



MORRISON · SOUTH EAST OAKVILLE

1304 Devon Road

A Colonial Revival residence with a private pool garden.

BOB WANG TEAM

AN INTRODUCTION

A home shaped by
warmth, light
and the garden behind it.

Set on a quiet, tree-lined stretch of Devon Road in Morrison, this Colonial Revival home balances period detail with the ease of daily family living. A double-height living space draws daylight deep into the home; four bedrooms sit above and two more below, where a separate entrance makes room for guests or extended family. Beyond the kitchen the garden opens onto pool, lawn and mature trees. Oakville's top-rated schools are a walk away, with downtown, the lake and the GO station minutes further.



Light through two storeys.

LIVING ROOM · OPEN TO ABOVE



01 MAIN LIVING

Rooms that open
to one another.

Sightlines carry from the living room through to the dining room and foyer, beneath a two-storey opening. Substantial door casings, custom millwork and built-in cabinetry continue through the main level, with a family room and gas fireplace just off the kitchen.



02 THE GARDEN

A pool, and still a lawn.

Slide, diving board and mature trees, on a fenced, south-facing 75 x 150 foot lot.



— 03 EVERYDAY SPACES

The working heart of the plan.

The updated kitchen pairs granite counters with abundant custom cabinetry, opening to a breakfast room lined with built-in shelving and a desk. Sliding doors lead straight out to a large deck above the pool.



DECK · OFF THE BREAKFAST ROOM

04 PRIVATE SPACES

The primary, a wing of its own.

Four bedrooms occupy the upper level, three overlooking the pool and garden. The primary forms a private wing beyond the second-floor laundry, with a walk-in closet and a vaulted, skylit ensuite — dual vanities, a freestanding tub and a walk-in shower.



PRIMARY BEDROOM · 18'2" x 16'8"



Considered, room to room.



BREAKFAST ROOM · BUILT-INS



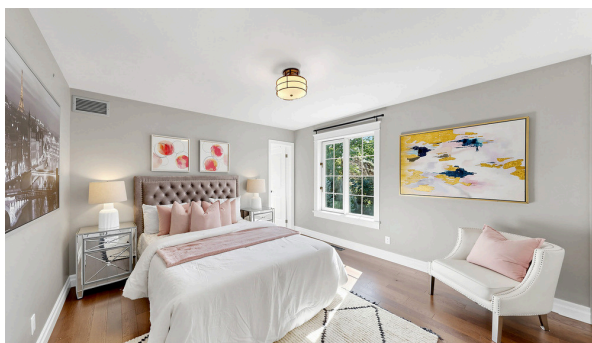
FAMILY ROOM · FIREPLACE



DINING ROOM · POOL VIEW



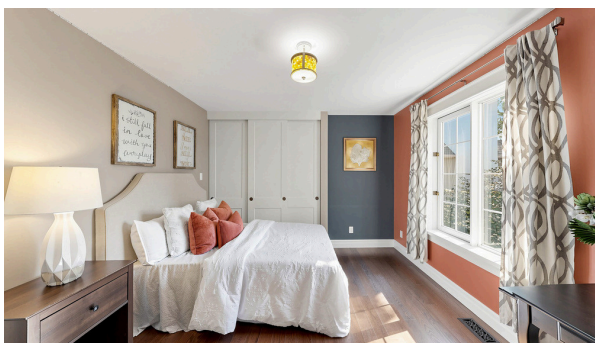
NEW SECOND-FLOOR BATH



BEDROOM TWO · NEW ENSUITE



BEDROOM THREE



BEDROOM FOUR



LOWER LEVEL · RECREATION ROOM



POOLSIDE TERRACE

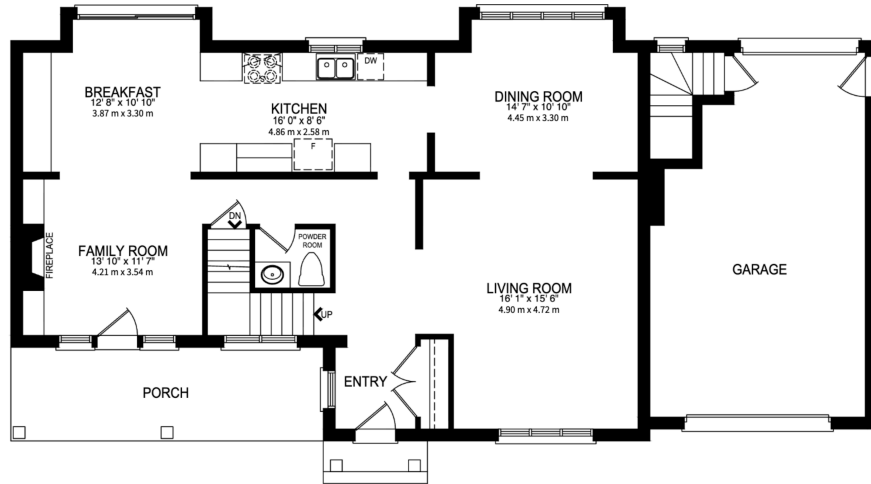
The plan, and what's in it.

