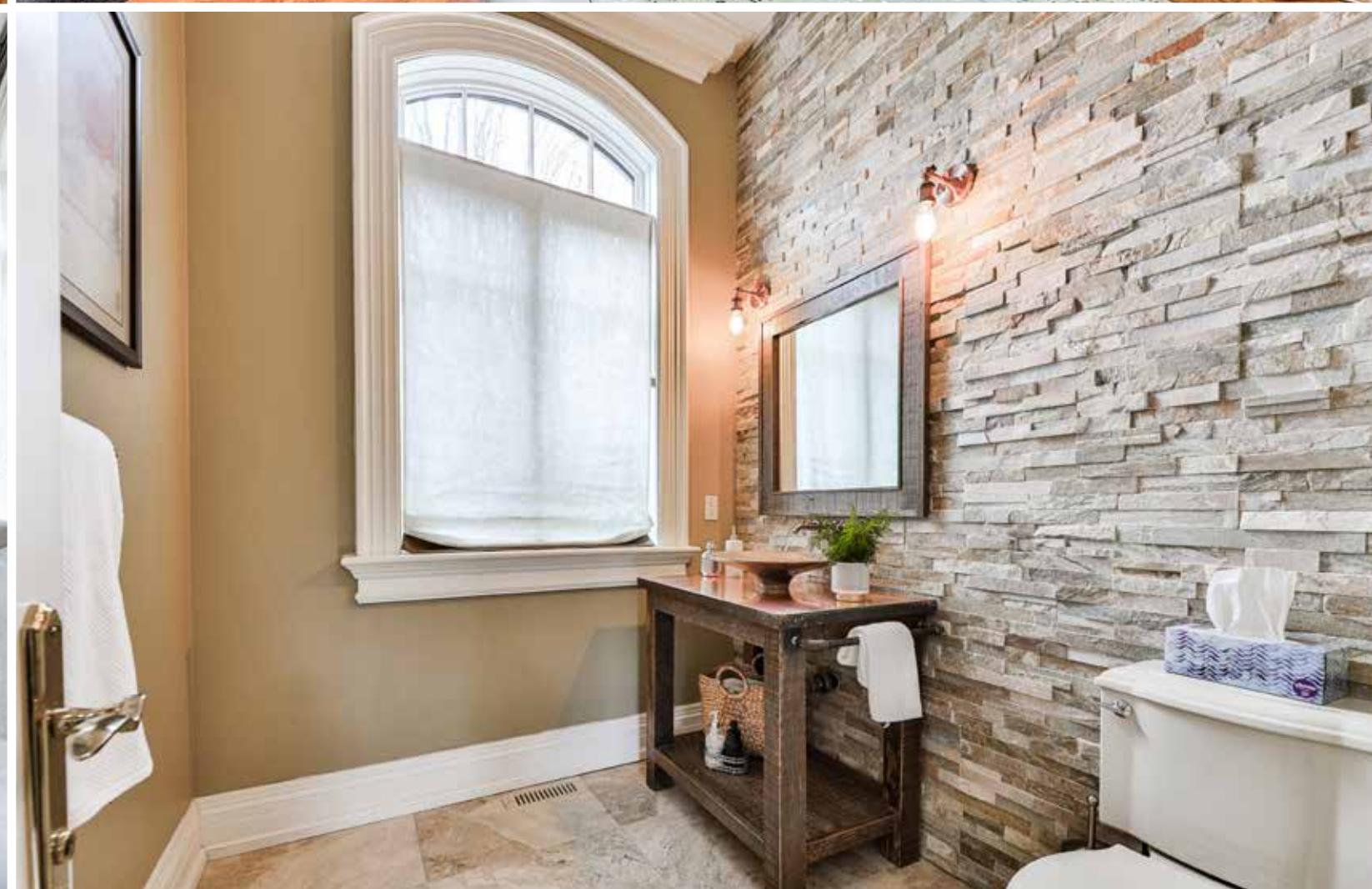


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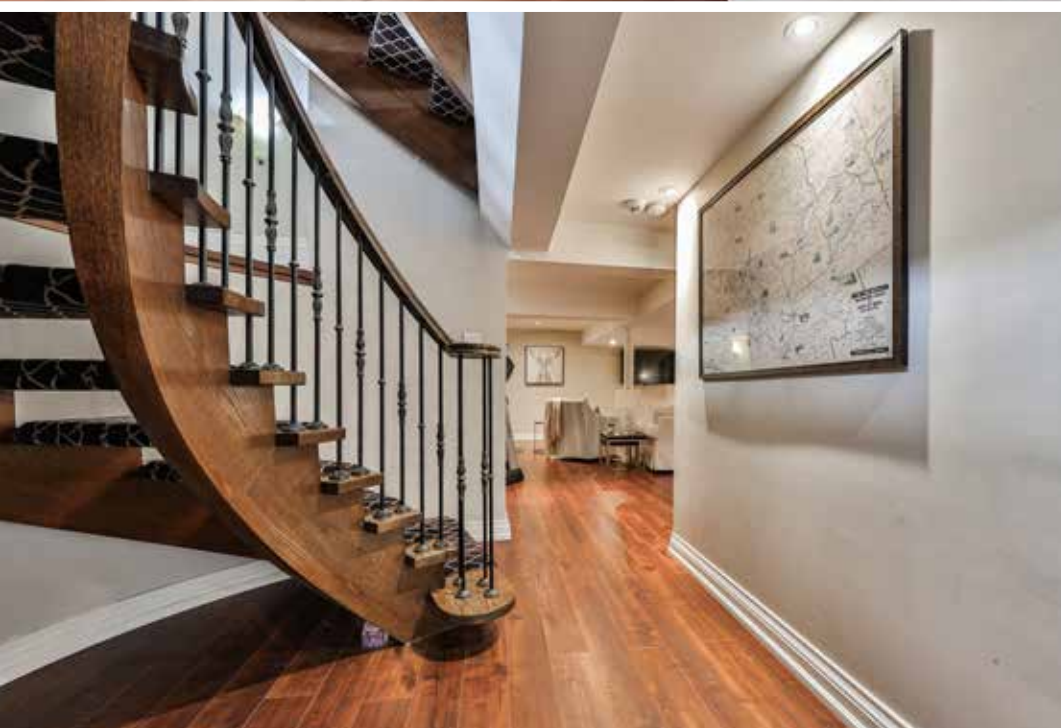


















# WELCOME HOME

**TAXES:** \$21,047 / 2022  
**LOT SIZE:** 100' x 137'  
**POSSESSION:** 90+ Days

Beautiful custom-built chateau style home in the heart of Southeast Oakville offering spacious, sun filled rooms, backing onto ravine and Warren Drive Park! Great curb appeal with covered front sitting porch and oversized custom front door. Inviting open concept flow with grand principal rooms, gorgeous new kitchen (2020) with Wolf/Miele appliances, walk-in pantry and charming breakfast nook with wraparound windows. Fabulous family room with 12' coffered ceiling and fireplace. Impressive main floor office with fireplace and wall-to-wall bookshelf. Huge master retreat with vaulted ceiling, fireplace, large walk-in closet and stunning 6-piece ensuite overlooking ravine. Additional 3 spacious bedrooms all with ensembles and laundry room completes the upper level. Finished lower level with walkup to pool area, recreation & games room/bedroom, den, 3-piece bath, wine cellar and ample storage. Private, resort-like backyard includes custom saltwater pool and terrace by Jameson featuring inground spa, flagstone retaining wall with waterfall feature, flagstone coping and night lighting, Haywood Prologic pool management