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一份信任，三份回报！



**MLS Listing ~ 1224 Willowbrook Dr., Oakville**



**1224 Willowbrook Dr** **List: \$2,250,000 For: Sale**  
**Oakville Ontario L6L 2K1**  
 Oakville 1020 - WO West Halton  
**SPIS:** No **Taxes:** \$9,752/2026

Detached	Front On: E	Rms: 8 + 1
Link: N	Acres:	Bedrooms: 4
Sidesplit 4		Washrooms: 3
		1x4xUpper, 1x5xUpper, 1x3xGround

**Lot:** 70.9 x 161.47 Feet **Irreg:** Irregular Lot/ South Boundary 102.98'  
**Dir/Cross St:** Fourth Line & Rebecca St. to Willowbrook Dr.  
**Directions:** Fourth Line & Rebecca St.

**MLS#:** W13234650 **PIN#:** 248390047  
**Possession Remarks:** TBD  
**Legal:** Pcl 11-1, Sec M144; Lt 11, Pl M144; Reserving Unto Vagbo Construction Ltd., Its Servants, Workmen, Agents, Successors & Assigns, a Right in the Nature of an Easement or Licence to Enter Upon the Within Lands at Any Time or Times for Completion or Adjustment of Grading & Drainage or Any Other Work Required to Comply with the Requirements of the Municipality Provided That Upon Any Such Entry Will Restore the Lands & Landscaping as Close as Reasonably Possible to Their Original Condition; Oakville

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> No <b>Apx Age:</b> <b>Apx Sqft:</b> 2000-2500 <b>Roof:</b> Shingles <b>Foundation:</b> Unknown <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Lower <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Board/Batten / Brick <b>Gar/Gar Spcs:</b> Attached / 2 <b>Drive:</b> Private <b>Drive Park Spcs:</b> 6 <b>Tot Prk Spcs:</b> 8 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Family Room, Fireplace/Stove <b>Interior Feat:</b> Auto Garage Door Remote	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	16.01	x 10.17	Hardwood Floor Centre Island Quartz Counter
2	Dining	Main	10.5	x 10.17	Hardwood Floor Open Concept W/O To Patio
3	Living	Main	18.5	x 13.68	Hardwood Floor Open Concept Electric Fireplace
4	Family	Ground	20.83	x 11.84	Hardwood Floor Electric Fireplace W/O To Patio
5	4th Br	Ground	13.16	x 9.84	Hardwood Floor Closet Large Window
6	Prim Bdrm	Upper	13.58	x 12.24	Hardwood Floor 4 Pc Ensuite W/I Closet
7	2nd Br	Upper	12.76	x 9.91	Hardwood Floor Closet Large Window
8	3rd Br	Upper	10.66	x 10.6	Hardwood Floor Closet Large Window
9	Rec	Bsmt	26.18	x 12.99	Broadloom Pot Lights

**Client Remks:** 5 Elite Picks! Here Are 5 Reasons to Make This Home Your Own: 1. Oversized 70' x 160' (Irreg.) Lot with Spectacular Backyard Oasis Featuring Mature Trees, Expansive ArmourStone Patio Area, Handy Garden Shed & Beautifully Landscaped Gardens! 2. Stunning Kitchen Boasting Custom Cabinetry, Centre Island, Quartz C/Tops & B/Splash, Convenient Pot Filler & Stainless Steel Appliances. 3. Generous Principal Rooms, Including Beautiful L/R with Large Front Windows & 50" F/P with Custom Surround & Recessed TV Nook, Open Concept D/R with W/O to Backyard, and Gorgeous Ground Level F/R with 60" F/P with Custom Surround & Shiplap Mantel... Plus Oversized W/O to Patio & Backyard! 4. Updated Staircase with Glass Railings Leads to Upper Level with 3 Good-Sized Bdrms & 2 Full Baths, Including PBR Boasting Large W/I Closet with B/I Wardrobes Plus Luxurious 4pc Ensuite with Heated Flr, Dbl Vanity & Huge Glass-Panelled Shower! 5. Finished Bsmt with Elegant Frosted Glass Interior Doors Boasting Spacious Rec Room, Finished Laundry Room (with Custom Cabinetry, Quartz C/Top & Heated Terrazzo Flr) & Ample Storage... Including Massive Crawl Space! All This & More!! Impressive Curb Appeal with Lovely Board & Batten Exterior, Beautiful Front Gardens & Large Patio Area Leading up to Oversized Covered Porch. 4th/Guest Bdrm/Office, Stunning 3pc Bath with Heated Flr & Mudroom with Custom B/I Bench & Storage & Garage Access Complete the Ground Level. Fabulous 5pc Main Bath with Heated Flr, Dbl Vanity & Combo Tub/Shower. Many Upgrades Thruout the Home - Including Interior Doors & Hardware, Soundproofing, Aira Floor Vents, Designer Light Fixture, Lutron Plugs & Light Switches, Maestro Dimmers, USB Plugs, Glass Railings... & SO MUCH MORE!! 2 Car Garage with Newer Concrete Floor with Epoxy Coating, Plus Room for 6 Cars in the Oversized Driveway! Fabulous Location at the End of Quiet Cul de Sac Just Minutes from the Lake, Parks & Trails, Top-Ranked Schools, Library, Arena, Shopping & Many More Amenities!

**Inclusions:** All Light Fixtures, All Window Coverings, Refrigerator & Gas Stove, Built-in Dishwasher, Built-in Microwave, Built-in Beverage Fridge (Basement), Washer & Dryer, Garage Door Opener & Remote, Garden Shed

**Listing Contracted With:** REAL ONE REALTY INC. **Ph:** 905-281-2888

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