

165 DIGBY RD  
FORD



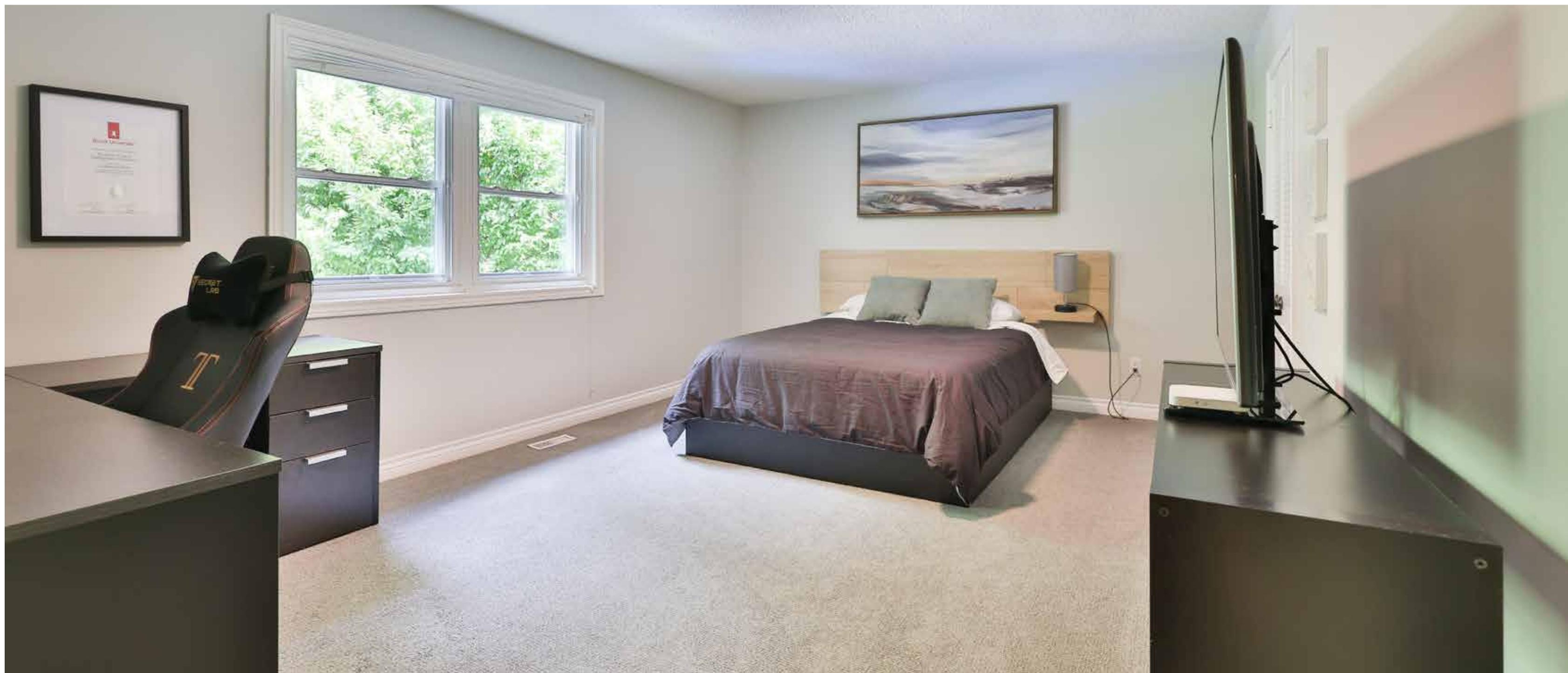
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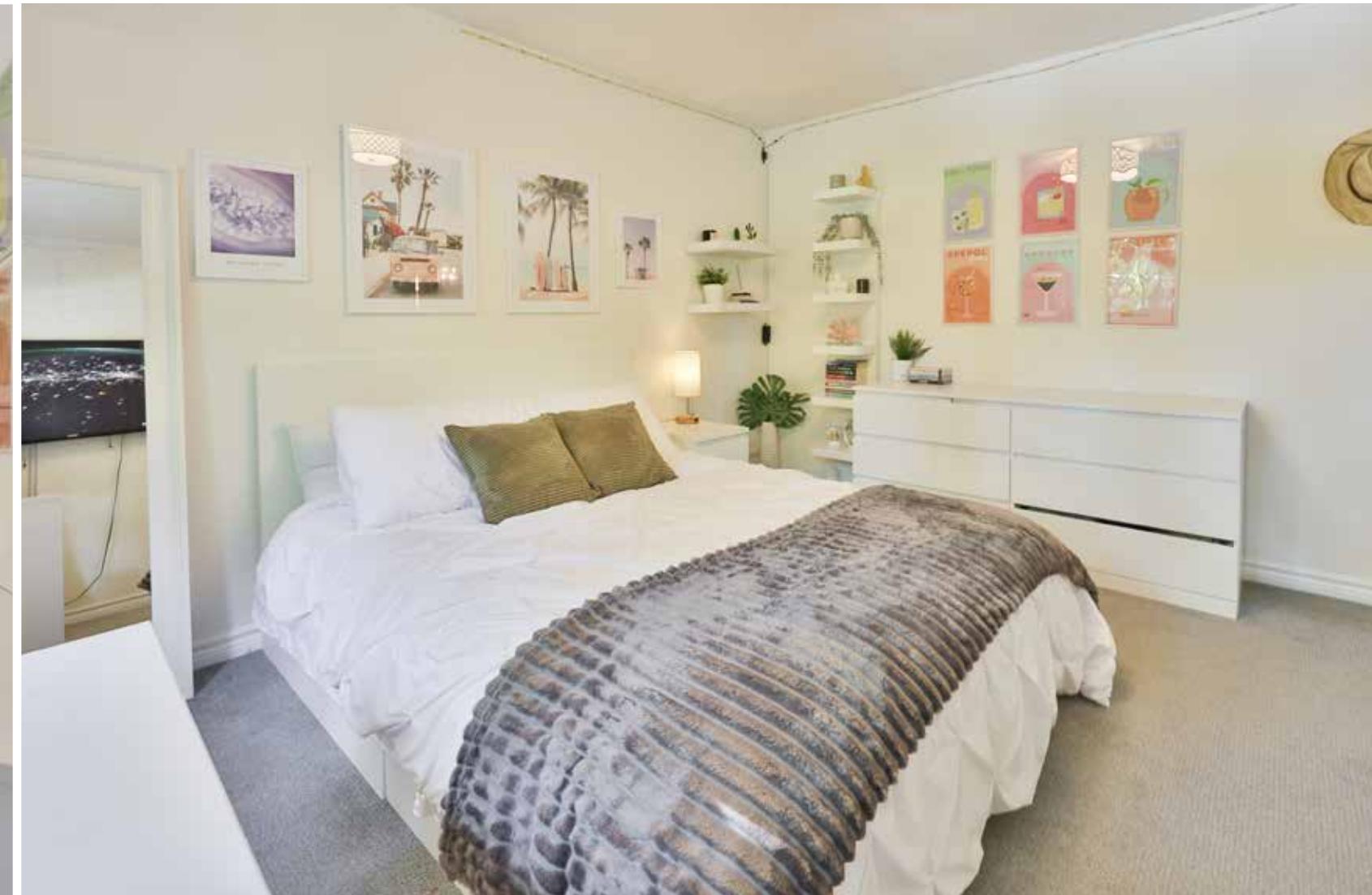