with remote in-house controller. Multiple sitting areas and access to quiet greenspace next door for kids to play. Extensive, professional landscaping (2019) with automated irrigation system (2019), Sonos built-in sound system throughout home and wired security system with cameras. Located in one of Oakville's most sought after neighbourhoods with amazing private and public schools from preschool to graduation!

## ROOM DETAILS

### MAIN LEVEL

#### FOYER

- Custom Oversized Front Doors
- Heated Marble Flooring
- Double Coat Closet
- Nautical Window
- 2 Storey Entry
- Chandelier
- 2 Art Niches

#### LIVING ROOM

- Hardwood Flooring
- Custom Draperies
- Chandelier
- 2 Walkouts to Deck & Pool Terrace
- Vaulted 2 Storey Ceiling
- Eyebrow Window

#### DINING ROOM

- Hardwood Flooring
- Custom Draperies
- Chandelier
- Crown Molding
- Wall Sconces
- Designer Wallpaper

#### KITCHEN

- New Kitchen (2020)
- Hardwood Flooring
- Shaker-Style White Cabinetry with Matte Black Hardware
- Quartz Countertop
- Double Sink
- Pot Filler
- Built-In Miele Coffee Maker
- Monogram Fridge
- Cabinet Faced Miele Dishwasher
- Wolf Gas Stovetop
- Wolf Wall Oven
- Wolf Built-In Microwave
- Under Cabinet Lighting
- Herringbone Subway Tile Backsplash
- Floating Shelving
- Crown Molding
- Large Island with Breakfast Bar
- Designer Lighting
- Pot Lighting
- Built-In Storage
- Walk-In to Pantry

