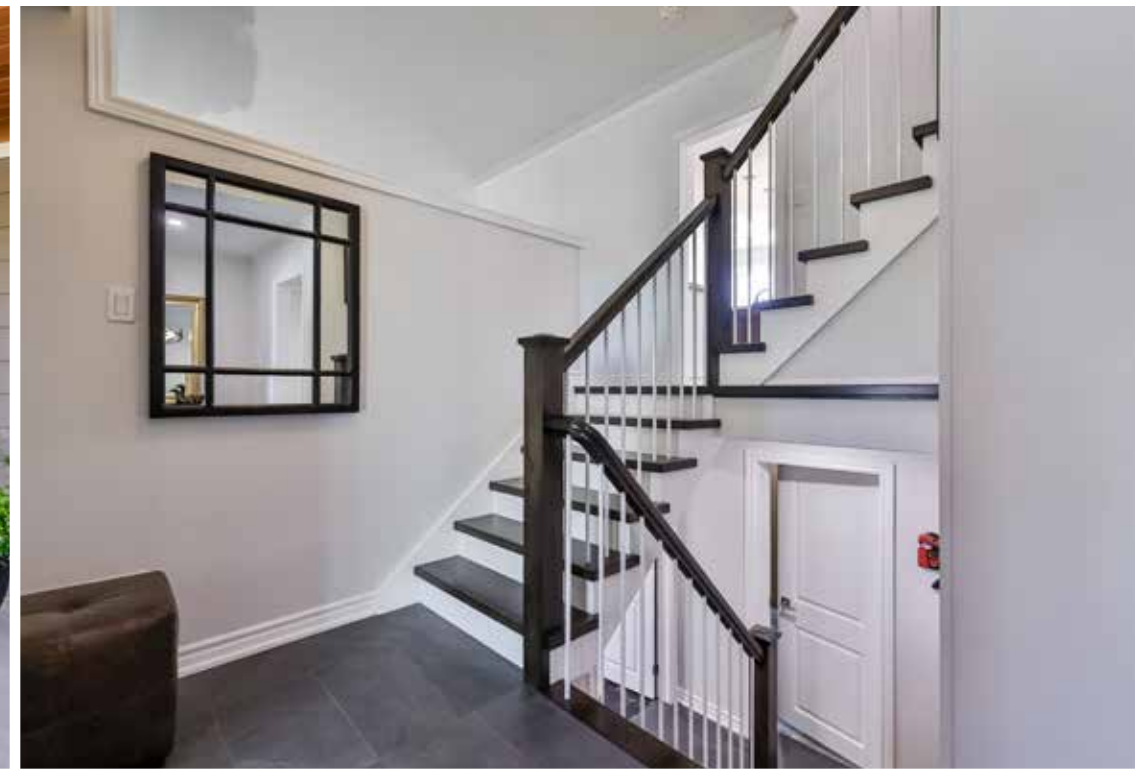




1528 WARLAND ROAD
SOUTHWEST OAKVILLE