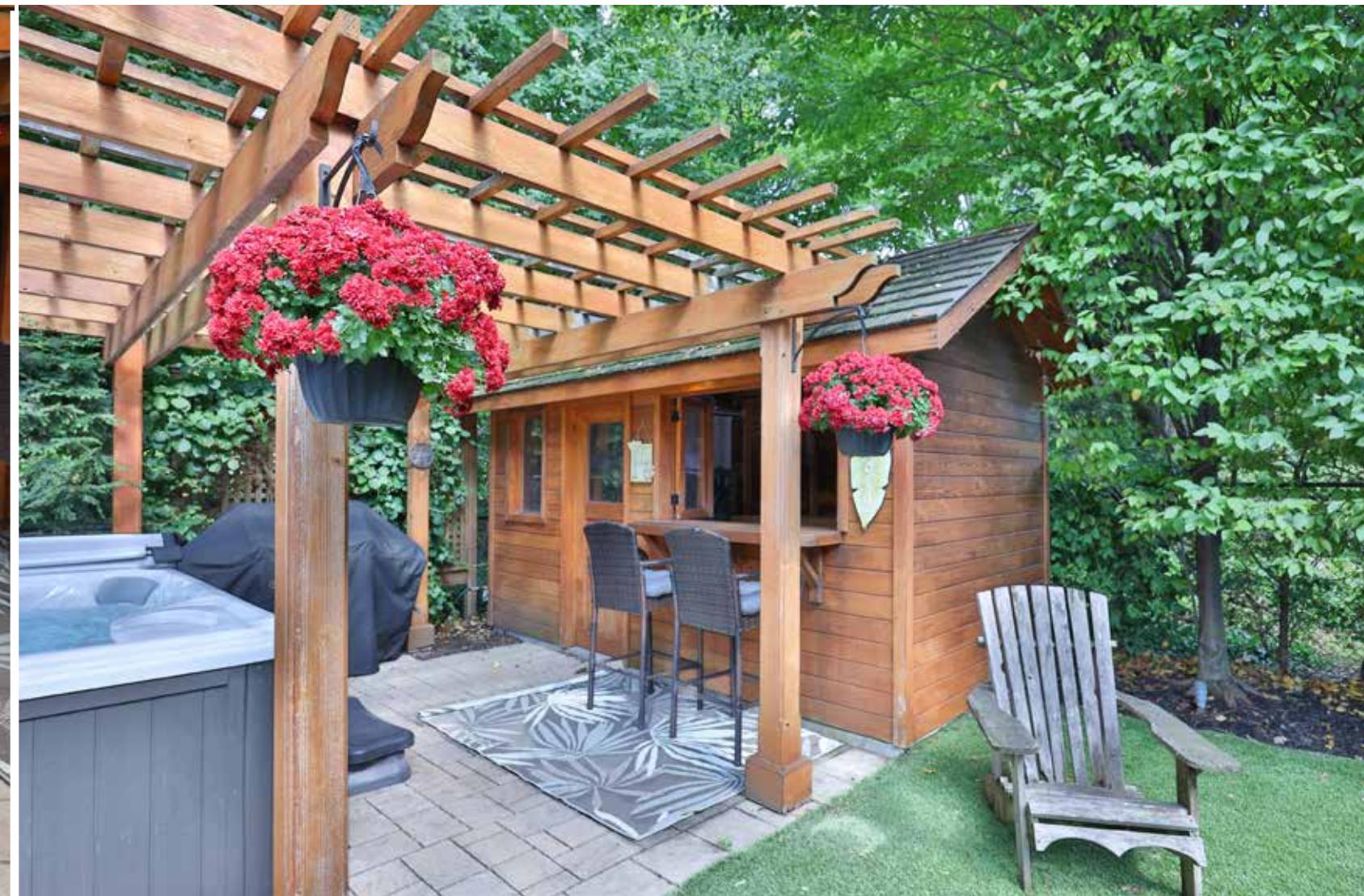
