



*1327 Cedarbrae Drive*

FIONNA GOSSLING

BROKER

**ROYAL LePAGE**  
ROYAL LePAGE REAL ESTATE  
SERVICES LIMITED, BROKERAGE

## Welcome to 1327 Cedarbrae Drive

Rarely does a home of this calibre come on the market: classic Georgian on the outside, completely new on the inside. This perfect family home has been fully renovated from top to bottom with exceptional attention to quality and detail. Its curb appeal is traditional, but it boasts all the luxuries of a new home.

The 2007/2008 renovation was carried out with love to craft a true family home. Taken back to the studs and extended by Whitehall, the workmanship is of exceptional quality. The architectural integrity was further elevated through the work of Oakville Architectural Millwork. Not a detail has been overlooked or a corner cut. New double-hung Ridley windows, roof, furnace and AC, weeping tile/waterproofing, radiant heating system in the basement for comfort and oak flooring throughout.

And it's not just the inside that needs to be seen to be appreciated. This home's spectacular lot is perfectly private. Backing onto park and green space, towering trees enclose a backyard oasis complete with saltwater pool, outdoor kitchen, cabana, and extensive landscaping.

Nestled in the heart of Morrison it is hard to beat the location. Situated on a quiet family street, steps to some of the province's best public and private schools. E.J James and St.Vincents are metres away. A short walk through the park takes you to OTHS and it is not a far bike ride to Maple Grove, Linbrook, St.Mildreds and New Central.

All you need to do is move in and enjoy. This home is a rare find that must be seen.



Entrance

Heated Slate floors  
Three sides of beveled glass  
Solid wood Door - Oakville Architectural Millwork



Foyer

Solid wood door - Oakville Architectural Millwork  
Oak hardwood floor - Antique Hardwood Flooring  
Wood wall paneling  
Architectural detail in the ceiling to add height and light



Foyer

Two chandeliers  
9" baseboards  
Crown molding



Living Room

Wood burning fireplace  
Wood wall paneling  
9" baseboards  
Crown molding



Living Room

Wired for speakers  
Large picture window - Ridley Double hung  
Hunter Douglas Silhouette blinds  
Glass pocket doors to dining room  
Oak hardwood flooring



Dining Room

Oak Flooring with herringbone inlay - Antique hardwood flooring  
Pot lights  
Plaster coffered ceiling  
Built in speakers  
Ridley Double hung windows  
Curtains  
Chandelier



Kitchen

Solid walnut custom kitchen - Oakville Architectural Millwork  
Honed marble counter top  
Bar sink with H2O filter  
Under cabinet lighting



Kitchen

- Double sink overlooking window
- Miele dishwasher
- Dacor 6 burner gas range
- Double Miele wall ovens
- Panasonic microwave



Kitchen

SubZero fridge  
Pot lights  
Built in speakers  
Oak hardwood flooring



Family Room

Deep wood burning fireplace  
Built in cabinetry -Oakville Architectural Millwork  
Two walls of windows overlooking garden  
Door to backyard



Family Room

Built in speaker  
Oak flooring - Antique Hardwood Flooring



Office

Built in cabinetry - Oakville Architectural Millwork  
Wainscoting - Oakville Architectural Millwork  
Curtains  
Pot lights



2 Piece Powder Room



Laundry & Mud Room

Side entry  
Tile floor  
Shoe closet  
Double coat closet  
Inside access to garage  
SubZero freezer  
Miele washer and dryer



Laundry & Mud Room

Laundry sink  
Cabinetry - Oakville Architectural Millwork  
Back door to yard with sidelight  
Two storage closets



Master Bedroom

Oak hardwood flooring  
Pot lights  
Plaster vaulted ceiling  
Double skylights



Master Bedroom

- Picture window overlooking garden
- Silk curtains
- Built in speakers
- Windows on either side of bed (wood blinds)
- Walk in closet with built ins, window, and pot lights



Master Ensuite

- Custom walnut his & her vanities
- No detail overlooked
- Soaker tub with jets
- Skylight sun tube
- Two windows overlooking the garden
- Built-in cupboard for extra storage
- Window bench



Master Ensuite

Herringbone in-lay tile  
Large walk in shower  
Built in speakers  
WC



Tree House (Sitting Room)

Nestled in the treetops, a cozy retreat off the master bedroom.

