



27 Southaven Place, Oakville

**SULLIVAN**

— REAL ESTATE —





Location, location! Welcome to 27 Southaven Place, an exceptional executive luxury home nestled in a quiet enclave just steps from the shores of Lake Ontario. Enjoy tranquil lake views from every window & embrace refined lakeside living.

The inviting foyer opens to a fabulous, updated open concept home boasting approximately 3,000 sq. ft. of thoughtfully designed living space, flooded with natural light. Premium features include expansive windows, white oak hardwood floors, pot lights, crown moulding, custom window shades, & high-quality light fixtures throughout. The staircase has been beautifully refinished throughout all four levels, featuring new posts that enhance both style & continuity.

The chef inspired kitchen with breakfast area is a showstopper, complete with high-end stainless-steel appliances, ample cabinetry & pull-out drawers, a double pantry, porcelain countertops & backsplash, & a custom peninsula with double-sided storage. The formal dining room seamlessly connects to the spacious living room, which features a custom oversized patio door leading to a substantial outdoor deck—perfect for entertaining or everyday enjoyment. A chic powder room completes this level.

The second level offers two generous bedrooms hosting large windows & closets, a stylish 5-piece bathroom, linen closet, & a cozy family room with a gas fireplace. The third level is dedicated to the primary retreat, featuring glass patio doors to a private balcony, a large walk-in closet, & a spa-inspired 5-piece ensuite with double vanity, stand-alone soaker tub, large walk-in shower, & vanity station.

The lower level includes an office or multi-purpose room, storage space, & convenient inside access to the double car garage.

The home boasts striking curb appeal with an impressive interlock walkway with granite steps & wrought-iron handrail, beautifully landscaped grounds with an irrigation system, & parking for three vehicles in the driveway. The homeowners' association provides grass cutting, driveway snow removal, & semi-annual window cleaning for effortless living.

Ideally located in sought-after Bronte Village, just steps to the lakefront & a short stroll to the marina, scenic trails, shops, cafés, restaurants, & amenities. Easy access to the GO Train, major highways, & downtown Oakville.

An unparalleled opportunity to enjoy an amazing lakeside lifestyle!

