



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 run through the main level, with a family room and gas fireplace just off the kitchen.



A photograph of a backyard featuring a swimming pool, a slide, and a lawn, with a house in the background. The pool is rectangular and filled with clear blue water. To the left of the pool is a white slide with a wooden ladder. The yard is bordered by a wooden fence. In the background, there is a two-story house with white siding and a grey roof. Large green trees and bushes are scattered throughout the yard.

02 . THE GARDEN

A pool, and still a lawn.

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



INGROUND POOL · SLIDE · DIVING BOARD



— 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

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



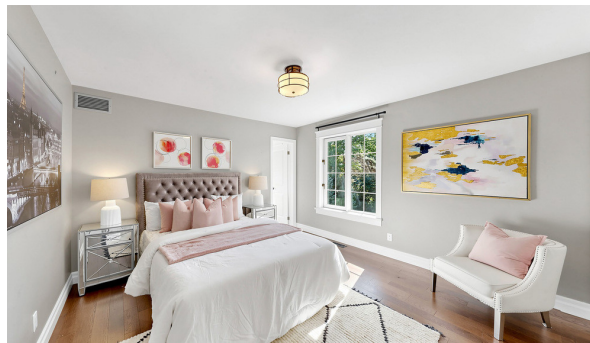
FAMILY ROOM · FIREPLACE



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

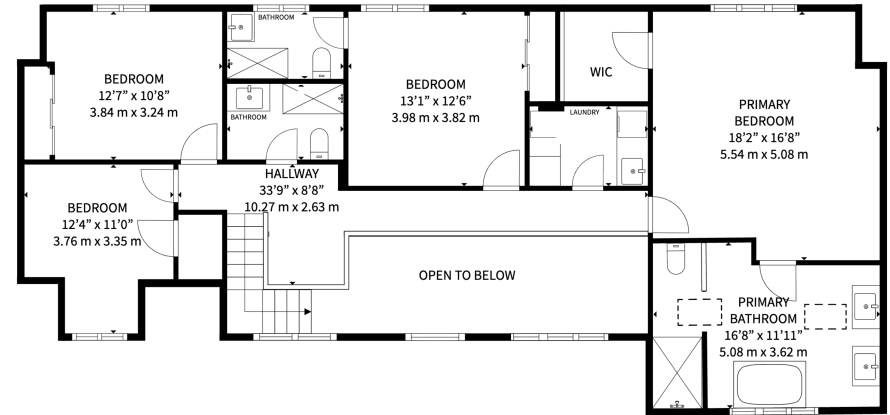
FLOOR 1 · MAIN LEVEL

1,221 SQ.FT. 113 M²



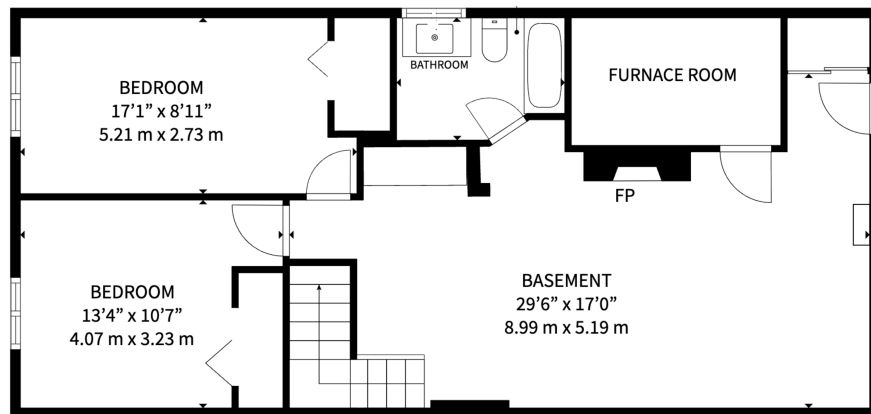
FLOOR 2 · BEDROOM LEVEL

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.

Bob Wang Team

Trust, deliver.

Arrange a private viewing.

(647) 892-8299

BOB WANG, BROKER · ELISA ZHANG, SALESPERSON



SCAN FOR THE FULL LISTING

bobwanghomes.ca