- 6 windows with Hunter Douglas Silhouette blinds
- Tongue and groove wood ceiling
- Built in 6 file cabinetry with drawers
- Pot lights
- Built in storage shelving with electrical
- 9" baseboards



Hallway

Skylight with architectural detailing and under light  
Wood wall paneling



Bedroom 2

2 Side closets  
Double closets  
Wall sconces



Bedroom 2

Pot lights  
2 windows - Hunter Douglas Silhouette blinds



3 Piece Ensuite

Vanity with honed marble countertop  
Walk in shower  
Heated tile floors  
Window - Hunter Douglas Silhouette blinds



Bedroom 3

Two windows - Hunter Douglas Silhouette blinds  
Oak hardwood flooring

Wood panel feature bedroom wall  
Double closet with built ins  
9" baseboards  
Molding



Bedroom 4

Walk in closet with built ins  
Pot lights  
Molding  
9"baseboard

Wood panel nook  
Wall sconces  
3 windows- HD Silhouette blinds  
Oak wood flooring



Main Bathroom

- Claw foot tub
- Heated floors
- Walk in shower with seat
- Rain head shower head
- Skylight sun tube
- Built in wall unit with glass shelves
- Vanity with drawers
- Built in side cupboards



Recreation Room

Gas fireplace  
Two deep windows  
Built ins  
Wiring for surround sound



3 Piece Basement Bathroom

Steam shower  
Marble heated floors  
Linen closet



Basement Bedroom

- Carpet
- Deep window
- Walk in closet
- Radiant heat
- Extra storage off the closet



Exercise Room

- Rubber flooring
- Wall mounted TV
- Mirrored wall
- Pot lights
- Radiant heat



Exterior

Extensive Flag stone walkways through front and back  
Built in speakers through out the garden