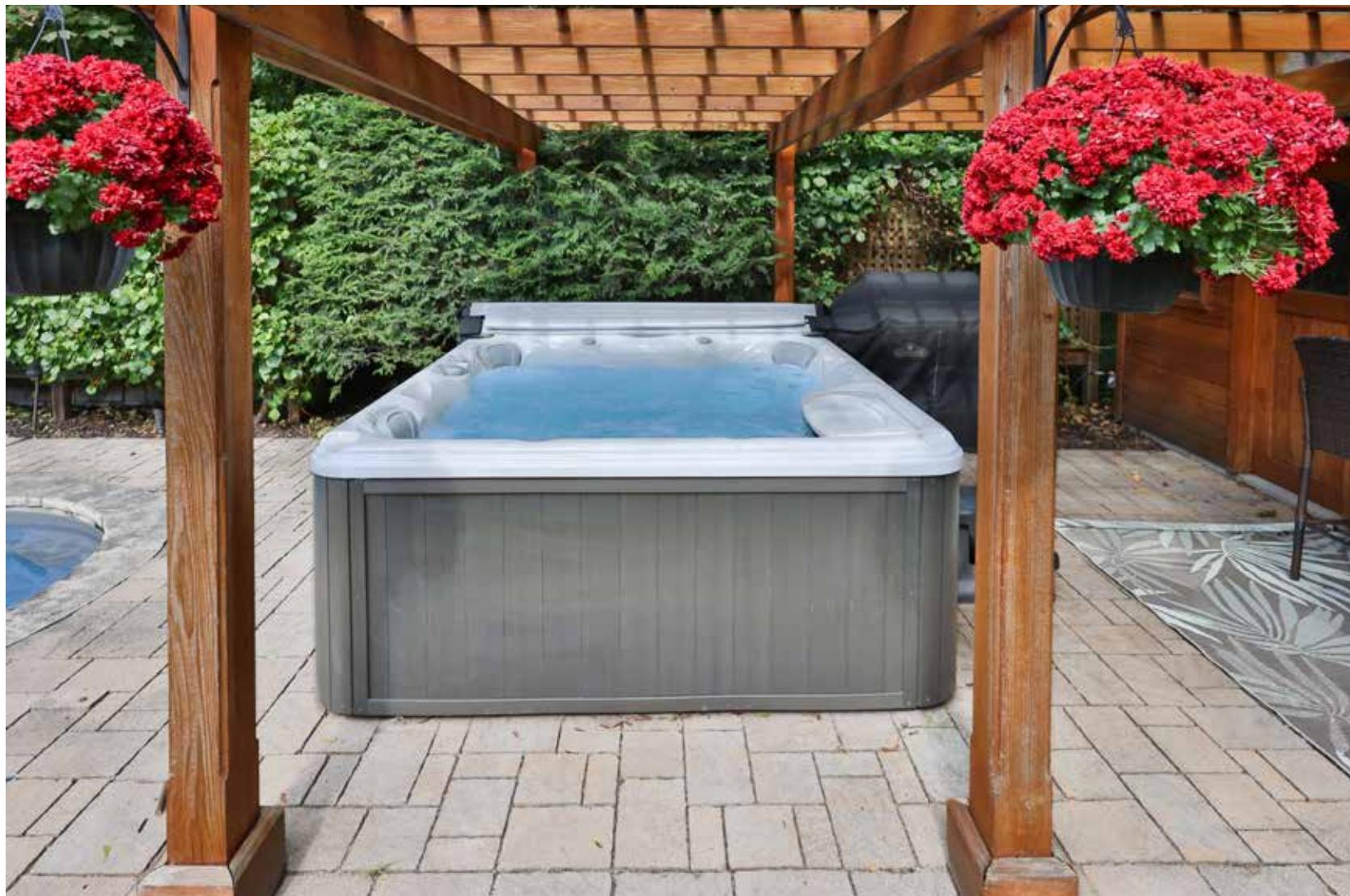
