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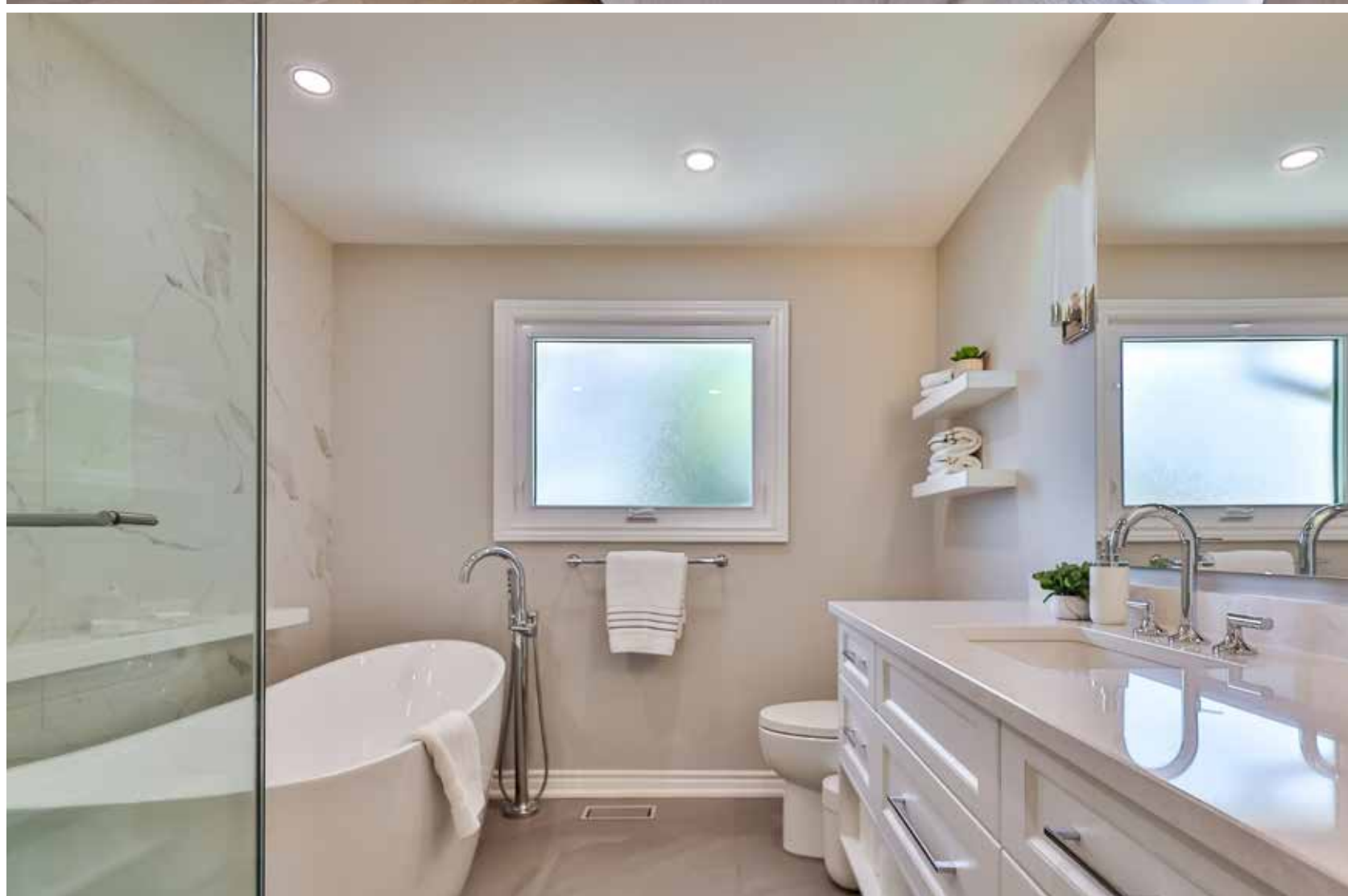


