



Together, For Better !

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Features & Updates - 1224 Willowbrook Dr., Oakville

Highlights:

- Exceptional 4 Bedroom & 3 Bath Family Home with Beautiful Backyard Oasis on Oversized Pie-Shaped Lot in Mature Bronte East Neighbourhood!
- Impressive Curb Appeal with Lovely Board & Batten Exterior, Beautiful Front Gardens & Large Patio Area Leading up to Oversized Covered Porch.
- Stunning Kitchen Boasts Modern Custom Cabinetry, Large Centre Island with Breakfast Bar, Quartz Countertops & Backsplash, Convenient Pot Filler Faucet & Stainless Steel Appliances.
- Beautiful Living Room Features Large Front Windows & 50" Fireplace with Custom Surround & Recessed TV Nook.
- Open Concept Dining Room with Walk-Out to Backyard.
- Gorgeous Ground Level Family Room with 60" Fireplace with Custom Surround & Shiplap Mantel... Plus Oversized Patio Door Walk-Out to Patio & Backyard!
- Private 4th/Guest Bedroom/Office & Stunning 3pc Bath with Heated Flooring.
- Convenient Garage Access to Ground Level Mudroom with Custom Built-in Bench & Storage.
- Updated Staircase with Glass Railings Leads to Lovely Upper Level with 3 Good-Sized Bedrooms & 2 Full Baths.
- Primary Bedroom Suite Boasts Large Walk-in Closet with Built-in Wardrobes Plus Luxurious 4pc Ensuite with Heated Flooring, Double Vanity & Huge Glass-Panelled Shower!
- Fabulous 5pc Main Bath with Heated Flooring, Double Vanity & Combination Tub/Shower.
- Extensive Custom Woodwork & Panelling Through Main, Ground & Upper Levels.
- 6.5" Wide European White Oak Hardwood Through Main, Ground & Upper Levels.
- Fantastic Additional Living Space in the Finished Basement with Elegant Frosted Glass Interior Doors Boasting Spacious Rec Room, Finished Laundry Room (with Custom Cabinetry, Quartz Countertop & Heated Terrazzo Flooring) & Ample Storage... Including Massive Crawl Space!
- Wide Plank Engineered White Oak Hardwood Flooring Through All 3 Levels.
- Many Upgrades Throughout the Home - Including Interior Doors & Hardware, Soundproofing, Aira Floor Vents, Designer Light Fixtures (with LED Lights), Lutron Plugs & Light Switches, Maestro Dimmers, USB Plugs, Glass Railings... & SO MUCH MORE!!
- Gorgeous, Private Backyard Oasis Boasts Mature Trees, Expansive ArmourStone Patio Area, Handy Garden Shed & Beautifully Landscaped Gardens!!
- 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

Rental:

Hot Water Tank/Heater

Property Tax:

\$9,752.00/2026

Updates (per Previous Owner):

2023: New Furnace

2022: New A/C

2022: New Sump Pump

2021/22: New Sod & Landscaping

2021: Updated Electrical Wiring

2021: Updated Plumbing

2021: New Windows, Patio Door, Front Door & Garage Side Door

2021: New James Hardie (Board & Batten)

2021: New Gutter/Soffit/Fascia

2021: New Asphalt Driveway (Parking for 6)

2021: New Roxul Insulation in Exterior Walls

2021: Upgraded Attic/Spray Foam

2021: Updated ArmourStone Patio Areas

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