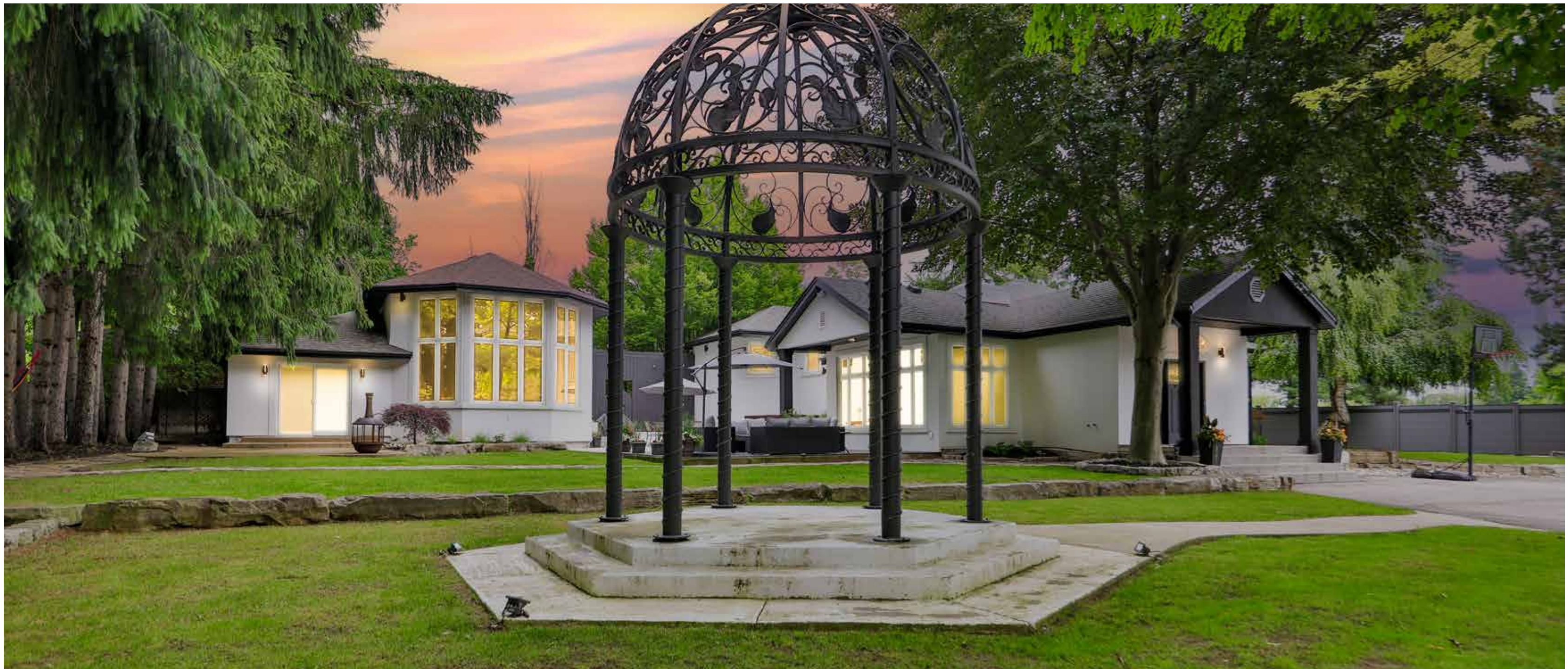


398 WINSTON CHURCHILL BLVD