# WELCOME HOME

TAXES: \$11,025 / 2025  
 LOT SIZE: 60' x 121'  
 POSSESSION: 60-90 Days

Stunning, fully renovated family home in desirable South East Oakville neighbourhood, backing onto serene greenspace & parkland. Thoughtfully updated throughout with high-end custom finishes, this south-facing property offers over 4,400 sq ft of beautifully finished living space, including 4 bedrooms & 3.5 baths. The spacious living & dining rooms feature oversized windows that flood the space with natural light. An impressive open-concept layout connects the family room, sunroom & gourmet kitchen, complete with a large island & breakfast area overlooking the private backyard with a saltwater pool. The expanded primary suite includes a luxurious 5-pc ensuite & generous walk-in closet. Three additional bedrooms offer ample closet space and are served by a stylish 3-pc main bath. The lower level is designed for entertaining & relaxation, with a large rec room, custom bar, built-in shelving, fireplace, games area, dedicated exercise room with cork flooring, 3-pc bath & abundant storage. Private backyard retreat complete with a saltwater pool, hot Sundance Hamilton Hot Tub, waterfall, pergola & lush perennial gardens. Relax in the hot tub and poolside bar with built-in shelving, fridge & TV. The addition of synthetic grass ensures a low-maintenance green space you can enjoy year-round. Recent updates include "Magic Windows" patio door & rear windows (2021), pool liner (2024), Saltwater chlorinator (2023), Sundance "Hamilton" Hot Tub (2021), pool bar with built-in shelving, fridge & TV (2021), synthetic grass in backyard (2021), Interior doors & hardware on main level (2021), professional spray painting of kitchen cabinets & fireplace surround (2021). Additional highlights include neutral décor, hardwood flooring, heated floors, coffered ceilings, custom built-ins, an abundance of storage & much more! Located on a quiet street in a top-rated school district with easy access to major highways & GO train - truly a perfect blend of luxury, comfort & convenience.