### BREAKFAST AREA

- Hardwood Flooring
- Designer Lights
- Corner Wraparound Windows
- Bench/Banquet Seating

### FAMILY ROOM

- Hardwood Flooring
- Step Down
- Custom Draperies
- Pot Lighting
- Gas Burning Fireplace with Marble Hearth
- Built-In Cabinetry
- Coffered Detail Ceiling
- Walkout to Yard & Pool

### DEN/OFFICE

- Hardwood Flooring
- Custom Double Door
- Custom Draperies
- Pot Lighting
- Vaulted Ceiling
- Gas Burning Fireplace
- Built-In Bookcase & Cupboards with Mobile Ladder

### POWDER ROOM

- 2 Piece
- 24" Marble Tile Flooring
- Custom Window Blinds
- Custom Brass Sink & Vanity
- Cut Stone Wall Feature
- Crown Molding

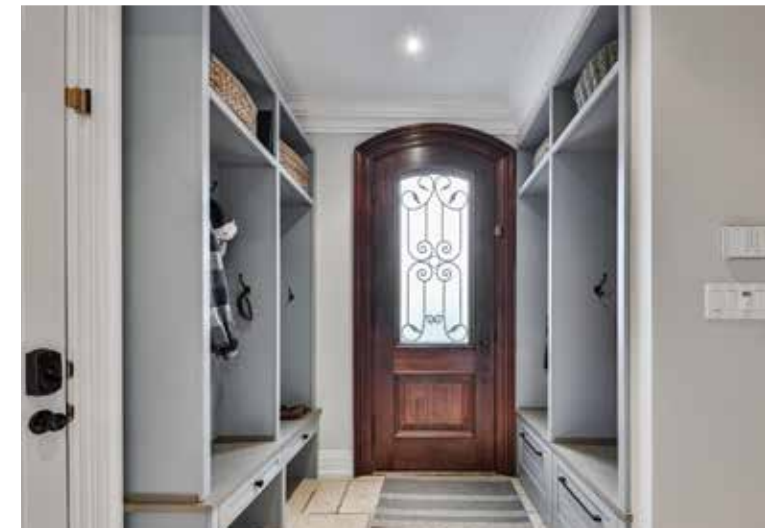
### MUDROOM

- Travertine Flooring
- Entry to Garage
- Custom Door to Rear Yard
- Built-In Cupboards
- Crown Molding
- Pot Lighting

### UPPER LEVEL

#### UPPER FOYER

- Hardwood Flooring
- Floating Spiral Staircase with Wrought Iron Detail
- Walk-In Linen Closet with Expansive Storage
- Pot Lighting



## ROOM DETAILS

### PRIMARY BEDROOM

- Hardwood Flooring
- Walk-In Closet with Built-Ins & Shelving
- Vaulted Tray Ceiling
- Chandelier
- Pot Lighting
- Custom Draperies & Blinds
- Gas Burning Fireplace
- Corner Wraparound Windows
- Crown Molding

- Jack & Jill
- Granite Countertop
- Double Sinks
- Soaker Tub
- Crown Molding
- Pot Lighting
- Window Blinds

### BEDROOM

- Hardwood Flooring
- Walk-In Closet with Hanging System & Built-In Drawers
- Wainscotting
- Juliette Balcony
- Crown Molding
- Pot Lighting
- Custom Curtains

### ENSUITE

- 6 Piece
- Heated Marble Flooring
- Custom Window Blinds
- Pot Lighting
- Wood Grain Cabinetry with Quartz Countertop
- Double Sink
- Double Oval Mirrors
- Step Up Soaker Tub with Jets
- Walk-In 2 Person Shower with Double Showerheads
- Wraparound Windows Overlooking Ravine

### LAUNDRY

- Travertine Flooring
- LG Stainless Steel Front Load Washer & Dryer
- Laundry Sink
- Quartz Counter
- Custom Cabinetry with Hanging Rod
- Subway Tile Backsplash

### BEDROOM

- Hardwood Flooring
- Desk Nook
- Double Closet
- Draperies
- Ensuite
- Pot Lighting

### LOWER LEVEL

#### RECREATION ROOM

- Laminate Flooring
- Pot Lighting
- Walk Up to Pool Area
- Wine Cellar

### BATHROOM

- 3 Piece
- Large Walk-In Glass Shower

### BEDROOM

- Laminate Flooring
- Pot Lighting
- Closet

### DEN

- Laminate Flooring

### WINE CELLAR

- Laminate Flooring
- Stone Wall
- Chandelier
- Wall Sconces

### BEDROOM

- Hardwood Flooring
- Wainscotting
- Walk-In Closet with Hanging System & Drawers
- Crown Molding
- Pot Lighting
- Custom Draperies

