



1474 PRINCE JOHN CIR,
OAKVILLE
CLEARVIEW NEIGHBORHOOD



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WELCOME TO YOUR FUTURE HOME

This collection of recent upgrades and curated features reflects the thought, care, and intention poured into every corner. We hope you'll find this home as welcoming and inspiring as we have.

Warmly,
The owners



Notable Home Updates



Interior Finishes

- **Guest bathroom tiles updated – 2025**
Fresh, modern tilework in a high-traffic space.
- **Main floor repainted – 2025**
Neutral tones to complement the home's light and layout.
- **Custom coat closet addition – 2024**
Designed for everyday convenience and organization.
- **Basement wet bar addition – 2024**
Perfect for hosting and finished basement functionality.



Systems & Smart Tech

- **Lennox 70K BTU furnace + GE 3-ton heat pump – 2024**
High-efficiency HVAC system for year-round comfort.
- **Aprilaire humidifier & EcobeeLite thermostat – 2024**
Smart, zone-aware climate and air quality control.
- **VESTA tankless water heater – 2022**
Endless hot water with energy- and space-saving design.
- **EcoWater compact softener – 2022**
Prolongs appliance life, reduces mineral buildup.
- **Pentair RO system with remineralization – 2022**
Clean drinking water with balanced minerals.
- **Attic & garage insulation upgraded – 2022**
Better energy efficiency and comfort in all seasons.



Outdoor Enhancements

- **Raked cedar fence – 2020**
Added privacy and natural warmth to the yard.
- **Interlock stone & outdoor hardscaping – 2020**
Durable, easy-maintenance landscaping with timeless appeal.

Designed with Intention

Open-concept Kitchen

- Custom-made open shelves for a rustic farmhouse feel with modern subway tile to balance the décor.
- A **painted glass backsplash** behind the cook-top makes cooking and cleaning easy-as-pie. Color was matched to the fantasy brown granite countertops. The vented hood is high efficiency. No smells for miles and more.
- **Faucets by RUBINET**, with lifetime warranty.
- A **Pentair Freshpoint RO system with remineralization** (installed 2022) under the kitchen sink to provide ultra-purified, mineral-enriched drinking water at your fingertips
- The island acts like a piece of furniture with custom knobs to stow away your favorite crockery on the dining side.
- **Italian tiles from CENTURA** add contemporary flair while complementing the warmth of classic hardwood floors.

Breakfast Area

- **The breakfast nook** with custom bench seating with storage underneath, plush cushions, floral blind, and handpicked art - is a warm, light-filled corner where every colour and detail is thoughtfully matched to enhance the space's charm.
- All **custom blinds** throughout this floor were chosen with intention-to enhance the warm tones, invite natural light, and create visual cohesion across the open-concept layout.

Outdoor Area

- Step outside to a **raked backyard fence** in pressure-treated CEDAR, blending privacy with natural beauty and making the outdoors feel like an extension of the home.
- The expansive backyard is designed for year-round joy-perfect for summer entertaining and even tobogganing in winter.

Powder Room

- **RUBINET faucet** that is Canadian-made and has a lifetime warranty with a copper accent, fully custom.
- Toilet paper dispenser has a spot for your cellphone!
- Skirted toilets with soft-close lids throughout the home allow for easy maintenance.
- **Italian tiles** from CIOT that never go out of style and were featured in HOUSE & HOME in 2021 with a copper trim to add extra pizzazz.
- A modern pedestal sink makes the space look bigger than it is.

Family Room

- **Designer chandeliers** with eco-friendly LEDs.
- A wood-burning, fully functional fireplace that keeps the family warm and cozy on chilly nights.
- Shelving is custom-made to match the hardwood stain and anchored in place with strong bolts that reach into the foundation wall.
- Epic Sunrise views from the windows.

Primary Bedroom

- This sanctuary is designed to soothe your senses with natural textures, warm tones, and thoughtful elements that promote calm and clarity at the end of your day.
- A wallpapered green accent wall, complemented by soft lighting and open display shelves—perfect for showcasing books, art, or personal keepsakes.
- Custom-fit Barn doors featuring soft-close technology and premium **VIBA** hardware. Both the barn and bathroom doors are stained to harmonize with the flooring for a seamless look.
- A built-in closet system with soft-close drawers and an abundance of hooks—ideal for keeping hats, bags, and accessories organized and out of sight.
- A sleek urban ceiling fan designed for quiet energy efficiency on warm days. Bonus: you can control the fan from bed with the remote.

Primary Ensuite

- A spa-like indulgence at home—where every detail is designed to calm your senses, elevate your routine, and bring boutique hotel energy to your day.
- Mirrors from **RENVIL**, an art-based decor company established in 1967 in Quebec and renowned worldwide. These pieces are truly one-of-a-kind art.
- A towel warmer that not only gives you a home-spa feel but also sterilizes at the same time - luxury meets function.
- Linear drains and curb-less showers for easy maintenance. Less mess, fewer clogs, more elegance.

- On cold winter mornings, you'll appreciate **RIOBEL** faucets and shower kits even more – delivering hot water almost instantly with temperature memory that remembers how you like it and come with a lifetime warranty and are proudly Canadian-made.
- **FAENZA** Spanish baseboard tiles that help prevent mold and mildew while stimulating your brain with beautiful patterns as you get ready.

Basement

- A newly finished **wet bar**—stylish, functional, and perfect for hosting—complete with a fresh, modern backsplash that elevates the entire basement.
- Vinyl floor that is 100% water-resistant and has a 25-year warranty.
- Pot lights throughout with dimmers.
- Open the cold room door to see the DRI-CORE, a subfloor that raises the temperature of the basement by 5 degrees Celsius in the winter and good air flow.
- Epoxy flooring in cold-room/laundry-room.

Basement Bathroom

- Rain-head **RIOBEL** shower kit
- Rough-in for Sauna on the right side of the bathroom.
- Italian tiles from **CIOT** that bring oomph to the space.

Mechanical room

- A Lennox 70K BTU furnace (2024), paired with a GE 3-ton heat pump—a powerhouse duo for efficient heating and cooling, built for Canadian seasons.
- A VESTA tankless water heater (2022) providing endless, on-demand hot water with a compact footprint and energy-smart performance.
- An Aprilaire whole-home humidifier, seamlessly integrated with an EcobeeLite smart thermostat to maintain ideal indoor humidity and comfort throughout the year.
- A 2022 EcoWater compact water softener, designed to save space while delivering noticeably softer water—gentler on skin, fabrics, and plumbing.

Garage

- Epoxy flooring that is weather-resistant.
- Access to the backyard through a full-panel glass door that brings in the light.
- Pot lights in the garage.
- Canadian-made central vacuum – **CANAVAC**
- Convenient garage-to-home access that offers the potential for a private basement entrance—perfect for guests, in-laws, or future flexibility.