Outdoor Kitchen

Built in Viking gas BBQ  
Custom cedar cabinetry



In ground Saltwater Pool

Waterfall  
Concrete pool



Exterior

Towering Trees and extensive landscaping



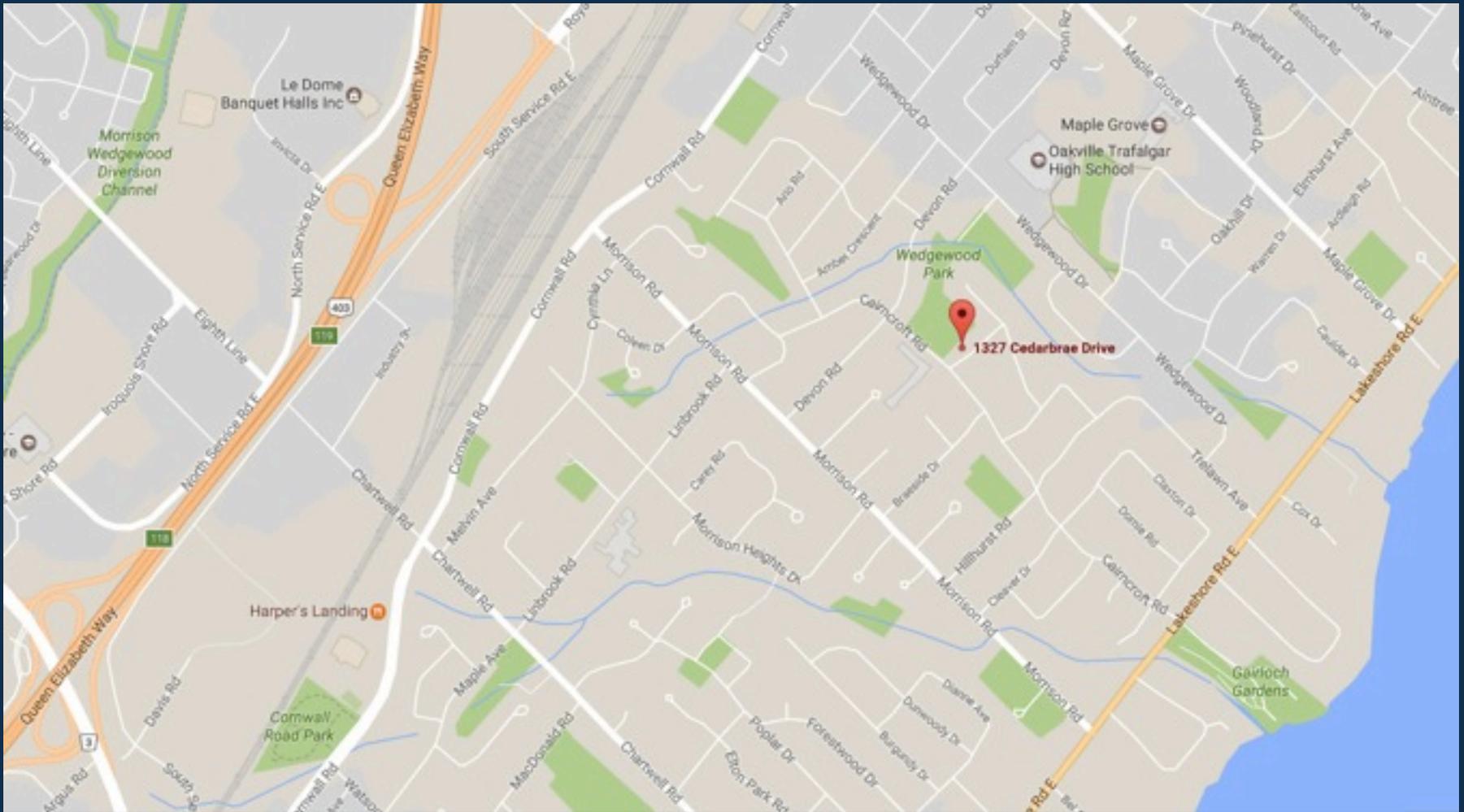