### BATHROOM

- 5 Piece
- Hardwood Flooring



## ADDITIONAL FEATURES

### EXTERIOR FEATURES

#### FRONT GARDEN

- Covered Porch
- Double Car Driveway
- Double Car Garage
- 2 Front Sitting Porches
- Cobblestone Walkways

#### BACK GARDEN

- Fully Fenced
- Wood Deck with Iron Railing
- Custom Jameson Designed Saltwater Inground Pool & Deck Area (Low Maintenance Automated System)
- Deck Jets
- Flagstone Coping & Patio Area
- Flagstone Retaining Wall with Waterfall Feature

- Inground Spa
- Haywood Prologic Pool Management with Remote In-House Controller
- Outdoor Lighting System
- Backing onto Ravine & Warren Drive Park

### OTHER FEATURES

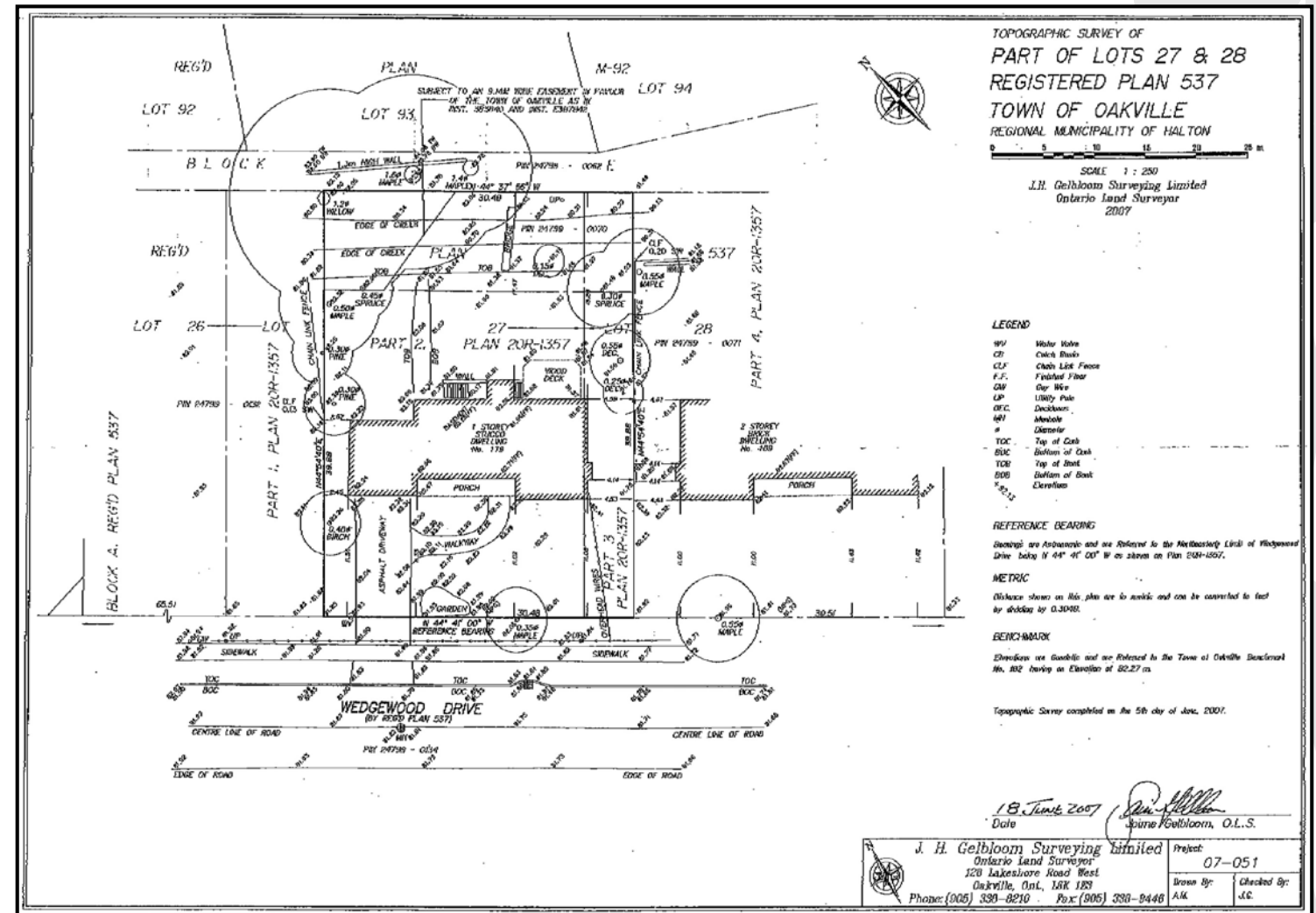
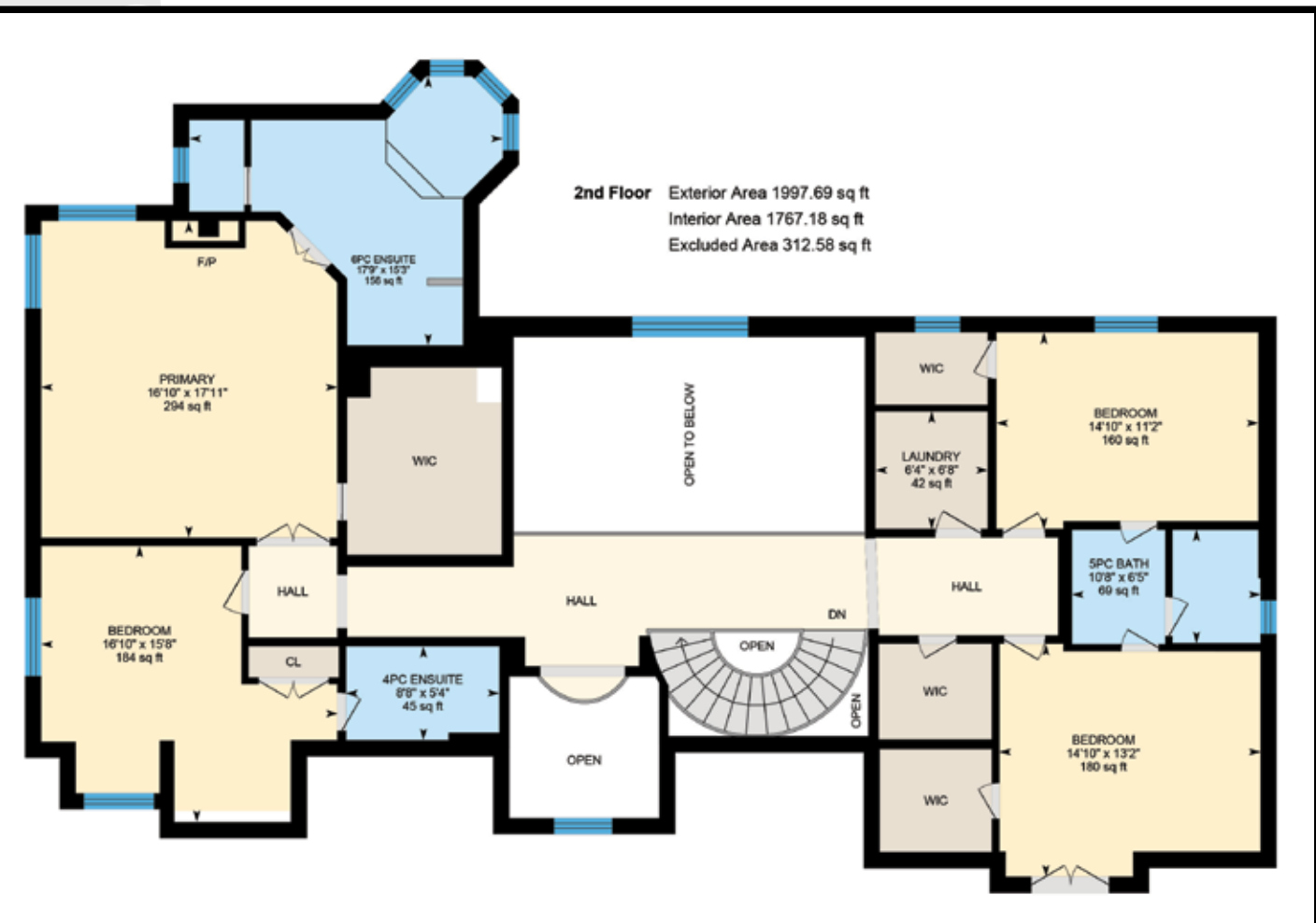