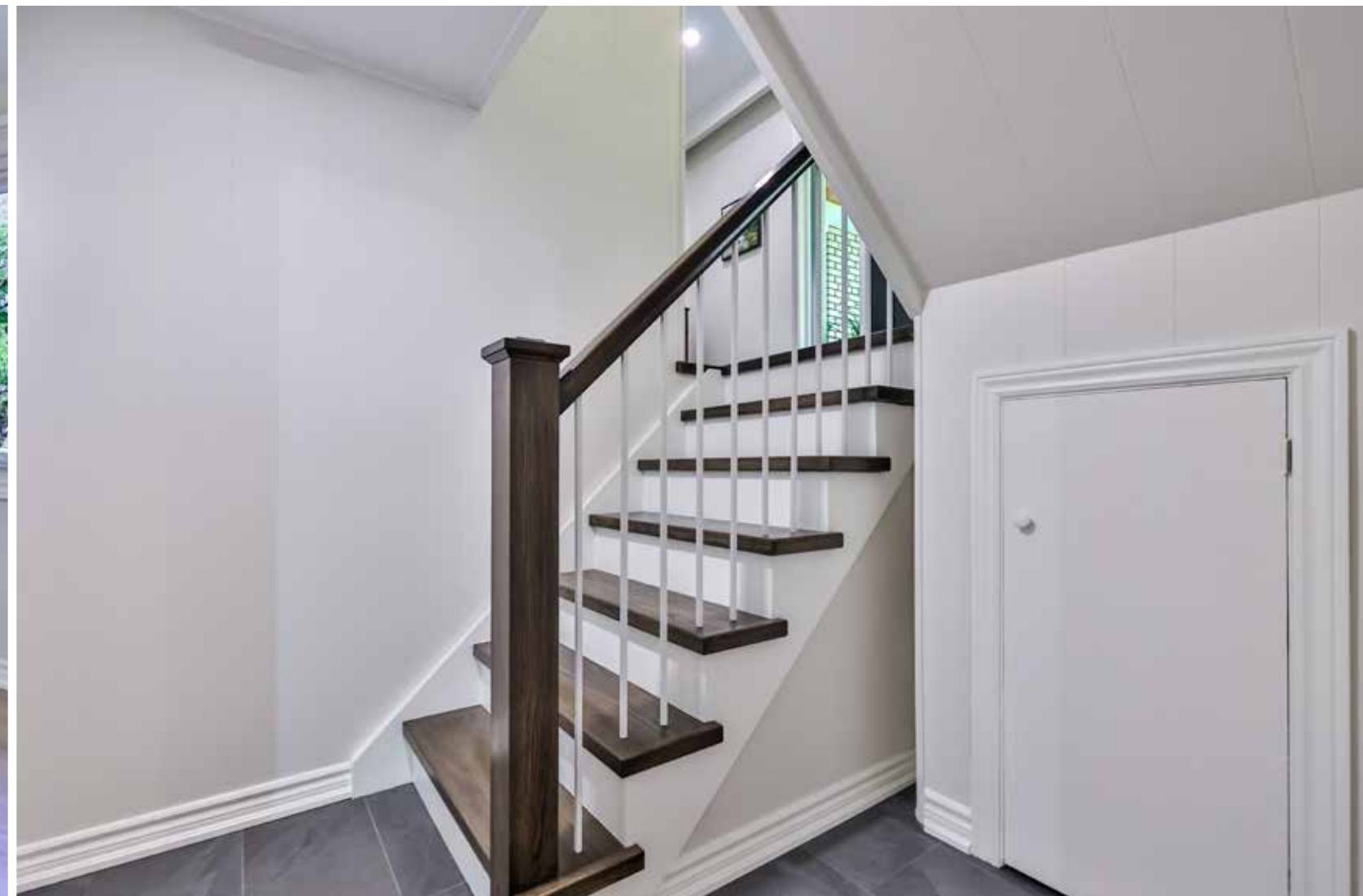






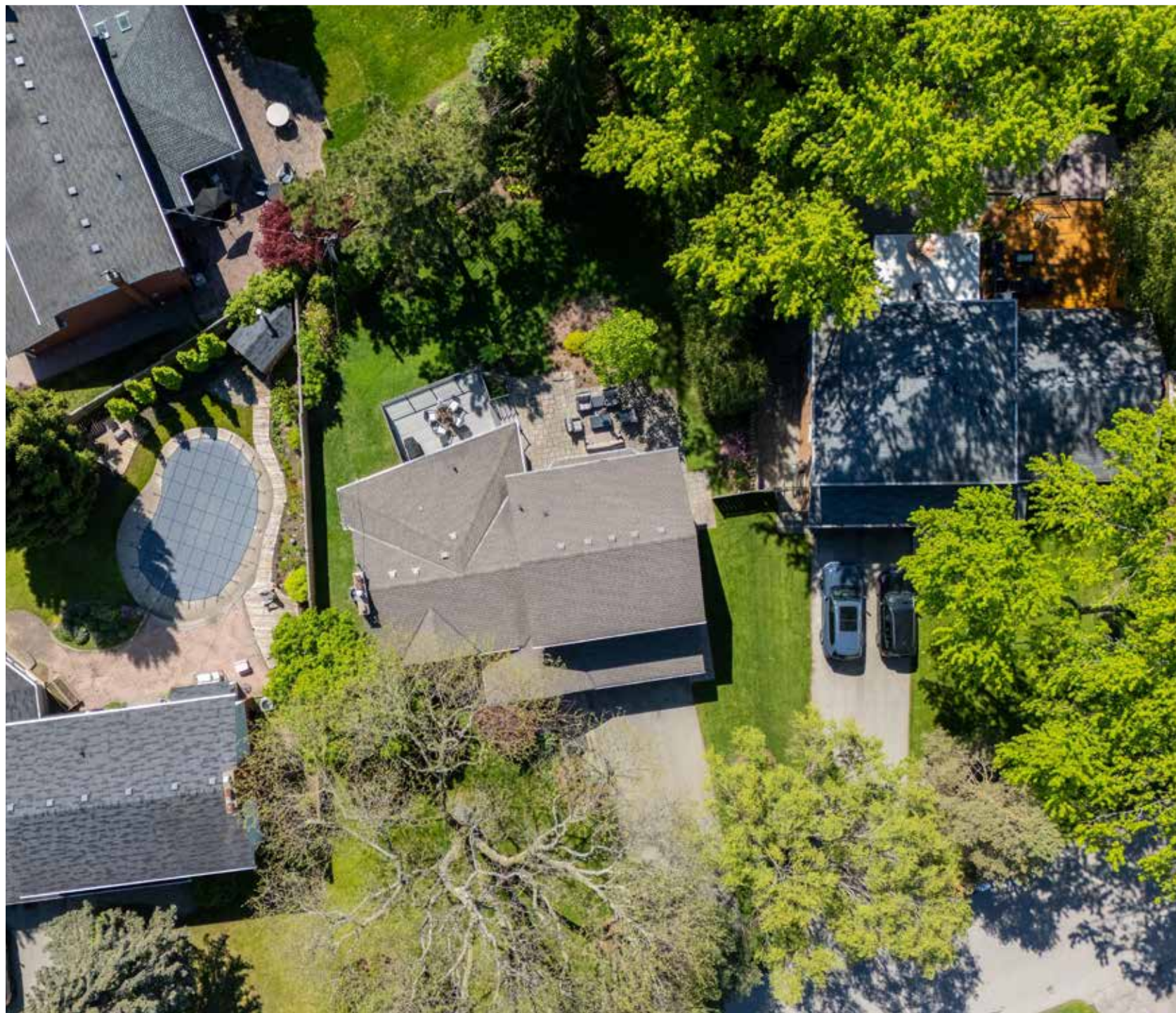
















WELCOME HOME

TAXES: \$7,700 / 2025
LOT SIZE: 79.75 x 157.59 x 97.06 x 134.69 ft
POSSESSION: Flexible

Calm, sun-filled, architectural and impeccably maintained, this exceptional Coronation Park home offers the perfect blend of timeless design & modern comfort. Extensively renovated and thoughtfully updated in recent years, the home showcases outstanding craftsmanship and attention to detail throughout. At the heart of the home is a stunning light-filled kitchen featuring stainless steel appliances, granite counters, subway tile backsplash, under-cabinet lighting, pot lights and an island with seating for 3. A cozy breakfast area overlooks the beautifully treed backyard and offers a walkout to the spacious composite deck with glass railings – perfect for entertaining or relaxing. The front foyer impresses with a custom front door and stylish slate-inspired flooring. The sun-drenched family room features a custom fireplace, built-in shelving, heated flooring, dramatic floor-to-ceiling windows with double-door access to the terrace. The dining room is highlighted by contemporary windows & architectural angles, while the living room offers a custom gas fireplace & large walk-in bay window. Upstairs, 3 generous sized bedrooms are complemented by a beautifully renovated spa-inspired bathroom with a freestanding tub, oversized glass shower, marble feature wall, shaker-style cabinetry, Cambria countertops and 24" ceramic tile flooring. The partially finished lower level includes a recreation room with wood-burning fireplace & rough-in for a future full bathroom. Additional highlights include hardwood flooring, crown moulding, updated windows, roof (2012/2015), A/C (2022), siding (2012/2015), garage with updated door & flooring (2015), covered front porch with V-groove ceiling & pot lights, full irrigation system (2022) and more! South-facing lot that widens to 97 feet across the rear, surrounded by mature trees, perennial gardens & beautiful tumbled stone terrace & walkways. Quiet, established neighbourhood just steps to Coronation Park and the lake!