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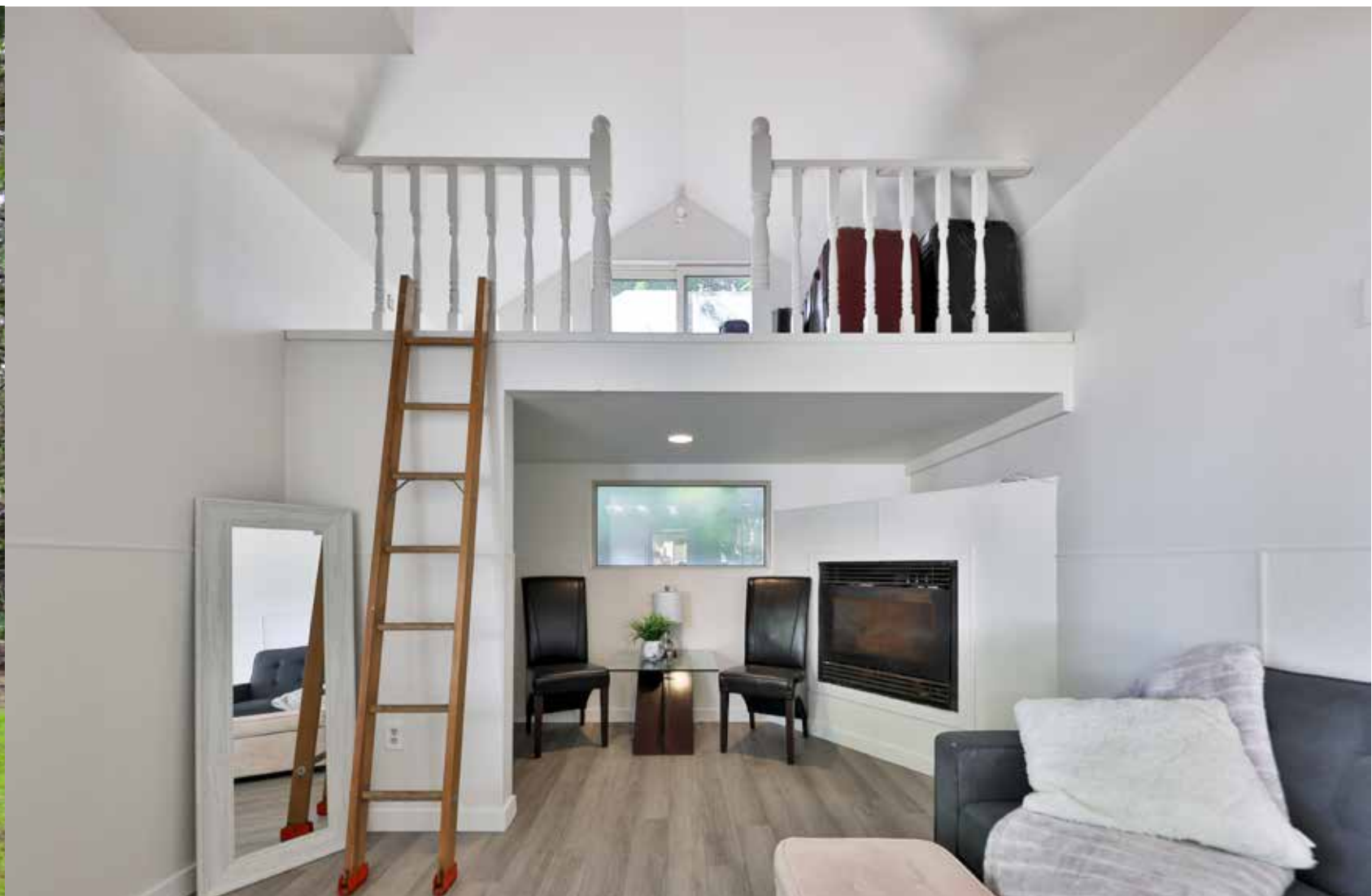


