



Together, for better !

一份信任，三份回报！



MLS Listing ~ 1224 Willowbrook Dr., Oakville



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

List: \$2,160,000 For: Sale

Detached **Front On:** E **Rms:** 8 + 1
Link: N **Acre:** **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.

Directions: Fourth Line & Rebecca St. to Willowbrook Dr.

MLS#: W13527638 **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

Kitchens: 1
Fam Rm: Y
Basement: Finished
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: No
Apx Age:
Apx Sqft: 2000-2500
Roof: Shingles
Foundation: Unknown
Assessment:
POTL:
POTL Mo Fee:
Elevator/Lift:
Laundry Lev: Lower
Phys Hdcap-Eqp:

Exterior: Board/Batten / Brick
Gar/Gar Spcs: Attached / 2
Drive: Private
Drive Park Spcs: 6
Tot Prk Spcs: 8
UFFI:
Pool: None
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat: Family Room, Fireplace/Stove
Interior Feat: Auto Garage Door Remote

Zoning:
Cable TV:
Hydro:
Gas:
Phone:
Water: Municipal
Water Supply Type:
Sewer: Sewers
Spec Desig: Unknown
Farm/Agri:
Waterfront:
Retirement:
HST Applicable to: Included In
Sale Price:
Oth Struct:
Survey Type: None

#	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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