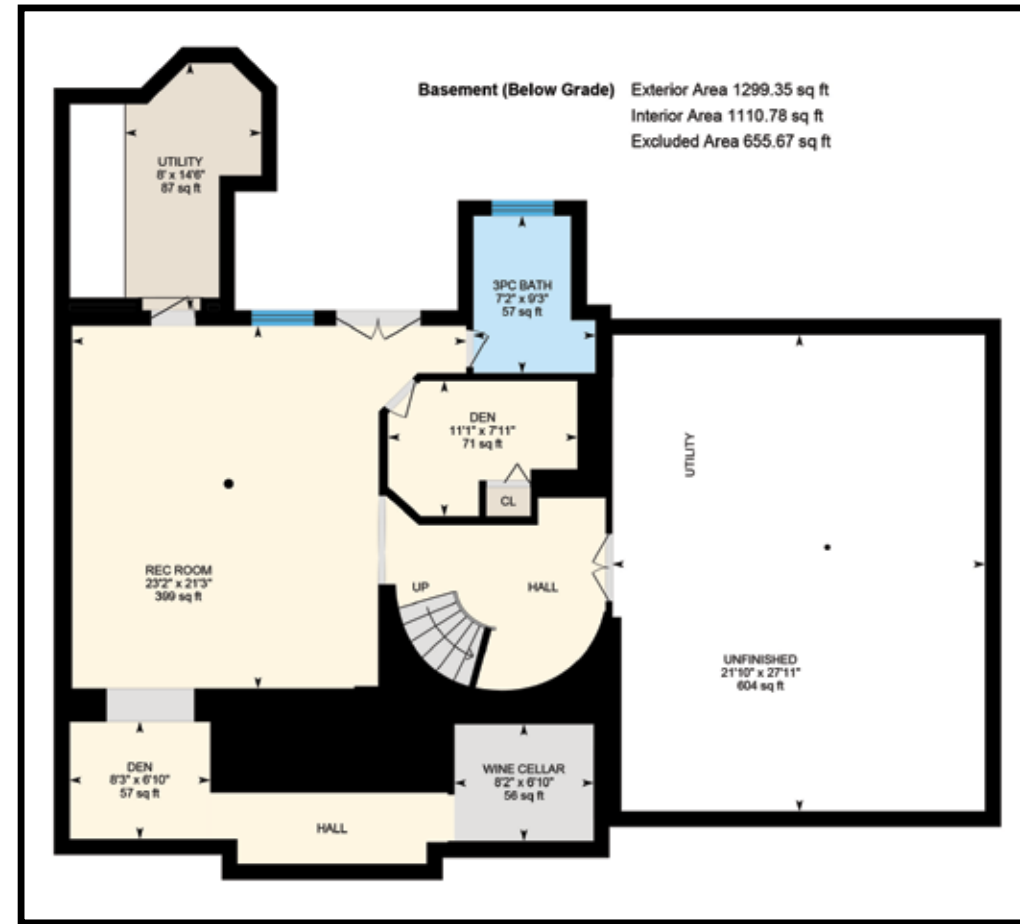
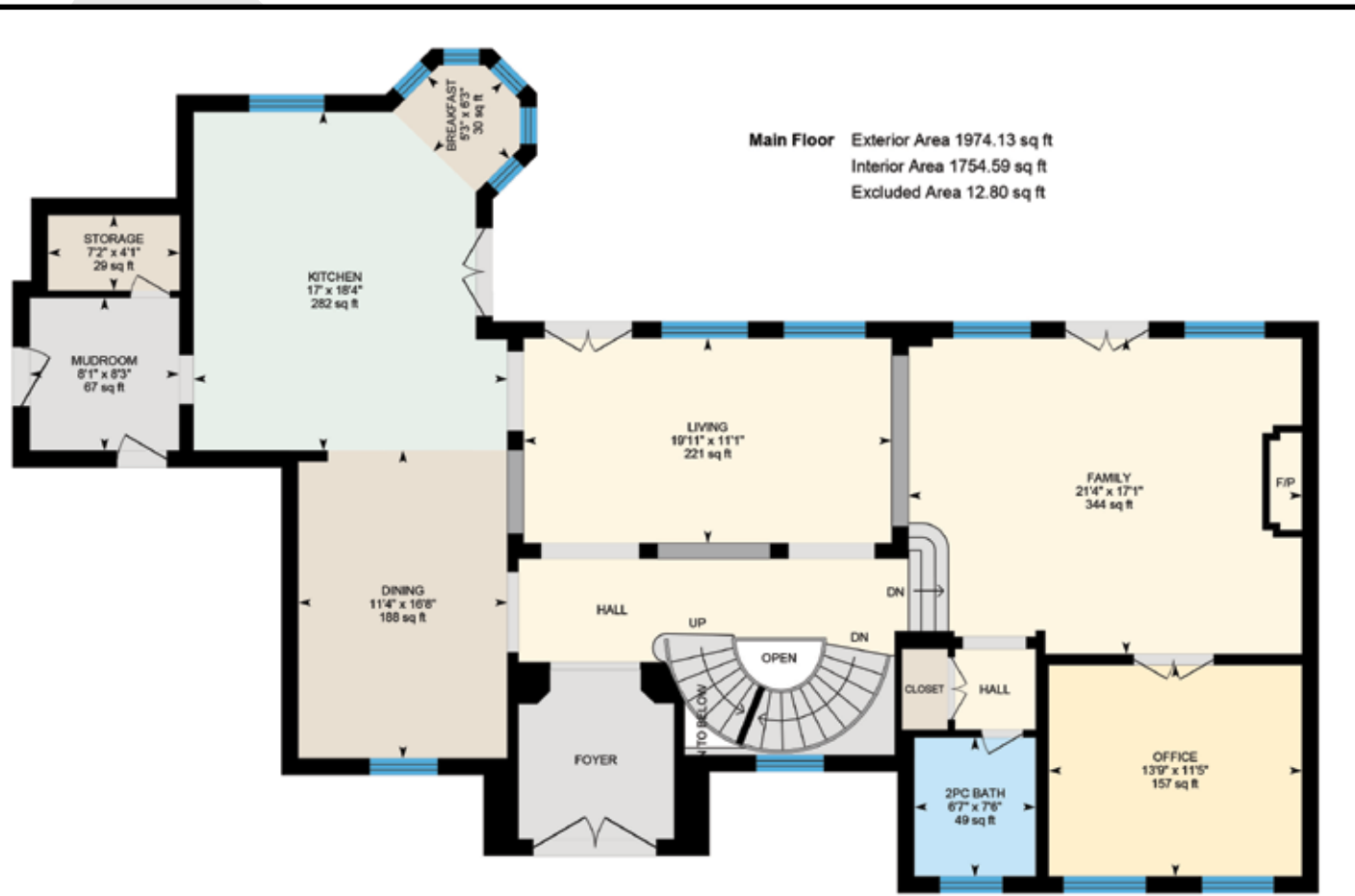
- Wash Lighting
- Professionally Landscaped with Perennials, Mature Trees and Shrubs in Front & Back (2019)
- Central Vacuum
- Garage Door Opener
- Automated Irrigation System (2019)
- Sonos Built-In Sound System (2019) Throughout House
- Wired Security System with Cameras