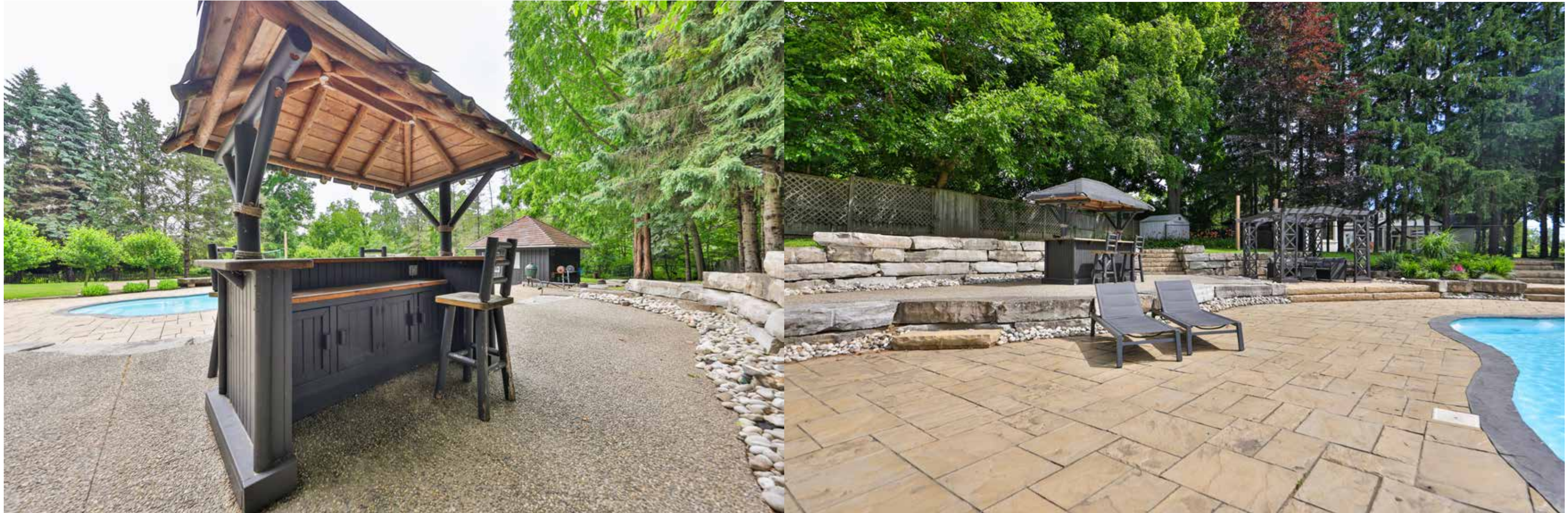
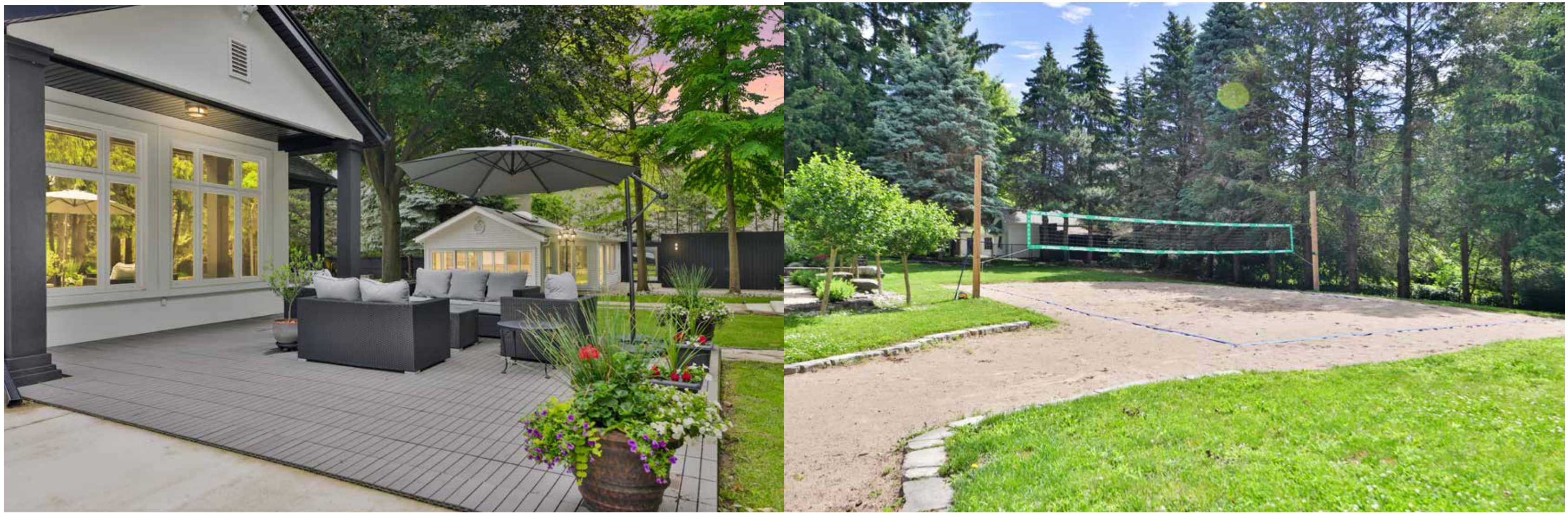