## ROOM DETAILS

### MAIN LEVEL

#### FOYER

- Ceramic Tile Flooring
- Double Coat Closet
- Wall Sconces
- Pot Lighting
- 2nd Closet/Pantry with Built-Ins

#### LIVING ROOM

- Hardwood Flooring
- Updated Blinds
- Window Seat
- Crown Moulding
- Pot Lighting

#### DINING ROOM

- Hardwood Flooring
- Built-In Ceiling Speakers
- Magic Windows
- Crown Moulding
- Contemporary Light Fixtures & Pot Lights

#### KITCHEN

- Hardwood Flooring
- Custom Shaker Style Dual Tone Cabinetry
- Large Island with Built-In Storage, New Pendant Lighting & Central Vac
- Granite Countertops with Double Sink & Blanco Faucet & Soap Dispenser
- Stainless Steel Built-in Panasonic Microwave
- Viking Dual Fuel Range & Oven
- Cabinet Faced Viking 36" Bottom Mount Refrigerator/Freezer with Custom Panel
- Cabinet Faced Miele Dishwasher
- Under Cabinet Lighting (2025)

#### FAMILY ROOM

- Hardwood Flooring
- Built in Custom Cabinetry
- Peterson 30" Gas Fireplace
- Coffered Ceiling
- Pot Lighting

#### SUNROOM

- New Addition (2014)
- Hardwood Flooring

#### POWDER ROOM

- 2 Piece
- Hardwood Flooring
- New Vanity with Kohler Sink & Quartz Countertop
- Wall Sconces
- Toto toilet

#### MUD / LAUNDRY ROOM

- Travertine Flooring
- Electrolux Front Load Washer & Dryer
- Laundry Tub
- Additional Cabinetry
- Folding Table
- Side Door Exit to Yard & Garage

### UPPER LEVEL

#### UPPER FOYER

- Hardwood Flooring with Updated Runner (2021)
- Pendant Lighting
- Linen Closet

#### PRIMARY BEDROOM

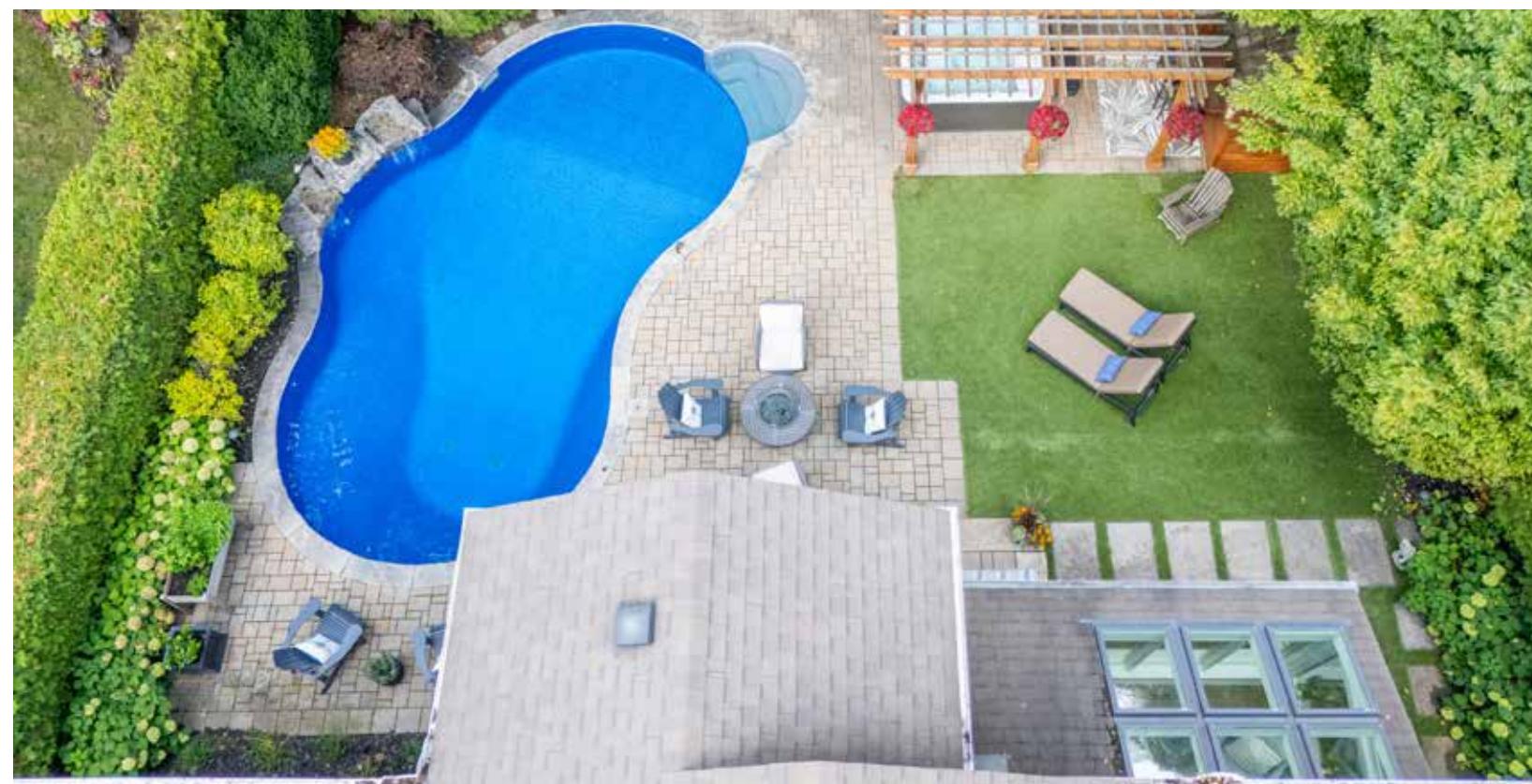
- New Hardwood Flooring
- Double Door Entry
- Marble Heated Floors
- Large Soaker Tub
- Custom Walnut Vanity
- Marble Shower Stall with Built-in Bench Seat & Rain Head Shower System
- Walk-In Closet with Custom Built Ins
- Ensuite
- Pendant Lighting
- Magic Windows with Blackout Blinds