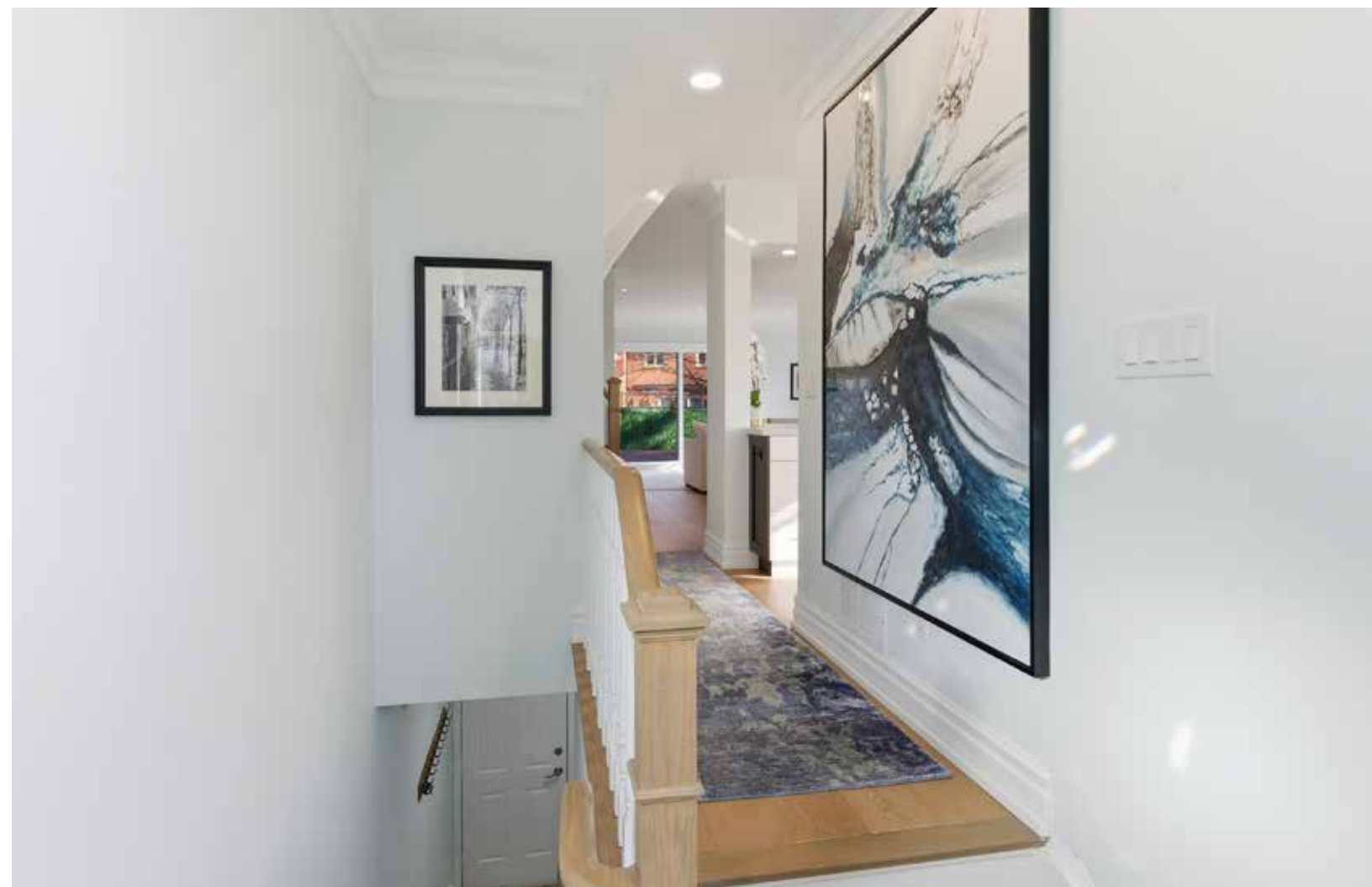












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