2,847 sq.ft. above grade
3,816 sq.ft. with the lower level · 354 m²

GROSS INTERNAL AREA

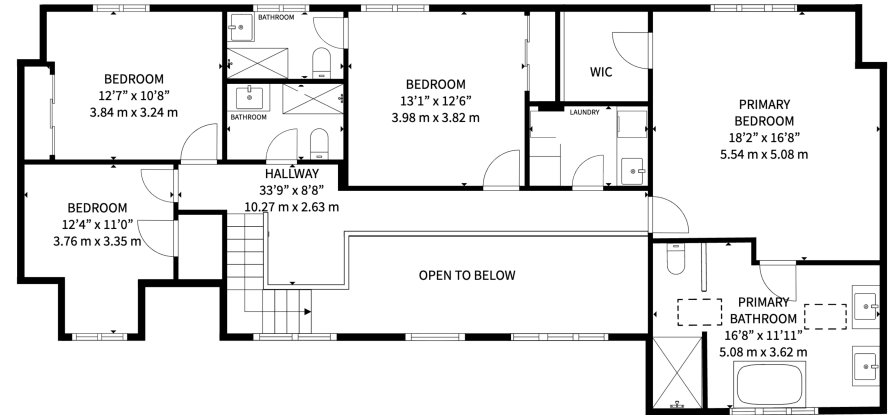
FLOOR 1 · MAIN LEVEL

1,221 SQ.FT. 113 M²



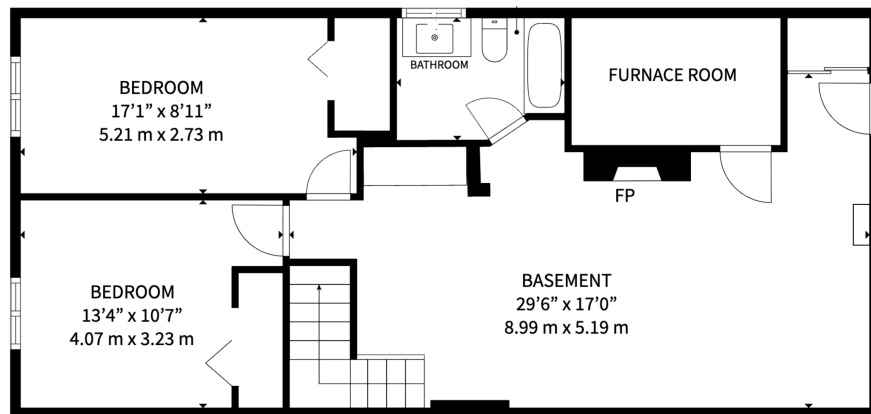
FLOOR 2 · BEDROOM LEVEL

1,626 SQ.FT. 151 M²



LOWER LEVEL · SEPARATE ENTRANCE

969 SQ.FT. 90 M²



RESIDENCE

4 + 2 Bedrooms
5 Bathrooms
Colonial Revival, two storeys
Lower level, separate entrance
75 × 150 ft lot, south facing
Built-in garage, 27 ft deep
Morrison, South East Oakville