WELCOME HOME

Discover this spectacular oasis property in the prestigious Southeast Oakville area, set on over 1 acre of beautifully landscaped grounds. This 2 home estate features 4,500 sqft of total living space via a meticulously renovated main home with 4 bedrooms and 4 bathrooms, plus a charming secondary home with 1 bedroom, a 2-storey family room, full kitchen, and bathroom. Both homes have been extensively updated with high-end finishes, creating a unique multi-family home perfect to accommodate in-laws or adult children. Nestled on a sprawling 147' x 327' double-sized ravine lot close to the lake, the yard offers a private, resort-like retreat complete with saltwater pool, multiple lounging areas, waterfall, diving rocks, outdoor shower, tiki bar, large firepit, and full-size beach volleyball court.

This property boasts many luxurious features, including newer kitchens and bathrooms, updated flooring, high-end appliances, new exterior stucco, soffits, fascia, eaves, inground sprinkler system, spacious entertainment patio with hot tub, composite fence, and ample parking for 10 cars. Additional amenities include a separate studio/office, a double car garage, and plenty of storage areas. This unique and fabulous opportunity is located in a prime area, offering a one-of-a-kind property that is truly exceptional!

TAXES: \$12,407.00 / 2024
POSSESSION: 60-90 Days

ADDITIONAL FEATURES

EXTERIOR FEATURES

FRONT GARDEN

- Beautifully Landscaped
- Double Car Detached Garage with Side Storage Area
- Parking for 10 Cars

BACK GARDEN

- Extensive Landscaping with

Large Muskoka Rock & Riverstone

- Fully Fenced
- Landscape Lighting
- Flagstone Walkway to Pool
- Inground Saltwater Pool with Waterfall
- Pool Heater – Propane Fuelled

- Tiki Bar
- Large Cabana
- Expansive Lounging/ Entertainment Areas
- Outside Shower (Waterline Hookup Available)
- Backs onto Forested Area
- Firepit

- Full Size Volleyball Court
- Large Composite Decking
- Composite Fencing
- Hot Tub
- Garden Shed

OTHER FEATURES

- 9' Ceilings

ROOM DETAILS

MAIN HOUSE

- Centre Island with Seating for 4
- Pot Lighting
- Skylight
- Wine Rack
- Built-In Push Cabinet Storage
- Walkout to Side Patio

MAIN LEVEL

FOYER

- Ceramic Tile Flooring
- Recessed Lighting
- Shaker-Style Front Door with Detailed Leaded Glass Windows
- Oversized Custom Sliding Closet

POWDER ROOM

- 2 Piece
- Ceramic Tile Flooring

LIVING ROOM

- Hardwood Flooring
- Skylight
- Recessed Lighting
- Pot Lights
- 3-Sided Gas Burning Fireplace
- Floor-to-Ceiling Picture Windows
- Walkout to Terrace

DINING ROOM

- Hardwood Flooring
- Pendant & Pot Lighting

KITCHEN

- Hardwood Flooring
- Shaker-Style Cabinetry
- Fluted Glass Display Cabinets with Lighting
- Glass Subway Tile Backsplash
- Stainless Steel Bosch Refrigerator
- Stainless Steel Bosch Dishwasher
- Stainless Steel Jenn-Air Stove with Pot Filler
- Stainless Steel Hood Vent
- Stainless Steel KitchenAid Microwave
- Double Sink
- Under Cabinet Lighting

