

1225 RUSHBROOKE DRIVE

GLEN ABBEY



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WELCOME HOME

TAXES: \$11,120 / 2023
TOTAL SQUARE FOOTAGE: 6,498
POSSESSION: Flexible

This stunning one-of-a-kind home, designed by John Willmott & expanded & renovated top-to-bottom by Hallmark Homes, is a Designer's Gem. This (over 0.3 acres) property on a mature 153' wide pie shaped wooded ravine lot on a quiet & winding street can be your very own Muskoka in Oakville. This private oasis, complete with heated salt-water pool, cabana, gazebo, shed, beautiful gardens, flagstone deck & 2 covered porches is a property like no other in Glen Abbey. Rarely do homes of this caliber come to market in this highly sought after neighborhood. With nearly 6500 sq ft of space, this beautiful home captures both timeless design & modernity. The entire home has oak hardwood floors, crown molding, pot lights & oversized baseboards with heated floors on all 3 levels. The living room has a bay window & gas fireplace. The dining room has a bay window & coffered ceiling. The massive kitchen is an entertainer's dream with a 12'x6' island, antique brown granite countertops, marble backsplash, extensive cabinetry, large eat-in area, built-in appliances, pantry, study desk & open to the backyard. Here's a few of the luxury features: double wall oven, speed oven, steam oven, 18" freezer, 36" refrigerator, coffee maker, induction cooktop, 2 dishwashers (all Miele), 2 freezer drawers & wine fridge (Sub Zero). The kitchen opens to the family room's 12' plaster coffered ceiling, marble wood-burning fireplace and surrounded on 3 sides by floor-to-ceiling windows overlooking the pool & ravine. Home features built-in cabinets with abundant storage, primary bedroom with 5pc ensuite, 2nd floor laundry & office. The basement contains a glass-enclosed gym, games room with built-in kitchenette, 3pc bathroom, bedroom, theater, kid's playroom & large craft room. The home has 2 HVAC systems & Elan Smart Technology controls 20 pairs of speakers, indoor/outdoor lighting, all TV's, 8 security cameras & more. Situated in the top school district in Oakville, close to shopping, Highway, GO Station & backing onto trails.

ROOM DETAILS

MAIN LEVEL

FOYER

- Kolbe Solid Wood Door
- Double Coat Closet
- Wood Staircase

POWDER ROOM

- 2 Piece
- Quartz Stone Countertop
- Wooden Vanity with Mirror

LIVING ROOM

- 2 Large South Facing Windows
- East Facing Bay Window
- Gas Fireplace with Quartz Surround
- Pair of In-Ceiling Speakers

DINING ROOM

- Large South Facing Bay Window
- Plaster Coffered Ceiling
- Pair of In-Ceiling Speakers

KITCHEN

- 12 Ft X 6 Ft Centre Island
- Antique Brown Granite Countertop
- Abundance of Cabinetry Throughout Kitchen and Island
- Heated Hardwood Flooring in the Eat-In Section of Kitchen
- Double Wall Oven (Miele)
- Speed Oven (Miele)
- Steam Oven (Miele)
- 18" Freezer with Built-In Ice Maker and Water Dispenser (Miele)
- 36" Refrigerator (Miele)
- Coffee Maker (Miele)
- Induction Cooktop (Miele)
- 2 Freezer Drawers in Island (Sub Zero)
- 2 Dishwashers in Island (Miele)
- Pot Filler

- Calacatta Marble Backsplash Throughout
- Walk-In Pantry with Pocket Door
- 2 Pairs of Speakers. 1 for Kitchen Area, 1 for Eat-In Area. Separately Controlled
- Large Eat-In Kitchen Area
- 7 Kolbe French Doors Leading to the Covered Porch and Backyard

FAMILY ROOM

- 12 Ft Plaster Coffered Ceilings
- West-Facing Floor to Ceiling Windows
- 2 South-Facing Floor to Ceiling Windows
- North-Facing Window
- East-Facing Floor to Ceiling Window
- Marble Stone and Wood Facade Wood-Burning Fireplace with Exhaust Fan on Top of Chimney
- Pair of In-Ceiling Speakers
- Heated Hardwood Flooring

MUD ROOM

- Porcelain Flooring
- 4 Built-In Lockers
- Sink with Cabinet Below & Shelf Above
- Built-In Seat
- Broom Utility Closet
- Door Leading to Garage
- Pocket Door to Kitchen