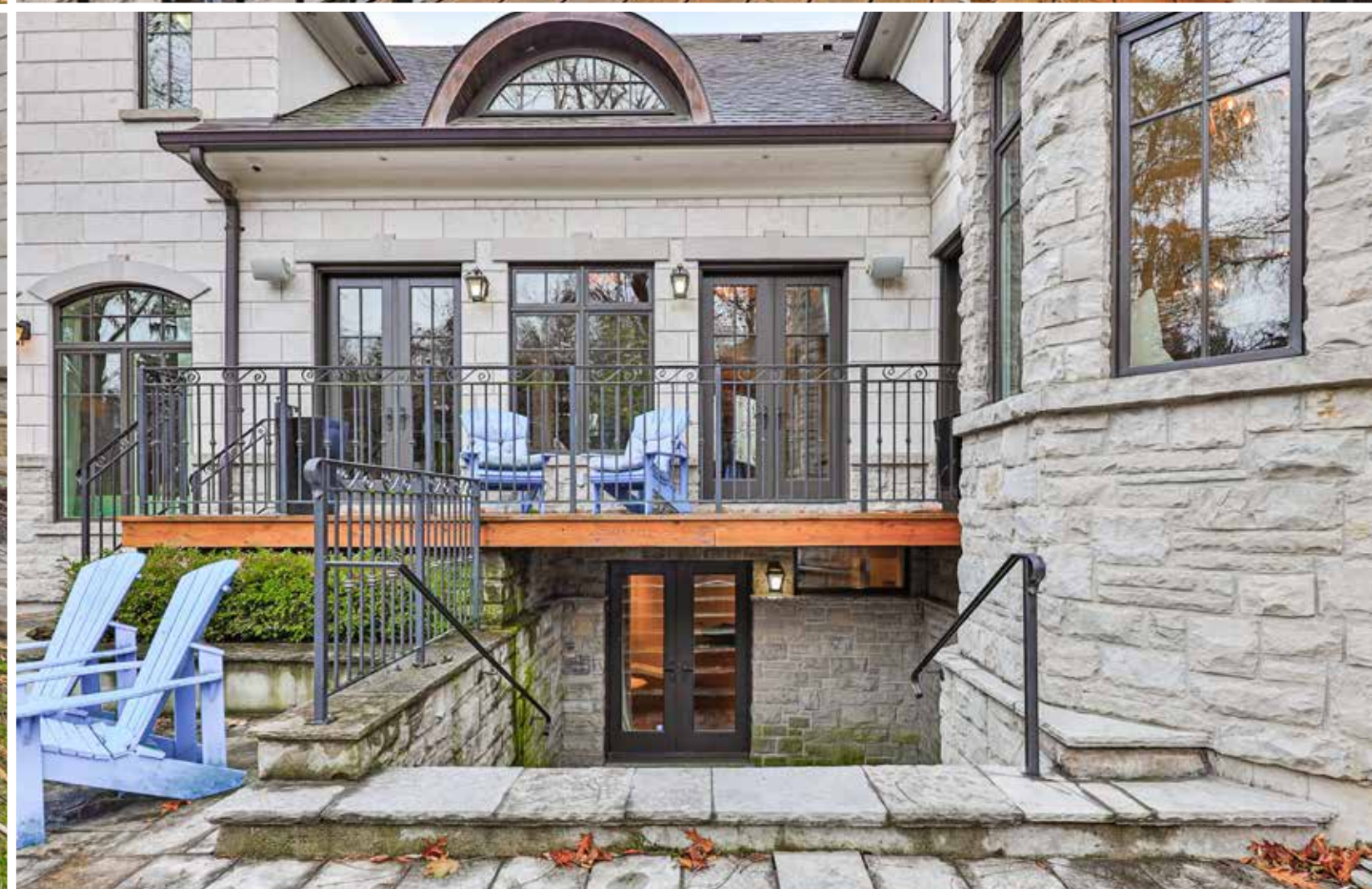
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# FLOOR PLANS & SURVEY