Exterior



Exterior



Aerial Shot



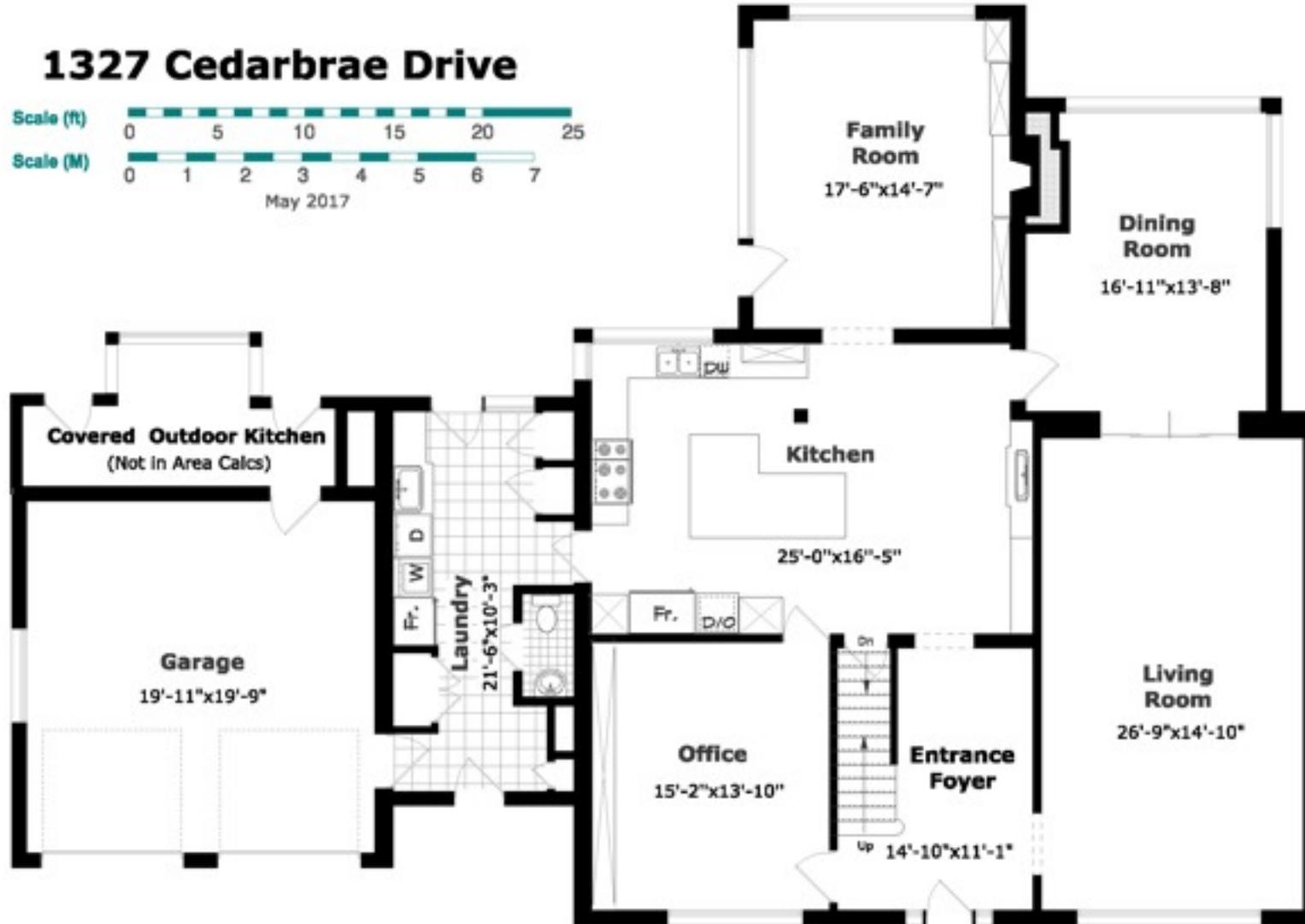
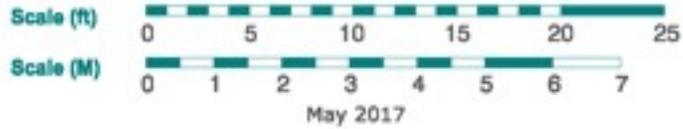
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# 1327 Cedarbrae Drive