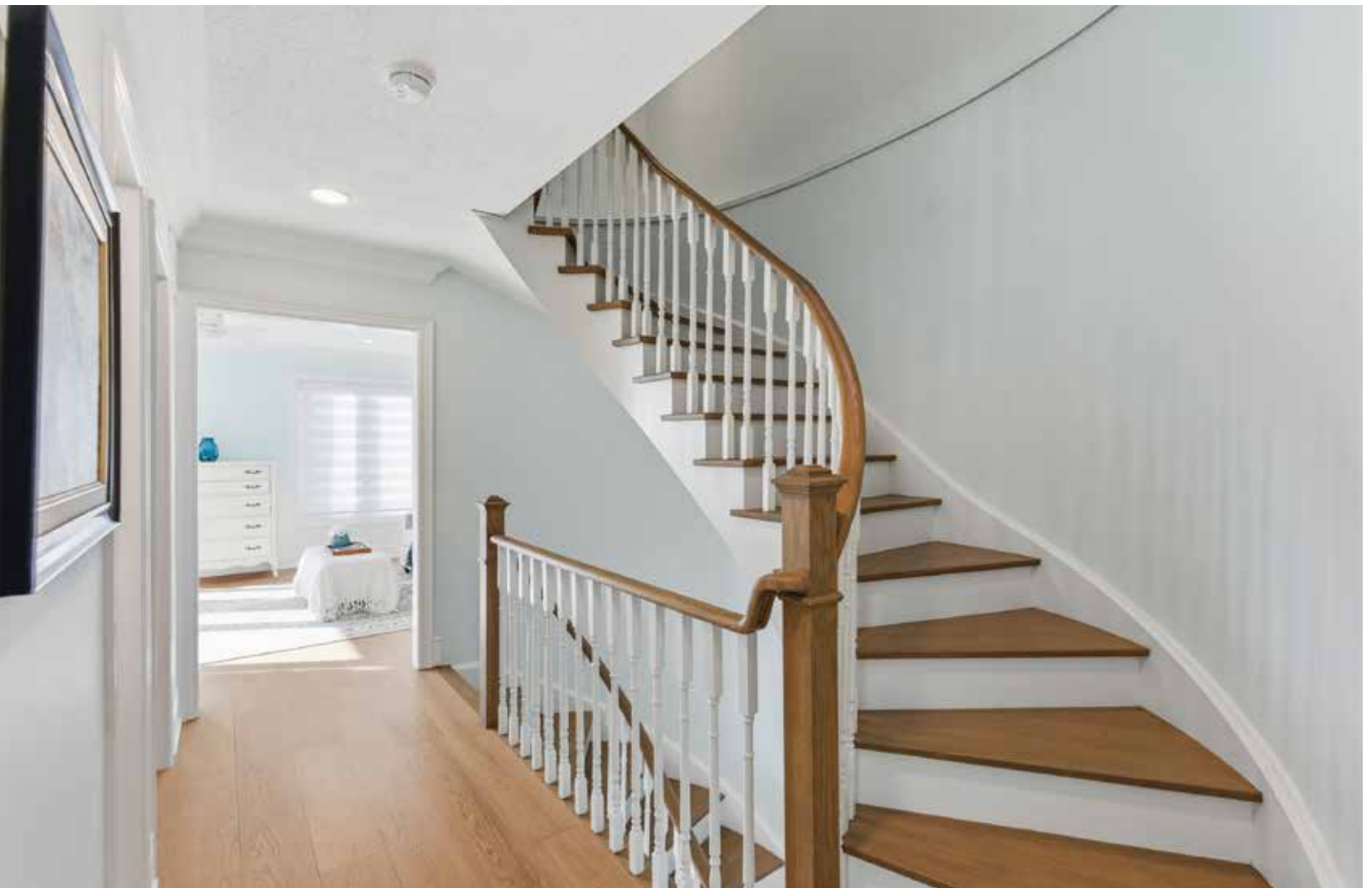




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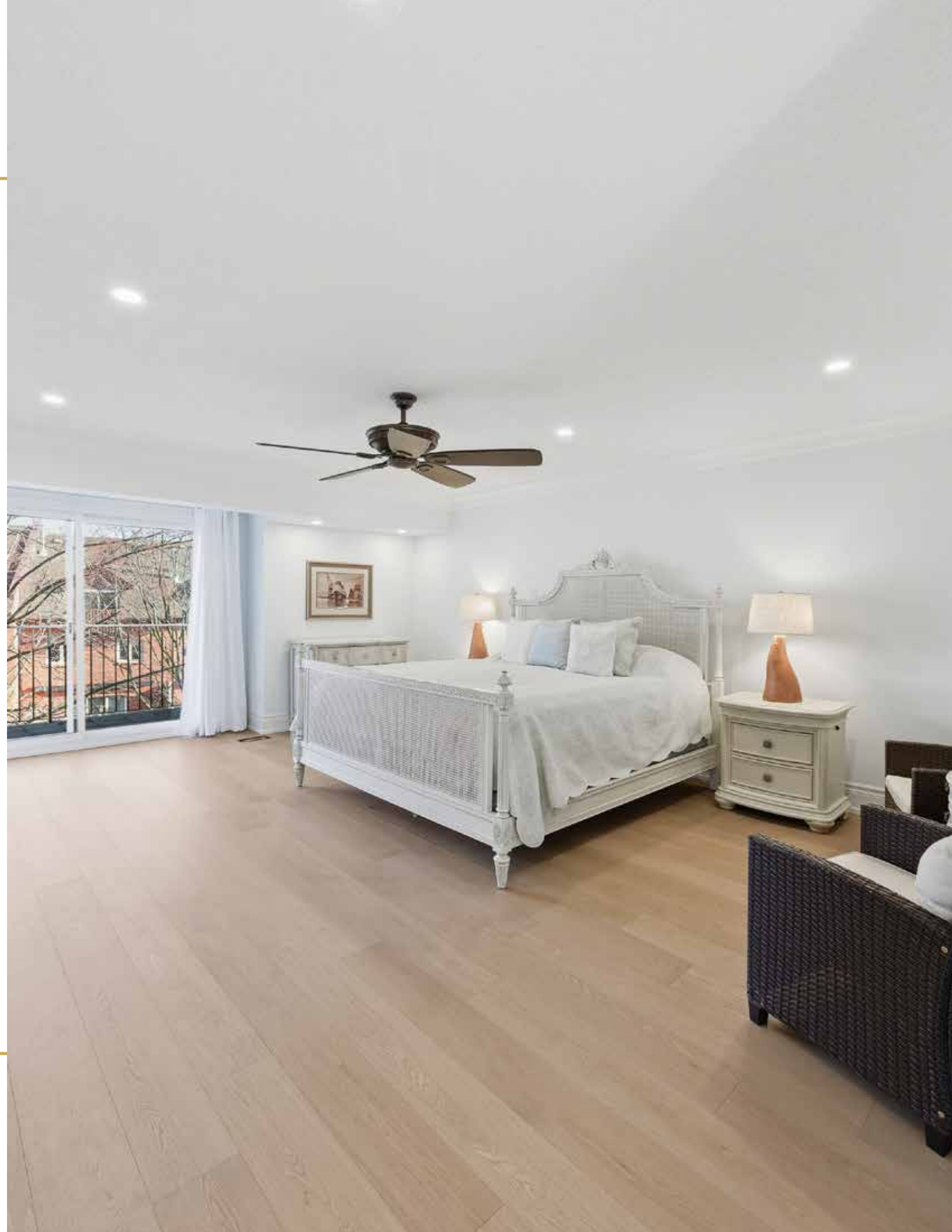