NOTABLE FEATURES

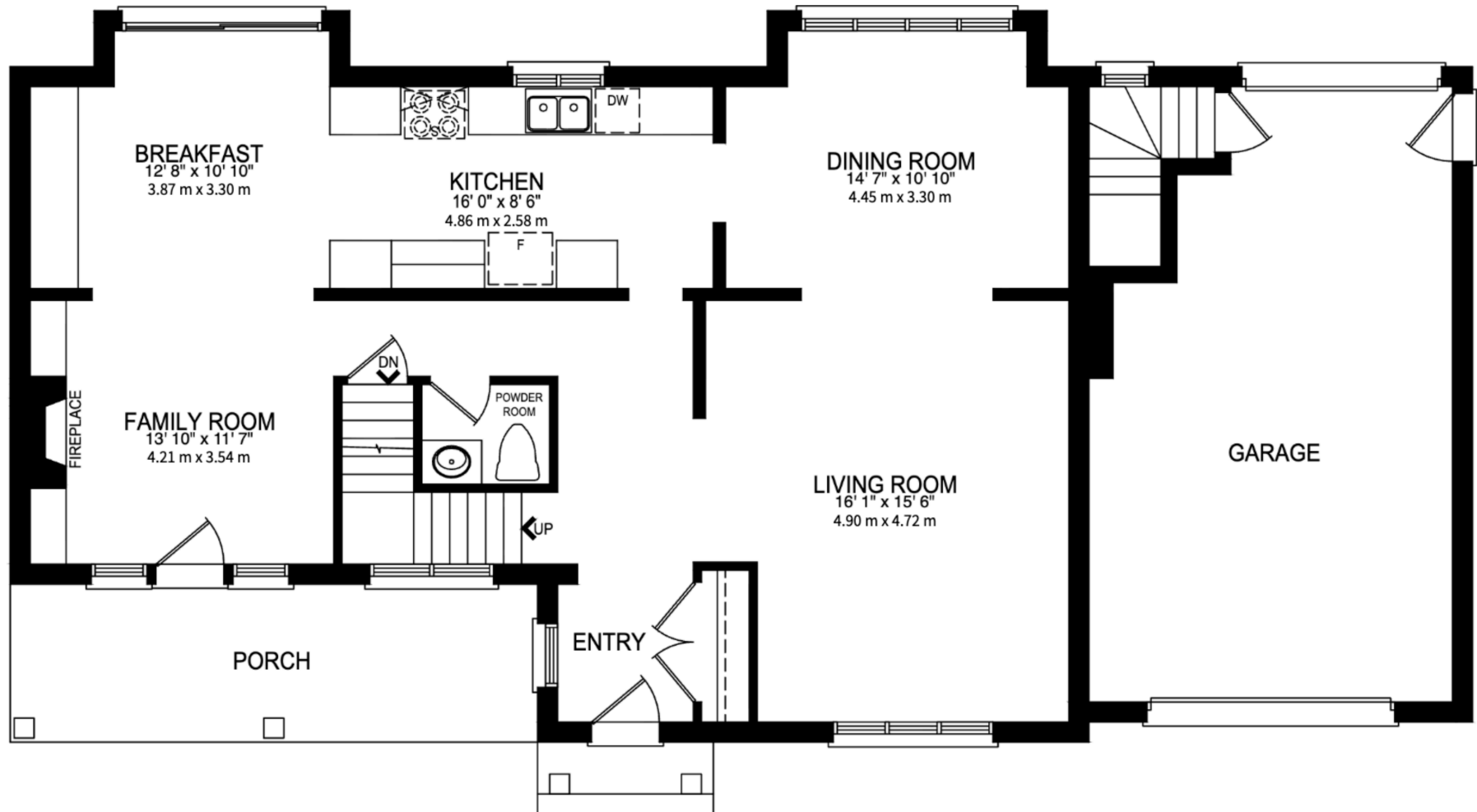
Three full baths upstairs, two ensuite
Two new second-floor bathrooms
Second-floor laundry room
Two fireplaces, main and lower levels
Garage rear door to the backyard
Pool: slide, diving board, entry steps
Large lower-level windows

Areas exclude the garage. Sizes and dimensions are approximate.

Floor 1 - Main level

1,221 sq ft

AREAS EXCLUDE THE GARAGE



Living, dining and family rooms; kitchen and breakfast room; powder room; built-in garage.

Sizes and dimensions are approximate.

[Explore interactive floor plans](#)

1,626 sq ft

The floor plan for the second floor includes the following rooms and features:

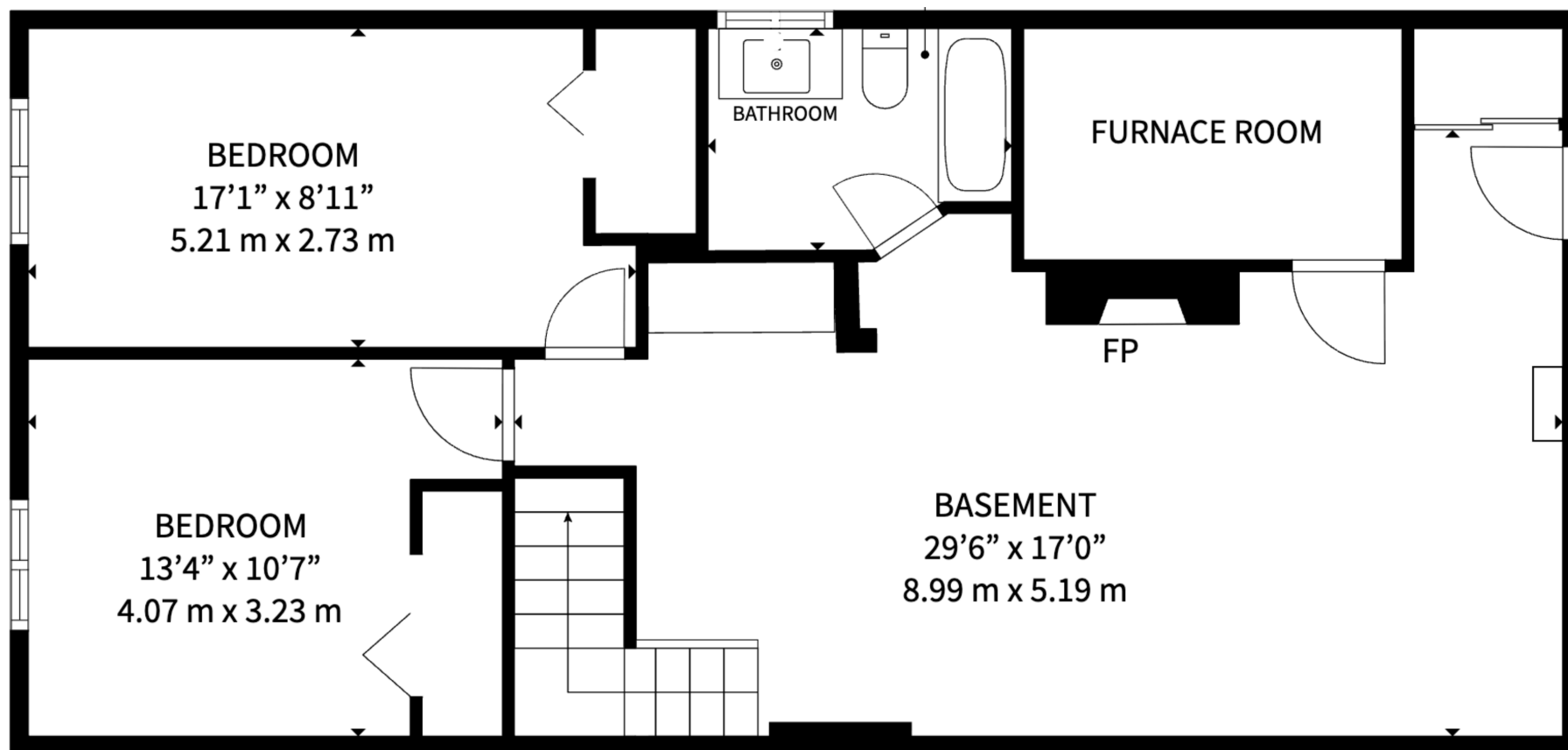
- Bedroom (Top Left):** 12'7" x 10'8" (3.84 m x 3.24 m)
- Bedroom (Top Center):** 13'1" x 12'6" (3.98 m x 3.82 m)
- Bedroom (Bottom Left):** 12'4" x 11'0" (3.76 m x 3.35 m)
- Primary Bedroom (Right):** 18'2" x 16'8" (5.54 m x 5.08 m)
- Hallway (Center):** 33'9" x 8'8" (10.27 m x 2.63 m)
- Bathrooms:** Two full bathrooms are located near the top left bedrooms. A **Primary Bathroom** (16'8" x 11'11" / 5.08 m x 3.62 m) is located at the bottom right, featuring a bathtub and two sinks.
- Laundry Room:** Located between the top center bedroom and the primary bedroom.
- Walk-In Closet (WIC):** Located adjacent to the top center bedroom.
- Open Area:** A large section labeled "OPEN TO BELOW" is situated below the hallway and top center bedroom.

Explore interactive floor plans

Lower level

969 sq ft

AREAS EXCLUDE THE GARAGE



Two bedrooms, a full bathroom, a recreation room with a fireplace and a separate entrance.

Sizes and dimensions are approximate.

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Bob Wang Team

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Let's talk about your next move.

BOB WANG, BROKER / ELISA ZHANG, SALESPERSON

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