#### ENSUITE

- 5 Piece Addition (2014)
- Heated Ceramic Tile Flooring
- Contemporary Double Vanity with Quartz Countertop & Riobel Faucet
- Walk-In Glass Shower
- Toto Toilet

#### BEDROOM

- Broadloom
- Large Walk-In Closet
- Magic Windows
- Built-In Headboard



## ROOM DETAILS

## BEDROOM

- Broadloom
- Double Closet with Built-In Organizer

## BEDROOM

- Broadloom
- Double Closet with Built-In Organizer

## BATHROOM

- 3 Piece
- Heated Floors
- Custom Vanity with Grohe Faucet
- Shower Stall with Built-In Bench Seat & Rain Head Shower System & Custom Built ins
- Wall Sconces

#### LOWER LEVEL

#### LOWER COVER

- Broadloom
- Rebuilt Stairs & New Balusters
- Pot Lighting

## RECREATION ROOM

- Open Concept Basement Renovation (2011)
- Cork Flooring
- Built-In Cabinetry, Bookshelves & Entertainment Unit
- Built-In Speakers
- Built In Bar with Barnboard Feature Wall, Caesar Stone Countertops & Pendant Lighting
- Pot Lighting
- Back Up Water Valve

## GAMES ROOM

- Cork Flooring
- Built-In Cabinetry

## BATHROOM

- 3 Piece
- Ceramic Tile Flooring
- Contemporary Wall Mount Cabinet
- Walk-In Shower with Seat & Glass Door
- Toto Toilet