PRIMARY BEDROOM

- Hardwood Flooring
- Walk-In Closet with Custom Built-In Dresser, Shelving & Hanger System
- Pot Lighting
- Large Bay Window with Seating Overlooking Front Yard
- Feature Wall
- Ensuite

ENSUITE

- 4 Piece
- Marble Flooring
- Upgraded Light Fixture
- Quartz Countertop
- Double Sinks
- Oversized Walk-In Shower
- Leaded Glass Window
- Pot Lighting

BEDROOM

- Hardwood Flooring
- Built-In Custom Cabinetry & Closet
- Built-In Desk
- Upgraded Light Fixture
- Crown Molding
- Casement Windows
- Window Blinds
- Ensuite

BATHROOM

- 3 Piece
- Ceramic Tile Flooring
- Oversized Walk-In Shower with Rain Showerhead and Glass Surround
- Upgraded Lighting

LOWER LEVER

RECREATION ROOM

- Hardwood Flooring
- Mirrored Wall

BATHROOM

- 3 Piece
- Ceramic Tile Flooring
- Walk-In Shower

BEDROOM

- Hardwood Flooring
- Built-In Shelving Unit
- Built-In Bench Seating
- Large Casement Window
- Window Blinds

BEDROOM

- Hardwood Flooring
- Wraparound Casement Windows
- Window Blinds

LAUNDRY

- LG Front Load Washer & Dryer
- Laundry Sink
- Additional Cabinetry
- Subway Tile Backsplash

GUEST RESIDENCE

LIVING ROOM

- Hardwood Flooring
- 2-Storey Ceiling & Windows
- Built-In Cabinetry
- Ceiling Fan
- Crown Molding

BEDROOM

- Hardwood Flooring
- Double Closet with Built-Ins
- Pot Lighting
- Window Blinds
- Walkout to Terrace

BATHROOM / LAUNDRY

- 3 Piece
- Ceramic Tile Flooring
- Oversized Walk-In Shower
- LG Front Load Washer

UPPER LEVEL

KITCHEN

- Hardwood Flooring
- KitchenAid Gas Cooktop
- Stainless Steel Refrigerator
- KitchenAid Stainless Steel Microwave
- KitchenAid Stainless Steel Stove
- Stainless Steel Bosch Dishwasher
- Double Sinks
- Granite Countertop
- Overlooks Patio

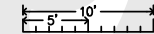
OFFICE/STUDIO

- Hardwood Flooring
- Gas Burning Fireplace
- Loft
- Ductless Air Conditioner & Heat Pump