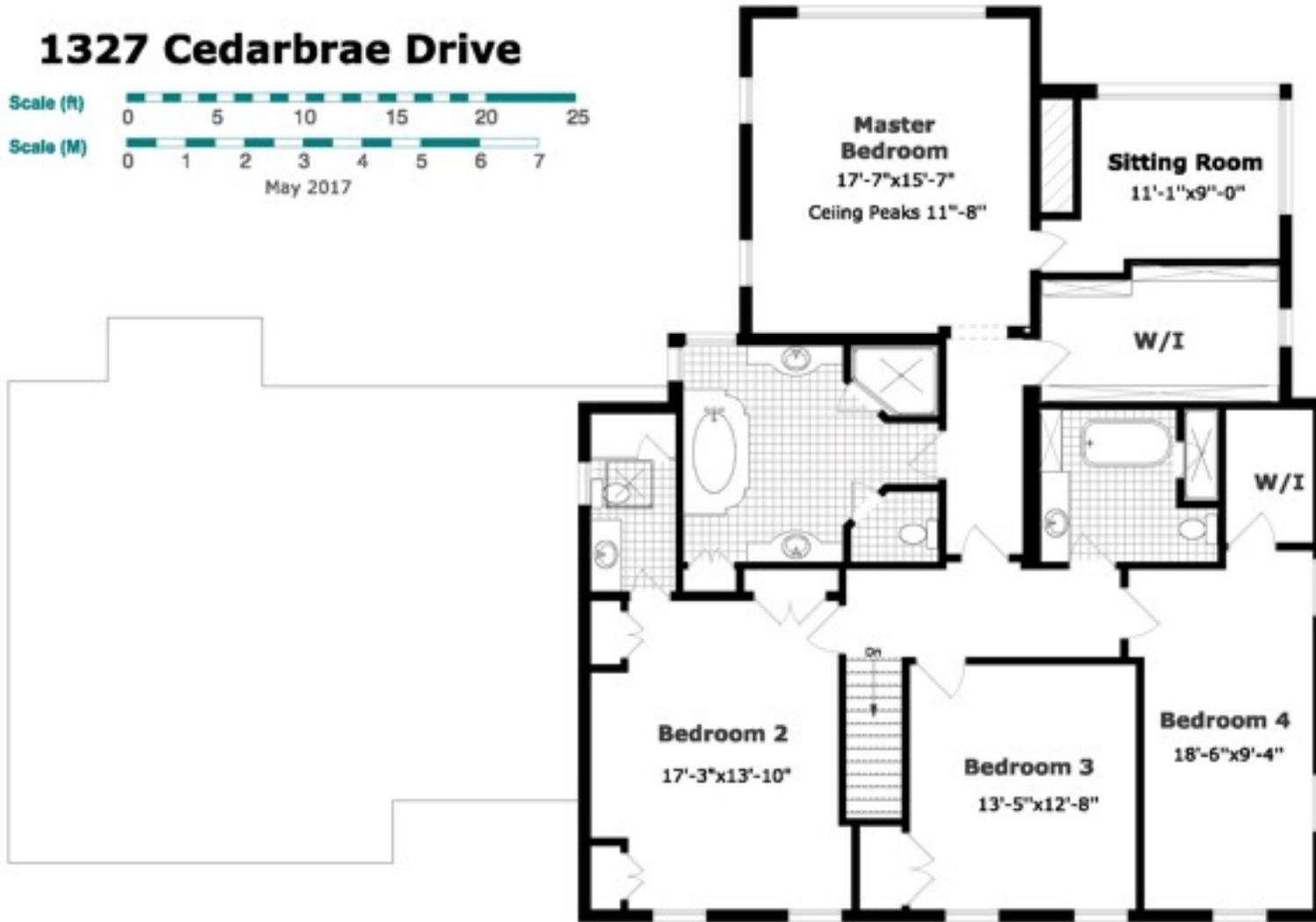
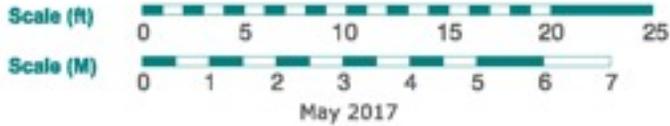
## Main Floor Plan

2,161.7 sq. ft.+  
447.8 sq. ft. (Garage)



Measurements may not be 100% accurate. Floor Plans provided for illustrative purposes only. Room sizes not used to calculate area.