## **BEDROOM / EXERCISE ROOM**

- Cork Flooring
- Floor to Ceiling Mirrored Wall
- Adjacent Nook

## OFFICE

- Walk-In Closet

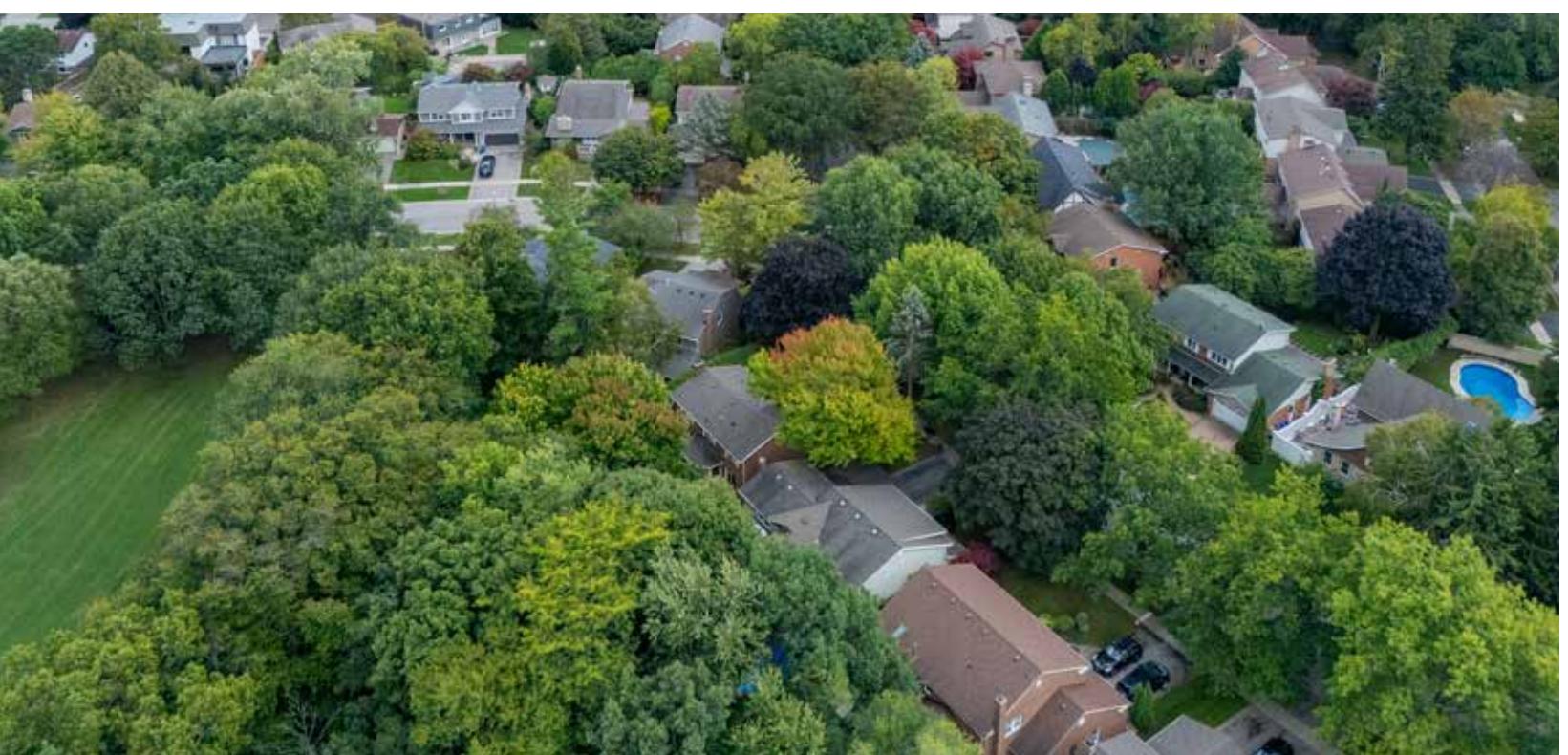
## ADDITIONAL FEATURES

#### FRONT CARDEN

- Double Car Garage
- Double Car Driveway
- Covered Front Veranda
- Irrigation System
- CAST Garden Lighting System
- Extensive Perennial Plantings
- Magic Windows, Patio Door & Windows at Back of House (2021)
- Interior Doors & Handles on Main Floor (2021)
- Central Vacuum (2019)
- Garage Door Opener with 2 Remotes (2019)
- Carrier Hi-Efficiency Furnace (2018)
- Roof (2020) 20 Year Single