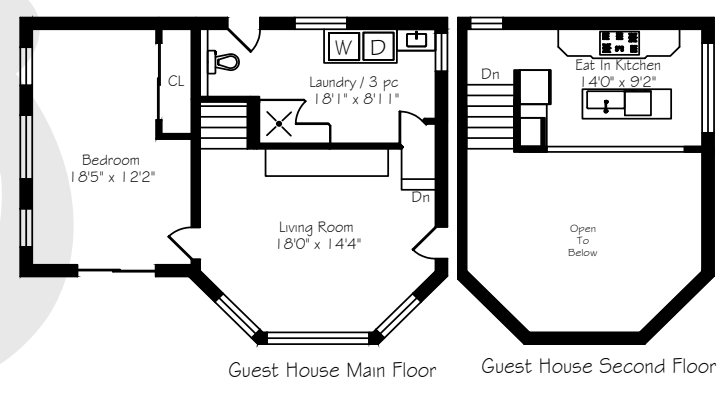
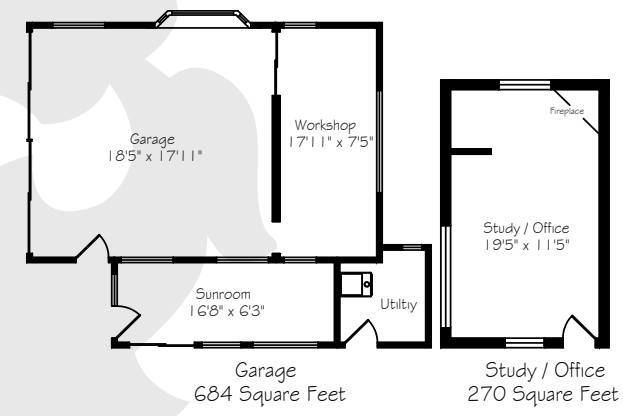
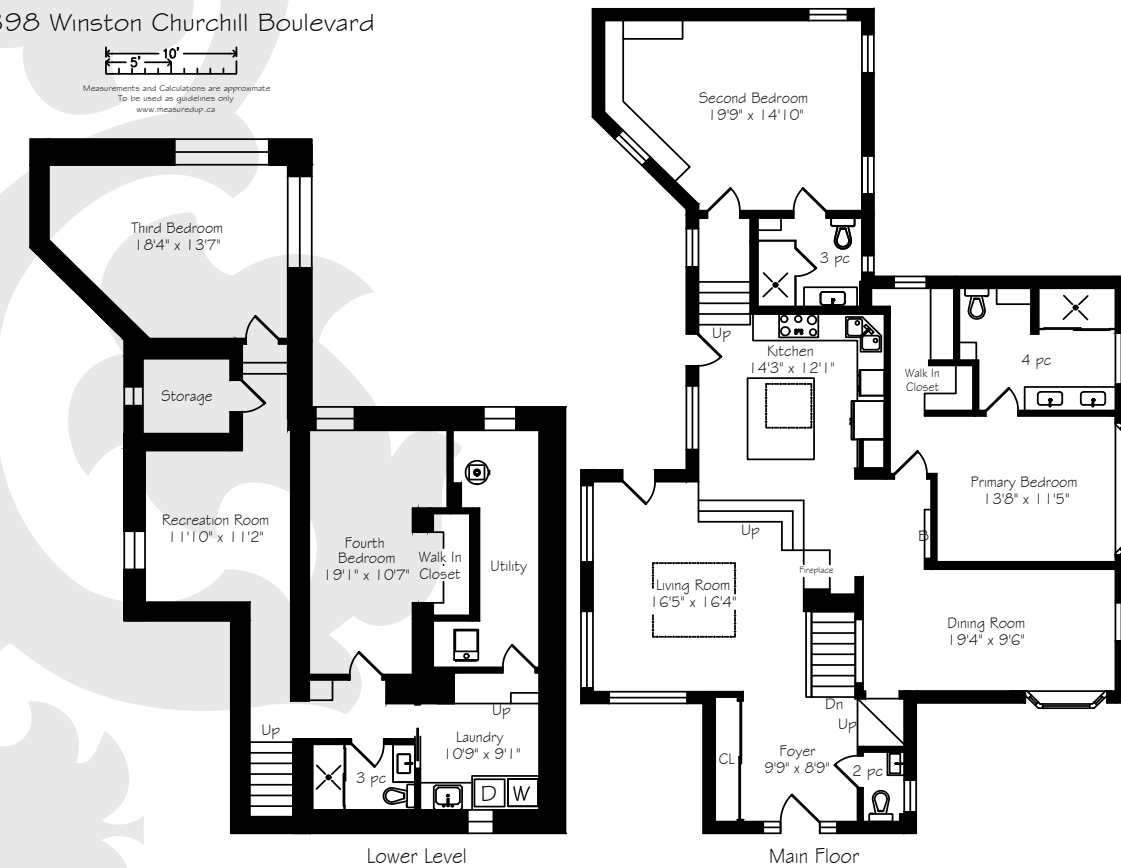


FLOOR PLANS

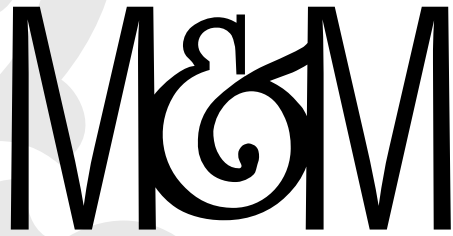
398 Winston Churchill Boulevard



Measurements and Calculations are approximate
To be used as guidelines only
www.measureup.ca



* Floor plans may not be exactly as shown



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