# 1327 Cedarbrae Drive



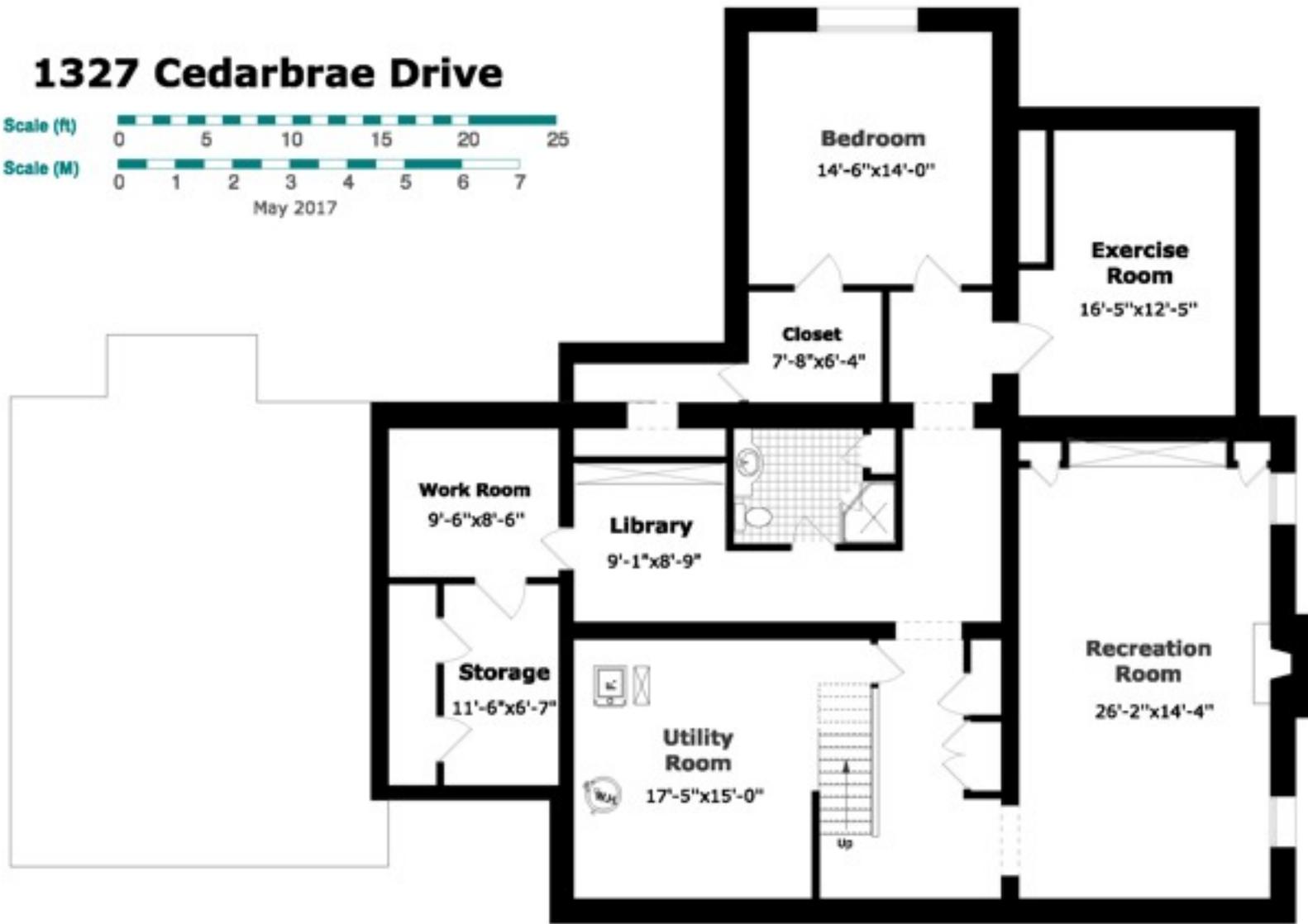
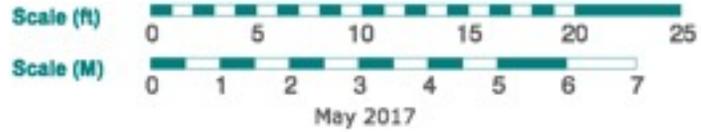
## 2nd Floor Plan

1,843.3 sq. ft.



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# 1327 Cedarbrae Drive



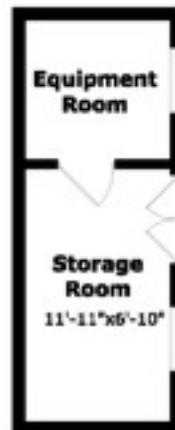
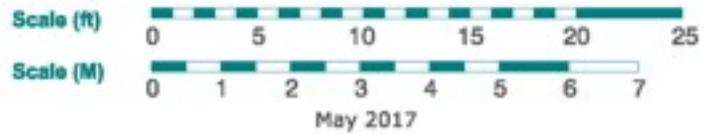
## Basement Plan

2,176.1 sq. ft.



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# 1327 Cedarbrae Drive



## Poolhouse Plan

2,176.1 sq. ft.



Measurements may not be 100% accurate. Floor Plans provided for illustrative purposes only. Actual area may vary by 10% or more.