UPPER LEVEL

PRIMARY BEDROOM

- 2 Walk-In Closets with Built-In Cabinets & Full-Length Mirrors
- Sitting Area with Large Windows Overlooking the Pool, Gardens & Ravine



ROOM DETAILS

- Pair of In-Ceiling Speakers

ENSUITE

- Heated Calacatta Marble Floor
- Calacatta Marble Countertops with Built-In Wooden Cabinets
- Large Glass Enclosed Calacatta Marble Shower
- Large Stand-Alone Free-Standing Tub
- 2 Sinks Plus Makeup Area

BEDROOM 2

- Built-In Wood-Veneer & Leather Bed & Cabinets
- Walk-In Closet with Built-In Shelves
- Pair of In-Ceiling Speakers
- Ceiling Fan

BEDROOM 3

- Built-In Painted Cabinets
- Walk-In Closet with Built-In Shelves
- Pair of In-Ceiling Speakers
- Ceiling Fan

BEDROOM 4

- Large Bedroom with 2 Built-in Wood-Veneer Cabinets
- In-Floor Plugs Below the Desk
- Pair of In-Ceiling Speakers

BATHROOM

- Heated Escarpment Dark Marble Floor
- Stone Countertop with 2 Sinks
- Marble and Tile Shower with Glass Enclosure
- Full Wall Mirror with Wood Surround
- Built-In Wood Cabinets

OFFICE/DEN

- Built-In Cabinets
- Pair of In-Ceiling Speakers

LAUNDRY

- Heated Porcelain Floor
- 2 Closets (One Is for the 2nd HVAC System)
- 2 Built-In Hampers
- Storage Areas
- Sink & Stone Countertop
- Kolbe Door Leading to an Outdoor Landing & Stairway to the Gardens Below

LINEN CLOSET

- 3 Linen Closets on Second Floor (Includes Laundry Room Closet)

LOWER LEVEL

GYM

- Glass Wall with Glass Doors
- Large Basement Window
- Pair of In-Ceiling Speakers

CRAFT ROOM

- Abundance of Built-In Storage
- Extendable Island with Built-In Storage
- Sink and Laminate Countertops with Stone Backsplash
- Magnetic Walls
- Pair of In-Ceiling Speakers
- Large Window

GAMES ROOM

- Built-In Cabinets
- Built-In Kitchenette with: Refrigerator, Microwave, Dishwasher, Sink, Antique Brown Granite Countertop, Stone & Metal Backsplash
- Built-In Sitting Area with Storage Drawers

- Tall Window for Easy Egress if Necessary
- 2 Pair of In-Ceiling Speakers

THEATRE

- Heated Hardwood Flooring
- Wood-Veneer Wall & Cabinets for Extensive Media Storage
- Built-In Theatre Rack is on Wheels for Easy Access to Equipment Connections
- Metal Cabinets for House Elan Smart Home System

PLAY ROOM

- Built-In Painted Cabinets
- Heated Hardwood Flooring

BEDROOM

- Two Closets
- Pair of In-Ceiling Speakers
- Large Window

BATHROOM

- Escarpment Light Marble Countertop & Marble Flooring
- Marble & Tile Shower
- Built-In Cabinets

ADDITIONAL FEATURES

EXTERIOR FEATURES

- Double Car Garage with New Overhead Garage Doors (2023), Heater with Thermostat
- Front Covered Porch with Flagstone Floor & Cedar Ceiling
- Flagstone Walkways
- All Outdoor Hard Walking Surfaces are Professionally Installed Flagstone
- Back Porch with Flagstone Floor, Cedar Ceiling and Ceiling Fan

- Saltwater Pool with Waterfall
- Cabana, Gazebo, Shed
- Beautiful Gardens
- Extensive Exterior Lighting
- Backs Onto Mature Wooded Ravine with Walking Trails
- Full Home Security System
- Irrigation System
- Trampoline

OTHER CONSIDERATIONS

- 2 Zone HVAC Systems, Each Controlling 3 Zones. One for the Basement & Main Level; 2nd for the Second Floor
- ELAN Smart Home Technology
- Central Vac with 2 Sets of Hoses & Multiple In-Floor Vacuum Sweeping Stations on All Levels
- Many areas are wired for TV with link to the Elan Smart Home System, including all Bedrooms and Office