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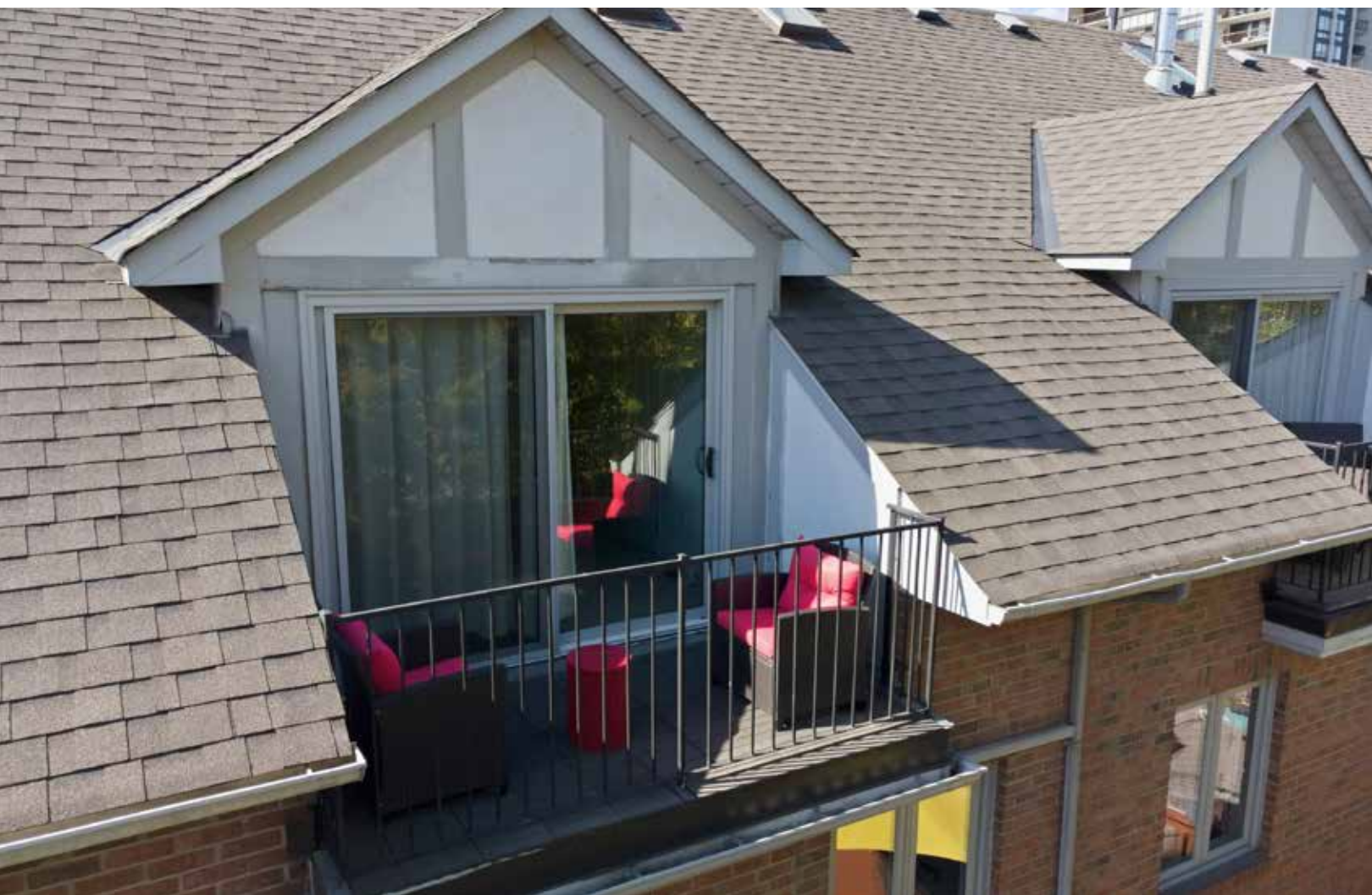