ADDITIONAL FEATURES

EXTERIOR FEATURES

FRONT GARDEN

- Lawn & Garden Irrigation System (2022)
- Double Car Driveway (2015)
- Garage Door & Floor Replaced (2015)
- Professionally Landscaped Gardens & Tumbled Stone Walkways
- Covered Front Porch with V-Groove Ceiling & Pot Lights

BACK GARDEN

- Lawn & Garden Irrigation System (2022)
- Professionally Landscaped with Extensive Perennial Gardens (2021)
- Large Tumbled Stone Terrace (2015)
- Composite Deck with Glass Railing

OTHER FEATURES

- Air Conditioner (2022)
- Upper Level Roof Replaced (2015)
- Maibec Siding on Kitchen Additional, Dining & Living Room (2012)
- Maibec Siding Replaced on Balance of Home (2015)
- Kitchen Addition, Dining & Living Room Roof Replaced (2012)

ROOM DETAILS

MAIN LEVEL

FOYER

- 12" x 24" Slate Style Tile Flooring (2021)
- Custom Door with Bright Side Lights
- Pot Lighting

POWDER ROOM

- Renovated (2021)
- 2 Piece
- 12" x 24" Slate Style Tile Flooring (2021)

LIVING ROOM

- Hardwood Flooring
- Gas Burning Fireplace with Custom Shaker Mantle & Marble Surround (2012)
- Large Picture Window (2012)
- Crown Molding

DINING ROOM

- Hardwood Flooring (2012)
- Angled Wall with Extra Windows
- Crown Molding

KITCHEN

- Addition (2012)
- Hardwood Flooring
- Exquisite Shaker Style Cabinetry with Granite Countertop
- KitchenAid Refrigerator
- Miele Dishwasher
- GE Gas Stove
- Panasonic Microwave
- Double Stainless Steel Sinks
- Under Cabinet Lighting
- Glass Subway Tile Backsplash
- Pot & Pendant Lighting
- Centre Island with Seating for 3
- Corner Breakfast Area with Wraparound Windows (Replaced 2012)
- Walkout to Deck & Rear Garden

FAMILY ROOM

- Renovated (2021)
- Heated Hardwood Flooring
- Custom Electric Fireplace with Built-In Niche Shelving
- Floor to Ceiling Windows with Double Door Walkout

UPPER LEVEL

UPPER FOYER

- New Stairs & Railings (2021)
- Hardwood Flooring
- Pot Lighting

PRIMARY BEDROOM

- Renovated (2021)
- Hardwood Flooring
- Full Wall of Closets with Built-Ins

BEDROOM

- Renovated (2021)
- Hardwood Flooring
- Clothes Closet

BEDROOM

- Renovated (2021)
- Hardwood Flooring
- Clothes Closet

BATHROOM

- Renovated (2021)
- 4 Piece
- 24" Ceramic Tile Flooring
- Shaker Style Cabinetry with Quartz Countertop
- 12" x 24" Marble Tile Feature Wall
- Freestanding Deep Soaker Tub
- Oversized Walk-In Shower with Glass Surround & Envelope Drain
- Pot Lighting

LOWER LEVEL

RECREATION ROOM

- Large Above Grade Windows (Replaced 2012)
- Wood Burning Fireplace
- Pine Paneling