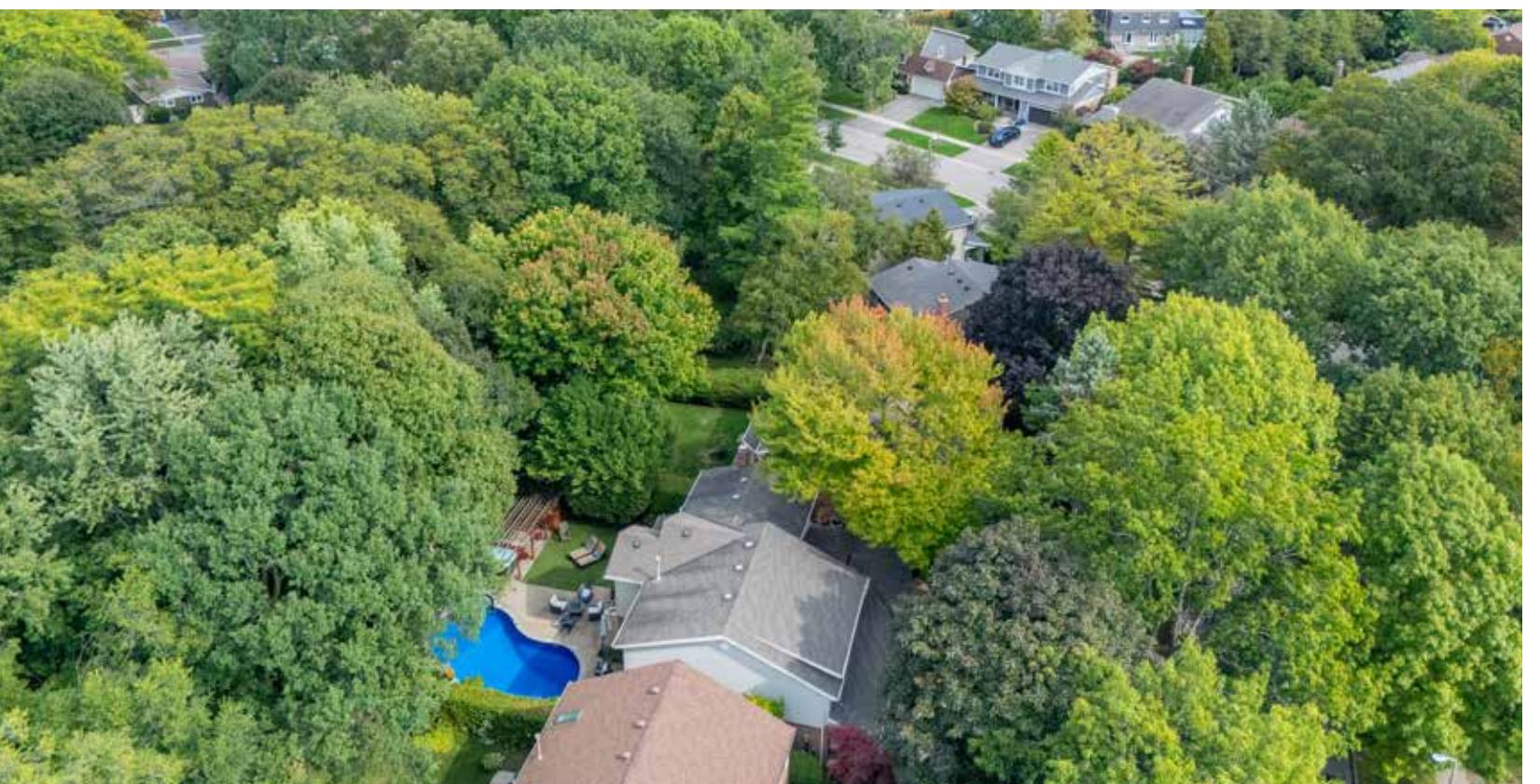
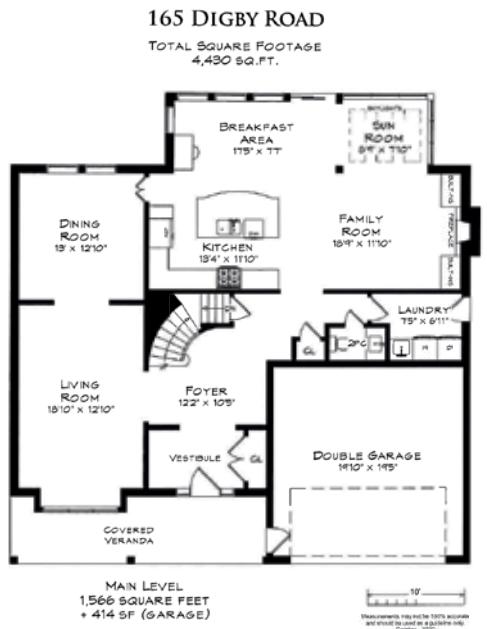
## BACK GARDEN

- 16' x 32' Oasis Saltwater Pool with Waterfall
- Stone Surround
- Pool Liner (2024)
- Filter Cartridges (2024)



# SURVEY

# FLOOR PLAN



# 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 ambience. 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.

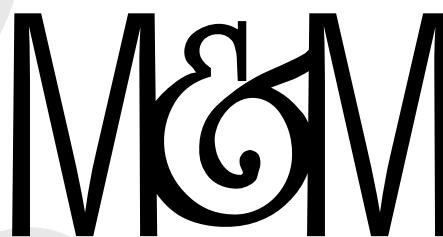
Residents and visitors enjoy theatre, dance, music and comedy performances at the Oakville Centre for the Performing Arts. They can visit the Oakville Museum at Erchless Estate, located in the home of the Chisolms, Oakville's founding family. Other points of interest include galleries, historical societies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