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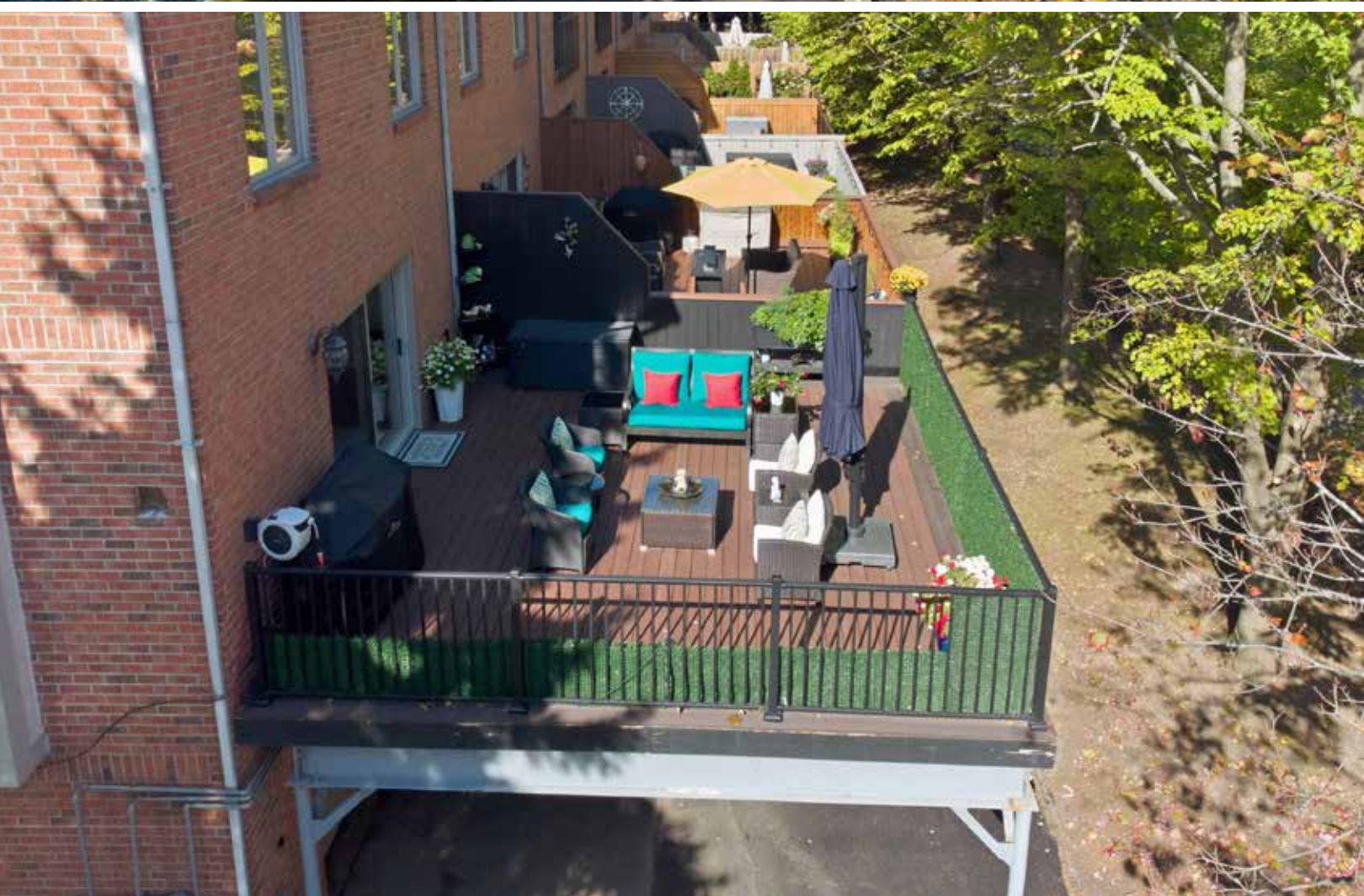
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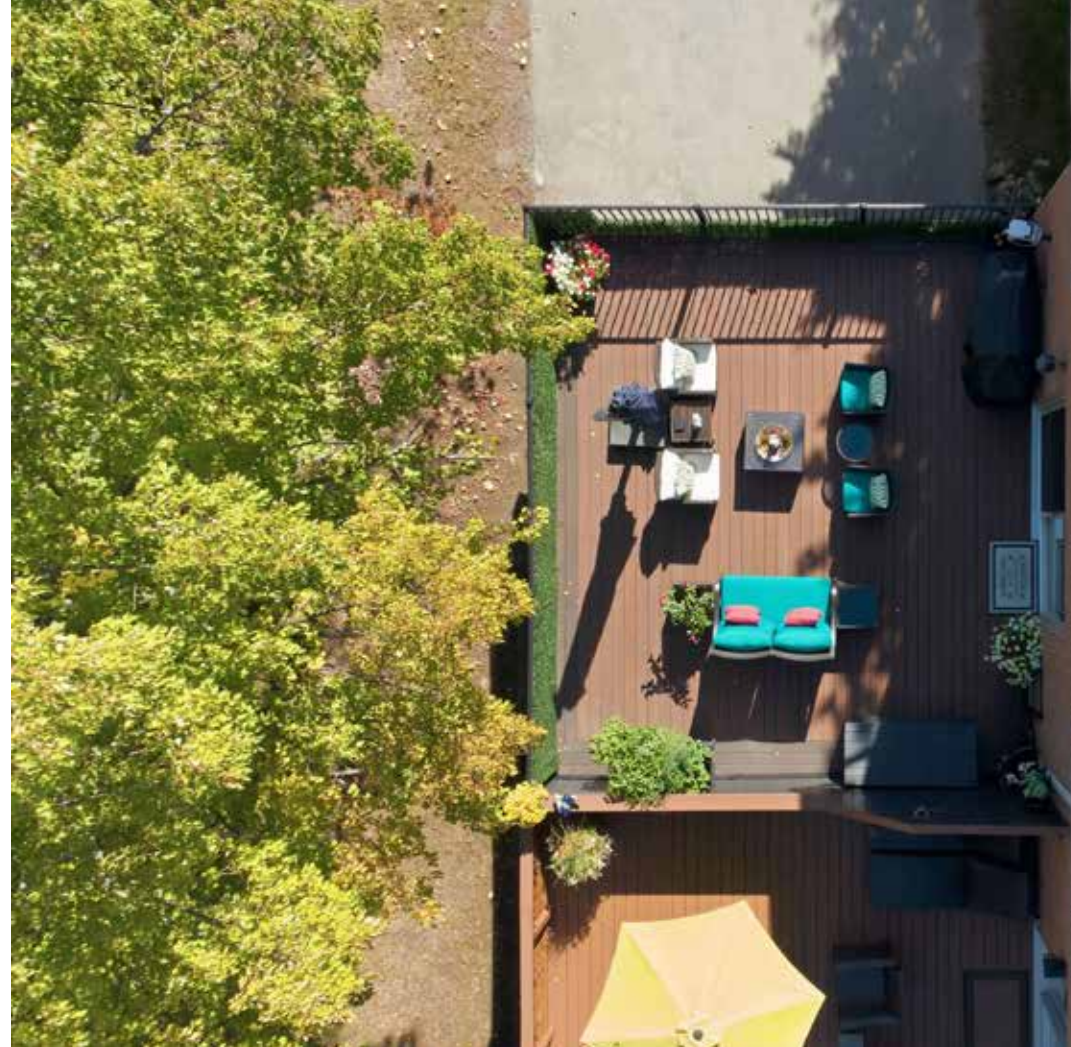
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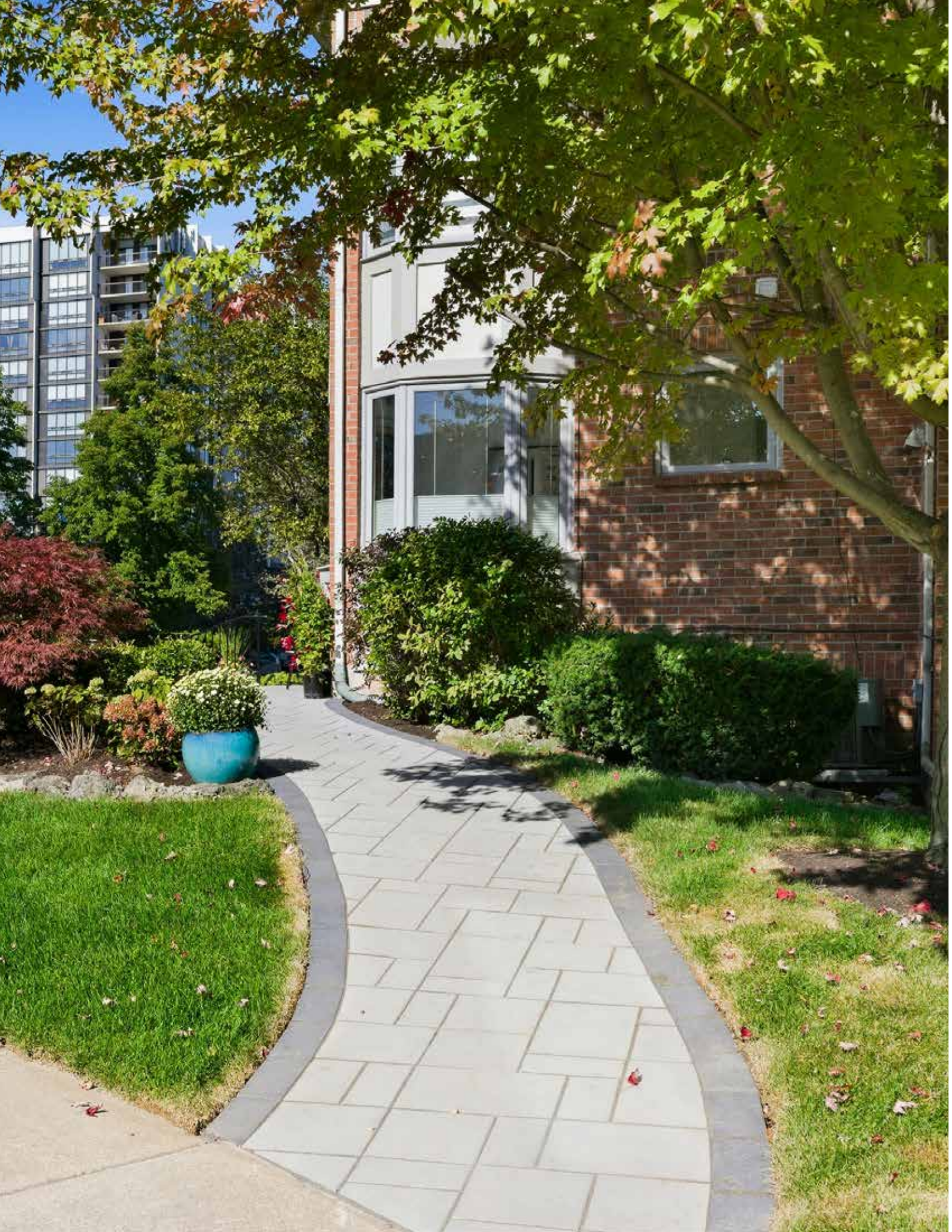