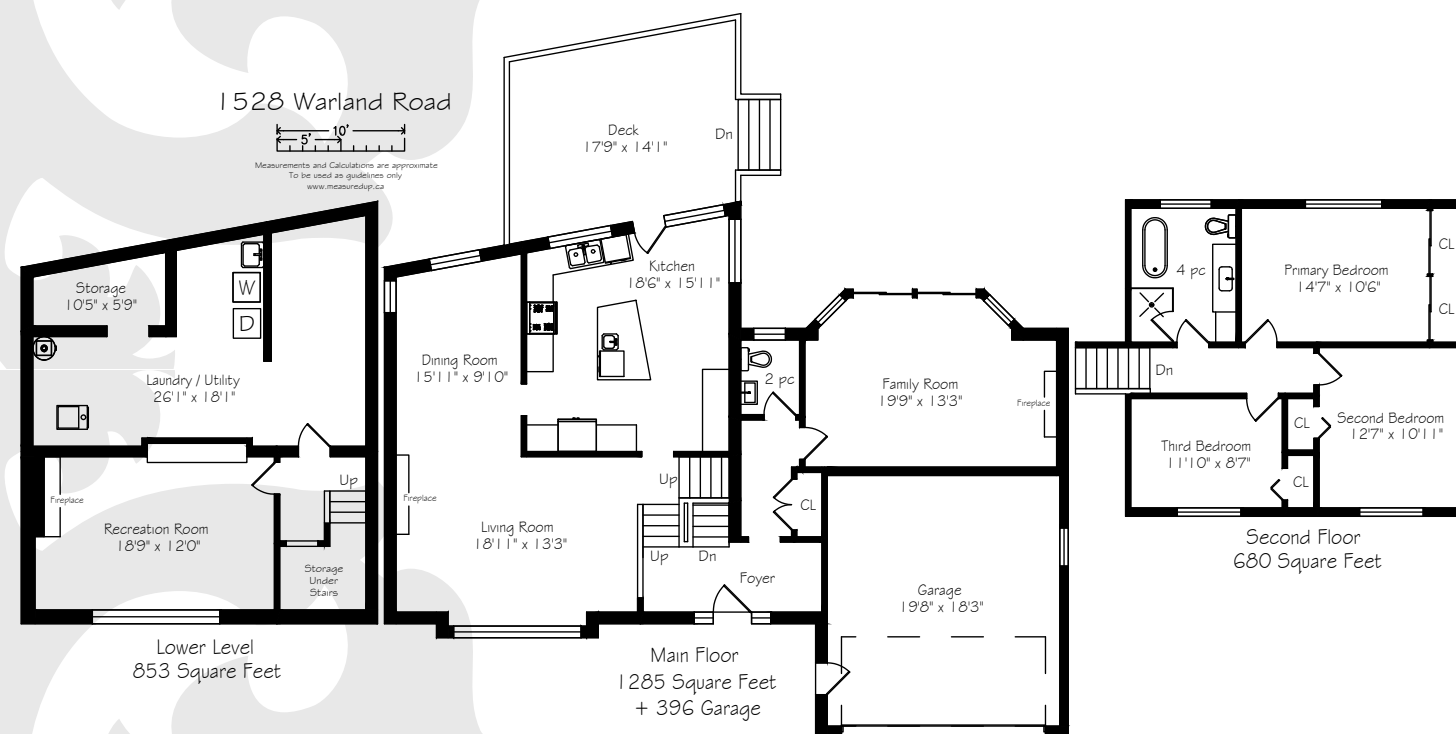
BATHROOM

- Rough-In for Full Bathroom (2012)

LAUNDRY

- Electrolux Washer & Dryer
- Laundry Tub

FLOOR PLANS



* 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-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.

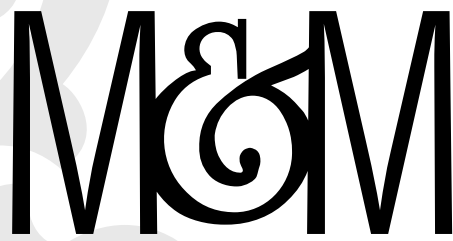
Enjoy the acres of park space, many with groomed hiking trails, or join a recreation centre which provides programs for all ages. For boaters, Oakville features two picturesque harbours with docks and slips for sail and powerboats.

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.

Information captured from: www.oakville.ca





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