## FEATURES:

- 2 wood burning fireplaces
- 1 gas fireplace
- 9” baseboards
- Wired/built-in speakers
- Oak hardwood flooring
- Hunter Douglas Silhouette blinds
- Pot lights
- Solid walnut custom kitchen
- Built in cabinetry
- Skylights
- Wood wall paneling
- Vaulted ceiling
- Walk in closet with built ins
- 5 piece master ensuite
- ‘Tree house’ – sitting room off master. Could be an extension of closet
- 2nd bedroom with walk in closet
- 3rd bedroom with double closet
- 4th bedroom with 3 piece ensuite, double closet & 2 side closets
- Gym with rubber flooring and mirrored wall
- Basement bedroom with carpet floor & walk in closet
- Basement 3 piece bathroom with steam shower & marble heated floors
- Alarm system

## INCLUSIONS:

- Sub-zero fridge
- Sub-zero freezer
- Dacor 6 burner gas range
- Miele double wall oven
- Panasonic microwave
- Miele dishwasher
- Miele washer & dryer
- All electric light fixtures
- All window coverings
- Sound system
- Viking gas BBQ

## EXCLUSIONS:

- Dining room light fixture
- Receiver (Audio Request N-Series)

## Room by room features:

Completely renovated top to bottom in 2007/2008. Whitehall construction.

Extensive millwork by Oakville Architectural Millwork. Dining room and master bedroom extension in 2007/2008. All new Double Hung Ridley windows throughout.

### Entrance

- Heated slate floors
- Three sides of beveled glass
- Solid wood door - Oakville Architectural Millwork

### Foyer

- Solid wood door - Oakville Architectural Millwork
- Oak hardwood floor - Antique Hardwood Flooring
- Wood wall paneling
- Architectural detail in the ceiling to add height and light
- Two chandeliers

- 9” baseboards
- Crown molding

### Living Room

- Wood burning fireplace
- Wood wall paneling
- 9” baseboards
- Crown molding
- Wired for speakers
- Large picture window - Ridley-Double hung
- Hunter Douglas Silhouette blinds
- Glass pocket doors to dining room
- Oak hardwood flooring

### Dining Room

- Oak Flooring with herringbone inlay - Antique Hardwood Flooring
- Pot lights
- Plaster coffered ceiling
- Built in speakers
- Ridley double hung windows
- Curtains
- Chandelier

## **Kitchen**

- Solid walnut custom kitchen - Oakville Architectural Millwork
- Honed marble counter top
- Bar sink with H2O filter
- Under cabinet lighting
- Double sink overlooking window
- Miele dishwasher
- Dacor 6 burner gas range
- Double Miele wall ovens
- Panasonic microwave
- SubZero fridge
- Pot lights
- Built in speakers
- Oak hardwood flooring

## **Mudroom / Laundry Room**

- Side entry
- Tile floor
- Shoe closet
- Double coat closet
- Inside access to garage
- SubZero freezer
- Miele washer and dryer

- Laundry sink
- Cabinetry - Oakville Architectural Millwork
- Back door to yard with sidelight
- Two storage closets

## **Family Room**

- Deep wood burning fireplace
- Built in cabinetry - Oakville Architectural Millwork
- Two walls of windows overlooking garden
- Door to backyard
- Built in speaker
- Oak flooring - Antique Hardwood Flooring

## **Office**

- Built in cabinetry - Oakville Architectural Millwork
- Wainscoting - Oakville Architectural Millwork
- Curtains
- Pot lights

## 2pc Powder Room

## 2nd Floor Hall

- Skylight with architectural detailing and under light
- Wood wall paneling - Oakville Architectural Millwork

## Master Bedroom

- Oak hardwood flooring
- Pot lights
- Plaster vaulted ceiling
- Double skylights
- Picture window overlooking garden
- Silk curtains
- Built in speakers
- Windows on either side of bed (wood blinds)
- Walk in closet with built ins, window, and pot lights

## Tree House

Nestled in the treetops, a cozy retreat off the master bedroom.