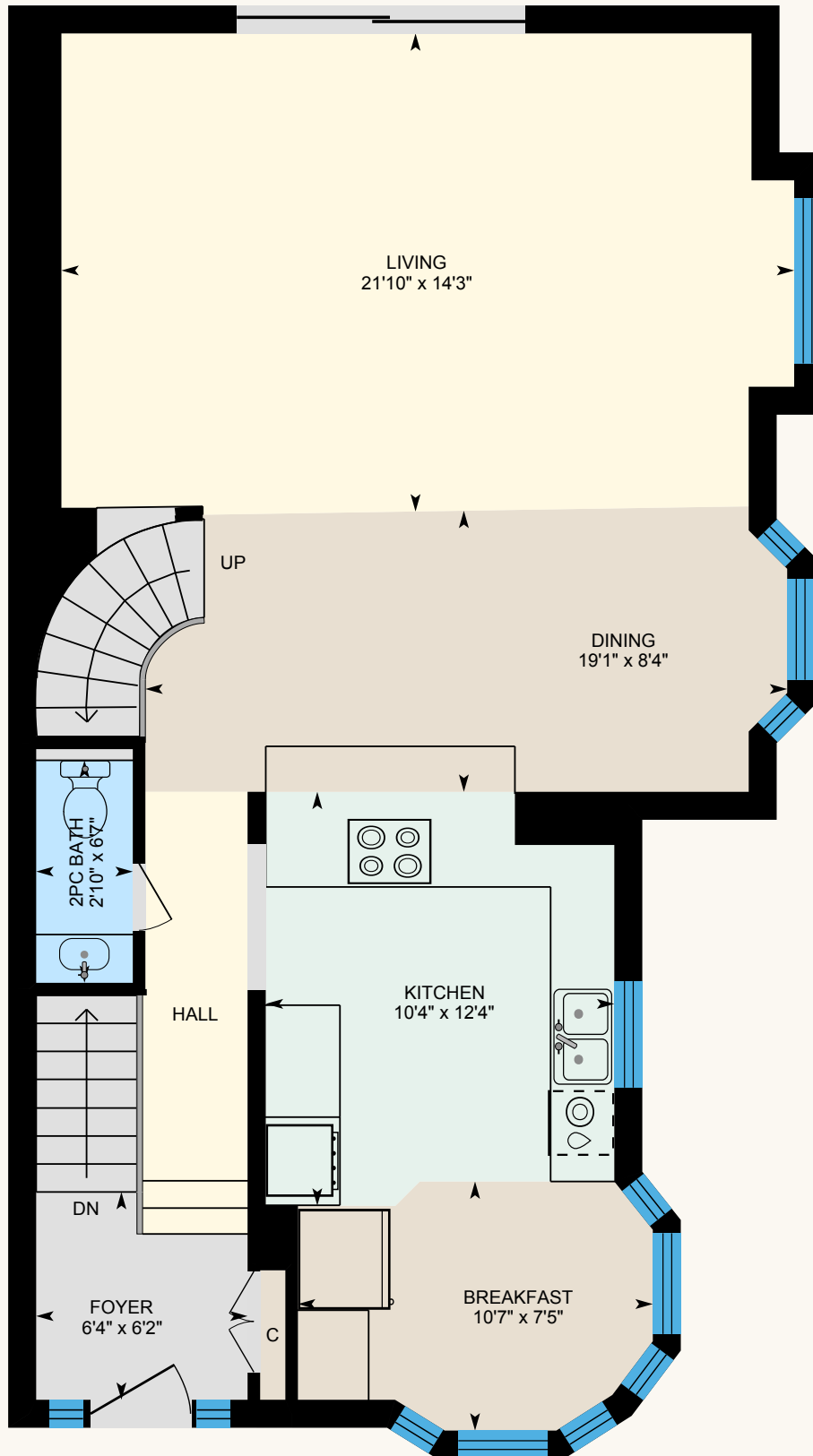




# Floor Plan

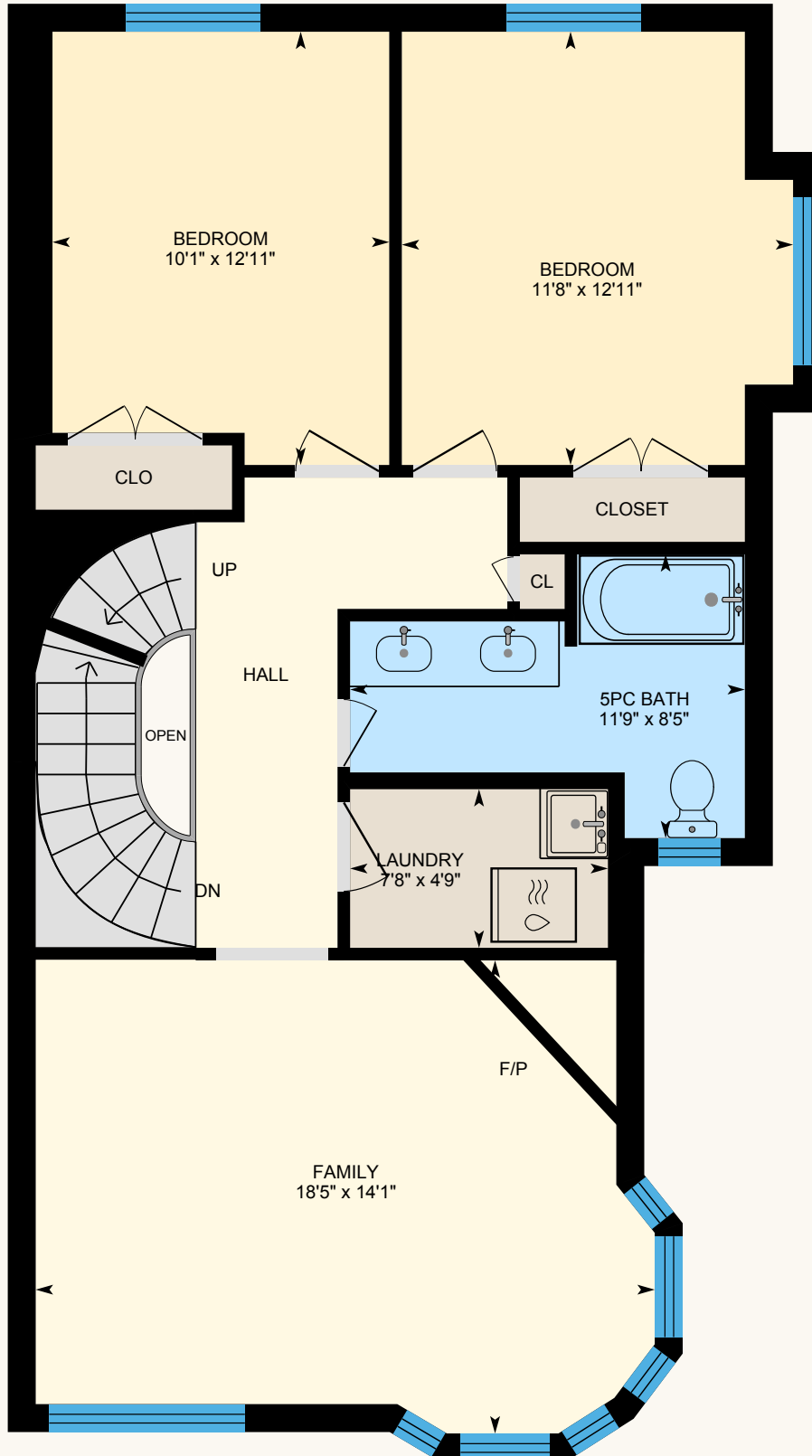
Approx. 2,578 Sq.Ft. Plus Finished Basement