\* Floor plans may not be exactly as shown







# THE TOWN OF OAKVILLE

A vibrant and impressive community within the Greater Toronto Area (GTA), the Town of Oakville is a beautiful lakeside town with a strong heritage, preserved and celebrated by residents and visitors alike. Founded in 1857, this striking town has become one of the most coveted residential and business centres in Ontario, and for good reason:

- ✓ Great neighbourhoods
- ✓ Great places to do business
- ✓ Quality schools
- ✓ A full-service acute care community hospital
- ✓ Proximity to Lake Ontario and recreational areas
- ✓ Easy access via QEW, 403, 407 and GO Transit
- ✓ Charming shopping districts in the downtown core

This thriving municipality of about 201,200 residents provides all the advantages of a well-serviced urban centre, while also maintaining its small-town ambiance. Along historical downtown streets, Oakville offers a mix of converted 19th century buildings which accommodate over 400 fine shops, services and restaurants.

Destination for both visitors and residents

A 30-minute drive from downtown Toronto, and an hour's drive from the U.S. border, Oakville is a great destination for visitors.

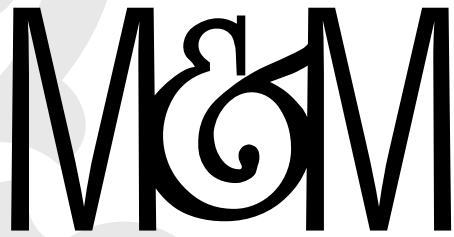
Residents and visitors enjoy theatre, dance, music and comedy performances at the Oakville Centre for the Performing Arts. They can visit the Oakville Museum at Erchless Estate, located in the home of the Chisolms, Oakville's founding family. Other points of interest include galleries, historical societies and local architecture, especially in heritage neighbourhoods. Oakville is also home to the state-of-the-art Sixteen Mile Sports Complex and the new Queen Elizabeth Park Community and Cultural Centre.

Among the many special attractions and activities for the whole family, Oakville's annual RibFest and Jazz Festival draw crowds from around the GTA. The community also provides plenty of recreational opportunities. Golfers can play at one of Oakville's many golf courses, including PGA-recognized Glen Abbey Golf Course, which has hosted the Canadian Open for many years.

Enjoy the acres of park space, many with groomed hiking trails, or join a recreation centre which provides programs for all ages. For boaters, Oakville features two picturesque harbours with docks and slips for sail and powerboats.

A place to do business

Oakville's strong and diversified economic base offers an excellent location for both new and expanding businesses. Currently, national and international corporate headquarters represent automotive, technology, business service, aerospace, pharmaceutical and tourism sectors.



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