- 6 windows with Hunter Douglas Silhouette blinds
- Tongue and groove wood ceiling
- Built in 6 file cabinetry with drawers
- Pot lights
- Built in storage shelving with electrical
- 9" baseboards

## Master Ensuite

- Custom walnut his & her vanities
- No detail over looked
- Soaker tub with jets
- Skylight sun tube
- Two windows over looking the garden
- Built in cupboard for extra storage
- Window bench
- Herringbone in-lay tile
- Large walk in shower
- Built in speakers
- WC

## Bedroom 2

- Wood panel nook
- Wall sconces

- 3 windows - Hunter Douglas Silhouette blinds
- Oak wood flooring
- Walk in closet with built ins
- Pot lights
- Molding
- 9" baseboard

### **Bedroom 3**

- Wood panel feature bedroom wall
- Double closet with built ins
- 9" baseboards
- Molding
- Two windows - Hunter Douglas Silhouette blinds
- Oak hardwood flooring

### **Bedroom 4**

- 2 Side closets
- Double closets
- Wall sconces
- Pot lights
- 2 windows - Hunter Douglas Silhouette blinds

- 3pc ensuite
- Vanity with honed marble countertop
- Walk in shower
- Heated tile floors
- Window - Hunter Douglas Silhouette blinds

### **Main Bath**

- Claw foot tub
- Heated floors
- Walk in shower with seat
- Rain head shower head
- Skylight sun tube
- Built in wall unit with glass shelves
- Vanity with drawers
- Built in side cupboards

### **Basement**

Carpeted, Radiant heat.

### **Family Room**

- Gas fireplace
- Two deep windows
- Built ins

- Wiring for surround sound
- Built ins

## **Gym**

- Rubber flooring
- Wall mounted TV
- Mirrored wall
- Pot lights
- Radiant heat

## **Bedroom**

- Carpet
- Deep window
- Walk in closet
- Radiant heat
- Extra storage off the closet

## **3pc Bathroom**

- Steam shower
- marble heated floors
- Linen closet

## **Reading Nook**

- Built in bookshelves
- Storage room with large cedar cupboard

## **Wrapping Room**

- Built in desk with storage cabinetry

## **Utilities**

- Owned hot water heater (2007/2008)
- Furnace with humidifier (2007/2008)
- Sump pumps with battery back up
- Boiler (2007/2008)
- AC (2007/2008)
- 200 amp panel
- Built in Sprinkler
- Alarm system

## **Exterior**

Extensive Flag stone walkways through front and back.

Towering Trees and extensive landscaping.

## **In ground Saltwater pool**

- Waterfall
- Concrete pool

## Oakville Business Directory

Click on the link below to access the Oakville Business Directory.

<http://www.oakvilledowntown.com/directory-listing/19>

## Halton District School Board - School Locator

Click on the link below to see the neighbourhood public schools for this home.

<http://www.hdsb.ca/Schools/Pages/Schools.aspx>

## Oakville Transit

Click on the link below to see local transport maps & schedules

<http://www.oakvilletransit.com/schedules-and-maps.html>

## Oakville Parks, Trails & Gardens

Click on the link below to learn more about what is around us in Oakville.

<http://www.oakville.ca/culturerec/parks-trails-gardens.html>

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BROKER



# Hello!

Pleased to 'meet' you! I was born and raised in Oakville and know first-hand what a special place it is to call home.

Not only do I have an in-depth understanding of what the different neighbourhoods have to offer, I also grew up in a real estate family and watched my mother build respect and trust in the community as a Broker.

From an early age, I learned that selling real estate isn't just about doing deals, it's about taking time to help people find the right home from them and their families. I've modelled my business principles on listening well and working hard to help people meet their individual goals.

It's simple formula that works.

Constantly ranked among the top Royal LePage agents nationally, you're in safe hands when you trust your real estate sale or purchase to me (and Rachel - my administrative genius!). Together we help families home.

I hope I'll have the chance to get to meet you soon and learn more about your real estate needs.

Come say hello at:

[FACEBOOK](#)

[YOUTUBE](#)

[LINKED-IN](#)



# Contact

Royal LePage Real Estate Services Ltd., Brokerage  
Fionna Gossling - Broker

MAIL:  
326 Lakeshore Road East  
Oakville, Ontario  
L6J 1J6

WEB:  
[www.fionnagossling.com](http://www.fionnagossling.com)

EMAIL:  
[hello@fionnagossling.com](mailto:hello@fionnagossling.com)

PHONE:  
905-845-4267  
FAX:  
905-845-2052

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