## Main Level



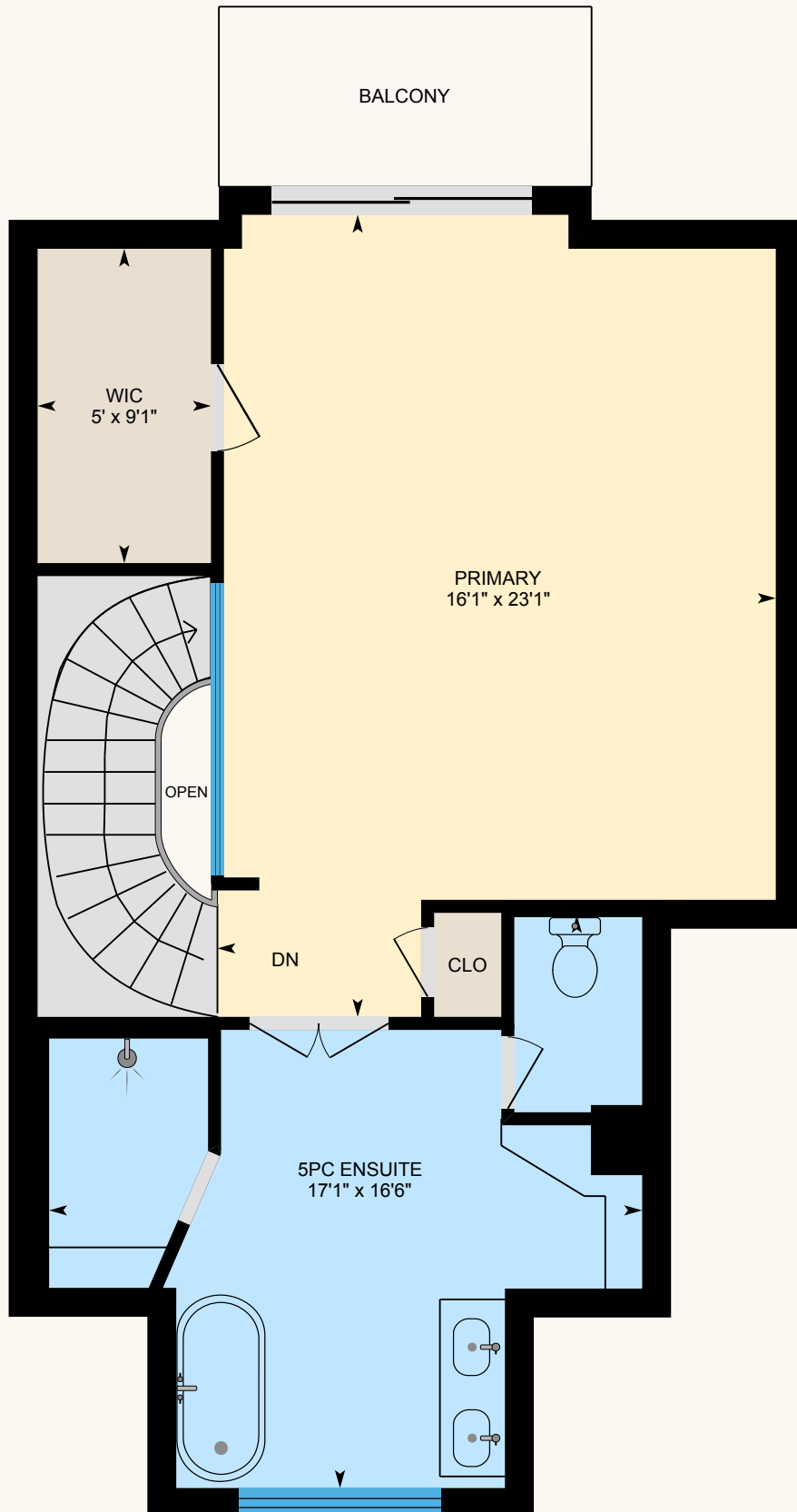
# Floor Plan

## Second Level



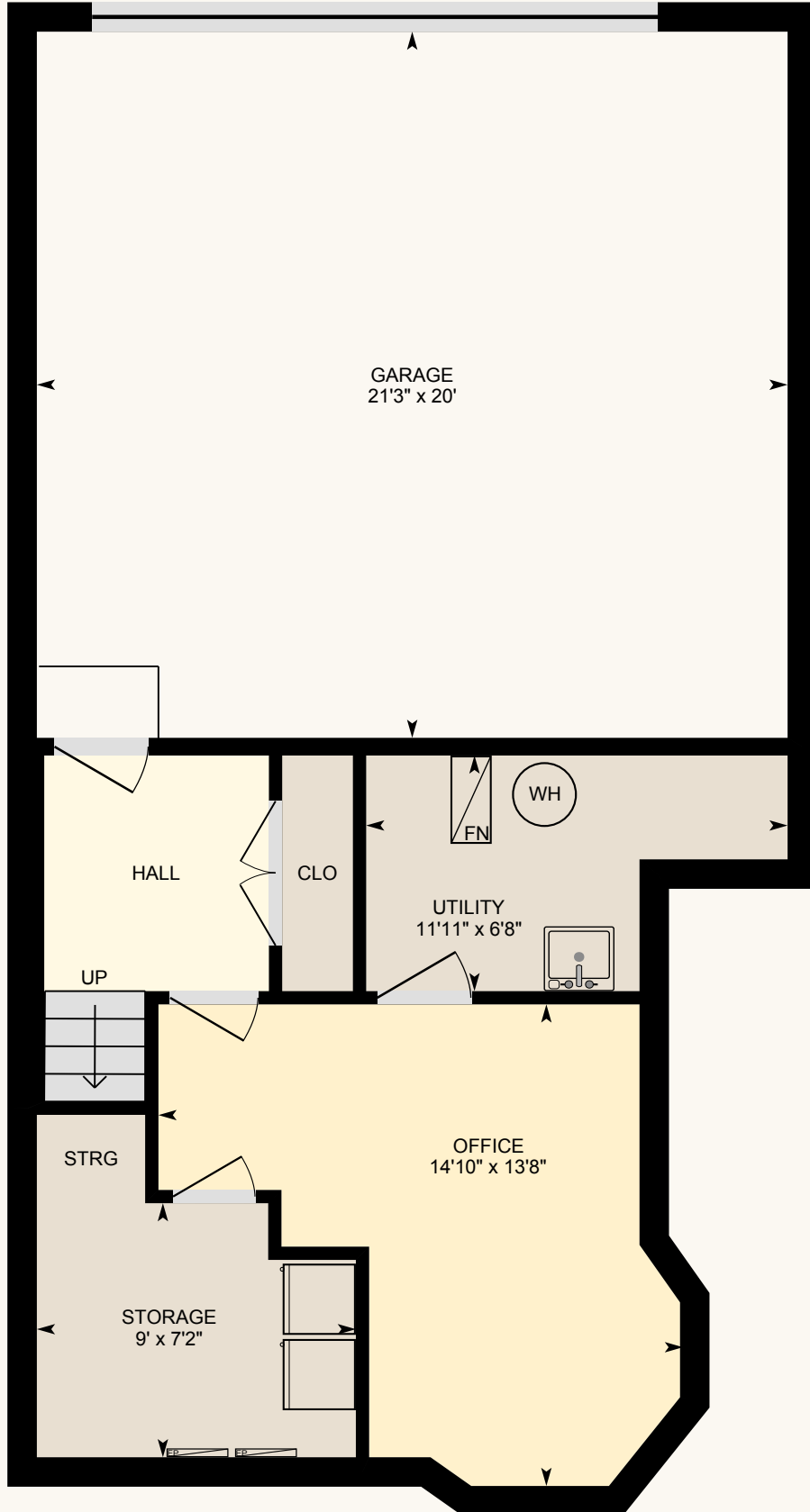
# Floor Plan

## Third Level



# Floor Plan

## Lower Level



# Property Features & Upgrades

## Lakeview from every window

- New 7 ½” white oak engineered hardwood floors & integrated floor vents
- Crown moulding & upgraded baseboard
- Freshly painted
- New pot lights, high quality light fixtures, dimmer & electrical switches
- New custom zebra shades
- Smooth ceilings on the main floor
- Open concept
- Carpet free
- Refinished staircase on all 4 levels with new posts
- Hardwired smoke detector/carbon monoxide detectors on three levels

## Main Floor

### Kitchen with breakfast area

- Created an open-concept space & a new kitchen entrance
- New custom white kitchen featuring soft close cabinets, pull-out drawers, double pantry, spice drawer & coffee station, porcelain counters & backsplash, double sink with upgraded pull down faucet & custom peninsula with double-sided pull-out drawers
- New Miele gas cooktop, Victory 690 cfm flush mounted exhaust fan (app enabled), stainless steel KitchenAid built-in wall oven & microwave, Maytag fridge & Miele built-in dishwasher
- New custom top-down/bottom-up single cell cellular shades