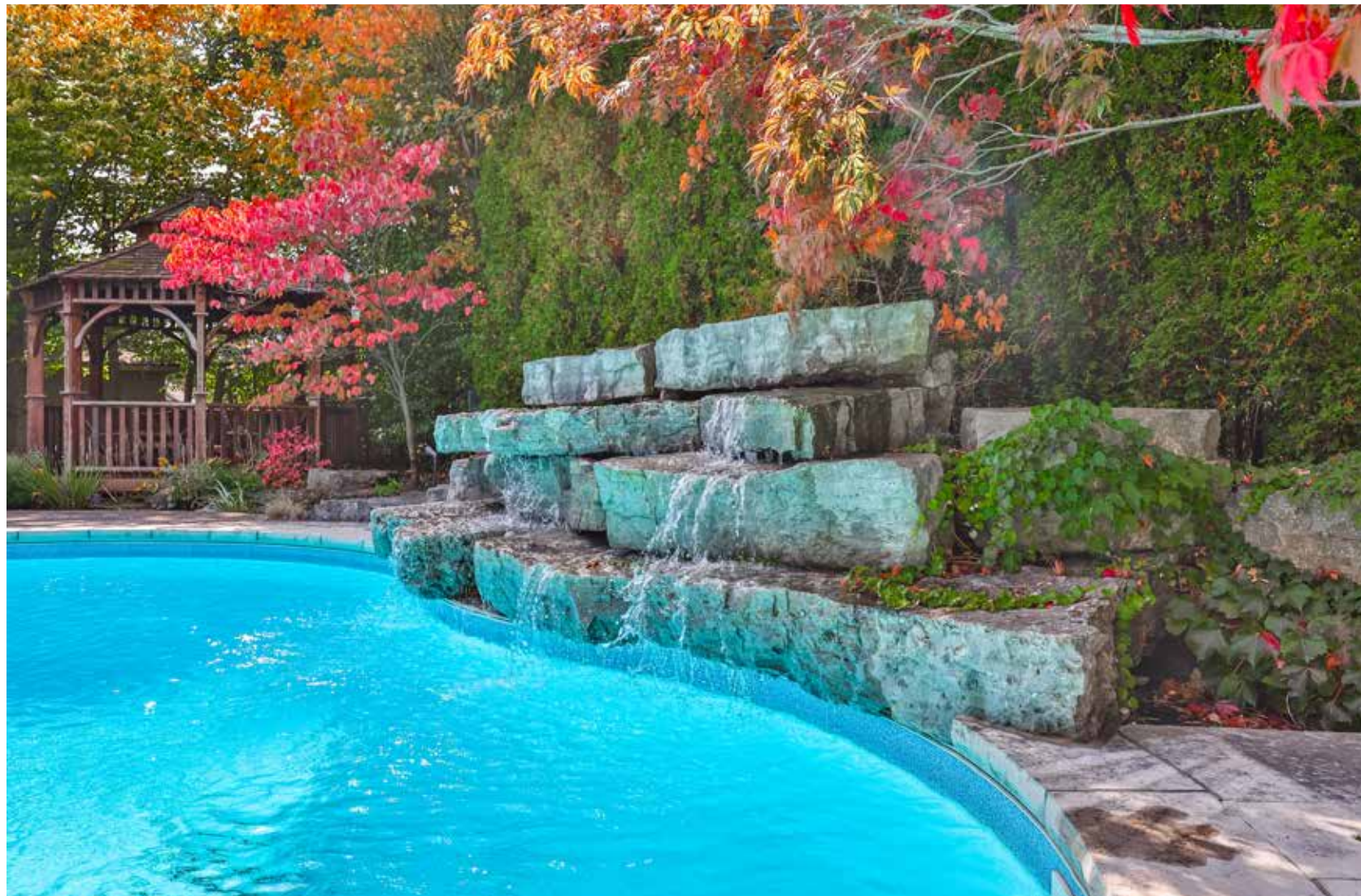
PROPERTY DIMENSIONS

- Frontage: 36 ft
- South Side: 173.2 ft
- Back: 153.5 ft
- North Side: 135.1 ft
- The area is over 0.3 acre



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE



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-served 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.

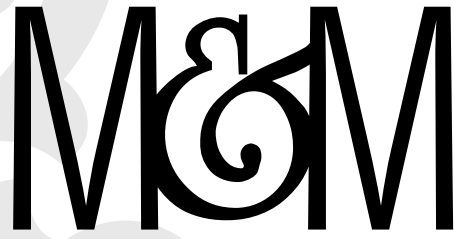
Residents and visitors enjoy theatre, dance, music and comedy performances at the Oakville Centre for the Performing Arts. They can visit the Oakville Museum at Erchless Estate, located in the home of the Chisolms, Oakville's founding family. Other points of interest include galleries, historical societies 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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