### Living room & dining room

- New custom patio door

### Powder Room

- New vanity featuring a vessel sink, quartz counter, upgraded faucet & toilet
- New lighting & mirror

## Second Level

### Family room

- Gas fireplace with new quartz surround
- Ceiling fan

### Two bedrooms

- Large double door closets
- Large windows

### Laundry room

- Electrolux washer & dryer & sink

# Property Features & Upgrades

## Second Level (Continued)

### Linen closet

### 5-piece bathroom

- New vanity featuring double sinks, quartz counter & upgraded faucets
- New beveled mirrors & upgraded light fixtures
- New tile surround in bathtub & tub/shower fixtures
- New porcelain tile floor

## Third Level

### Primary bedroom

- Large walk-in closet
- Walk-out to balcony
- Ceiling fan

### Primary bedroom ensuite

- New vanity featuring double sinks, quartz counter & upgraded faucets
- New LED backlit halo mirrors with integrated touch controls
- New stand-alone soaker bathtub with faucet fixture
- Large walk-in shower with bench
- Separate water closet
- Floating vanity station

## Lower level

- Office/multi-purpose room with vinyl flooring
- Storage room
- Utility room
- Large double door closet
- Inside access to garage

### Owned hot water tank

## Exterior

- New stone interlock walkway with granite steps & wrought iron handrail
- Upgraded landscaping with stunning foliage
- Irrigation side & front

## Homeowners Association

- \$180 per month
- Provides grass cutting & snow removal on driveway
- Semi-annual window cleaning

# Neighbourhood Report

## 27 Southaven Place, Oakville

### SCHOOLS

With excellent assigned public schools very close to this home, your kids will get a great education in the neighbourhood.



### Nearby Schools

#### Eastview PS

Designated Catchment School  
Grades PK to 8  
2266 Hixon St

#### ÉÉ Patricia-Picknell

Designated Catchment School  
Grades PK to 6  
1257 Sedgewick Crescent

#### Thomas A Blakelock HS

Designated Catchment School  
Grades 9 to 12  
1160 Rebecca St

#### Pine Grove PS

Designated Catchment School  
Grades 2 to 8  
529 Fourth Line



#### ÉS Gaétan Gervais

Designated Catchment School  
Grades 7 to 12  
1055 McCraney St E

### PARKS & REC

This home is located in park heaven, with 3 parks and 10 recreation facilities within a 20 minute walk from this address.





 **Water's Edge Park**  
2070 Water's Edge Drive  


  
<1 min

 **Bronte Heritage Waterfront Park**  
2340 Ontario Street  
  

  
4 mins

 **Bronte Athletic Park**  
2184 Hixon Street  
    

  
3 mins

### FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds  
1 Pool  
1 Rink

1 Ball Diamond  
1 Sports Field  
4 Trails

### TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only 2.4 km away, and the nearest street transit stop is a 2 minute walk away.

 **Nearest Rail Transit Stop**  
Bronte GO

 **Nearest Street Level Transit Stop**  
Lakeshore Rd West west of Solingate Dr

  
2 mins

### SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 7km.

 **Halton Healthcare - Oakville Trafalgar Memorial Hospital**  
3001 Hospital Gate

 **Fire Station**  
2535 Rebecca Street

 **Police Station**  
2485 North Service Rd W



## Property Details

**Inclusions:** Fridge, built-in wall oven and microwave, gas cook top, flush mounted exhaust fan, built-in dishwasher, washer and dryer, all electric light fixtures including ceiling fans, all window coverings, bathroom mirrors, TV mounts and hot water tank.

**Exclusions:** Dining room chandelier, toilet washlets, all TVs, wine fridge and freezer in basement

**Legal Description:** PCL BLOCK 3-4, SEC 20M457 ; PT BLK 3, PL 20M457 , PT 17, 54, 55, 56, 57, 58, 59, 60, 61, 79, 20R9216; T/W PT BLK 3, 4, PL 20M457, PT 51, 52, 53, 20R9216 AS IN H403268A, AND OVER PT 64, 20R9216 AS IN H402021 ; T/W PT BLK 3, PL 20M457. PT 1, 5, 70, 75, 20R9216 AS IN H403414, AND OVER PT 10 20R9216 AS IN H401968, AND OVER PT 65, 20R9216 AS IN H402021; S/T PT 54, 55, 56, 59, 79, 20R9216 , IN FAVOUR OF PT BLK 3, PL 20M457, PT 1, 2, 3, 4, 5, 6, 12, 13, 14, 15, 67, 68, 69, 70, 71, 72, 73, 74, 75, 77, 78, 20R9216 AS IN H403414, AND IN FAVOUR OF PT 7, 8, 9, 10, 11, 20R9216 AS IN H401968, AND IN FAVOUR OF PT 16, 62, 63, 64, 65, 66, 20R9216 AS IN H402021; S/T PT 54, 20R9216, IN FAVOUR OF PT BLK 4, PL 20M457, PT 22, 23, 24, 25, 20R9216 AS IN H400510, AND IN FAVOUR OF PT 20, 31, 32, 33, 34, 20R9216 AS IN 401695, AND IN FAVOUR OF PT 19, 35, 36, 37, 38, 20R9216 AS IN H401769, AND IN FAVOUR PT 21, 26, 27, 28, 29, 30, 20R9216 AS IN H402435, AND IN FAVOUR OF PT 18, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 20R9216 AS IN H403268A; S/T PT 54, 55, 60, 79, 20R9216, IN FAVOUR OF PT BLK 3, PL 20M457, PT 1, 2, 3, 4, 5, 6, 12, 13, 14, 15, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 20R9216 AS IN H403414, AND IN FAVOUR OF PT 7, 8, 9, 10, 11, 20R9216 AS IN H401968, AND IN FAVOUR OF PT 16, 62, 63, 64, 65, 20R9216 AS IN H402021 ; S/T H395670, H397114 OAKVILLE AMENDED DESC OCT 8, 98 J. MENARD

**Property Taxes:** \$7,211 for 2025

**Possession:** 30 – 60 days

**Deposit:** 5%

**Lot Size:** Approximately 113.73 feet x 43.12 feet (irregular shape)

**Square Footage:** Approximately 2,578 plus finished basement

**Homeowner's Association:** \$180 monthly fee provides grass cutting, driveway snow removal, & semi-annual window cleaning

The information in this brochure is deemed to be accurate, but has not been independently verified, and is NOT guaranteed. All measurements are approximate. Items listed in this brochure are not automatically included unless listed as inclusions in the Agreement of Purchase and Sale. All information should be independently verified.

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