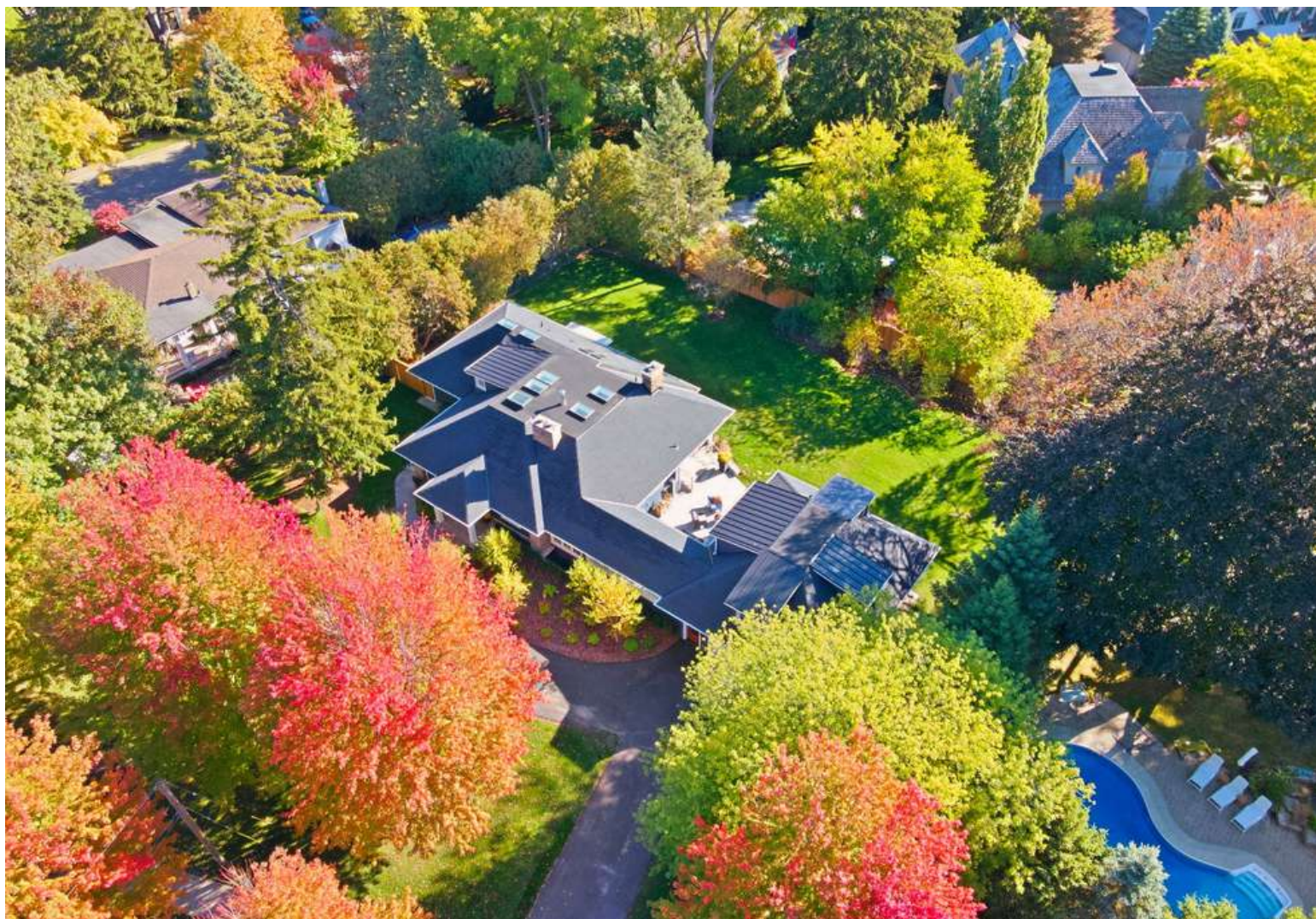




1110 LAKE SHORE ROAD WEST

**Farm Manager's Cottage
at Baillie Estate -
Where Heritage Lives
& Luxury Begins**

SSW



Set beneath the sweeping canopy of some of Oakville's most majestic maple trees, and set on a large private 149' x 159' x 138' x 119' lot, this singular residence is a masterclass in timeless architecture and modern refinement. Once the original Farm Manager's cottage to the storied Baillie Estate, it now stands as the last developed parcel of this historic enclave—reborn as a custom residence that respects its heritage while delivering the pinnacle of contemporary luxury. With over 5,200 square feet of finished living space, it offers a rare scale and sophistication in one of South Oakville's most coveted pockets. A circular drive welcomes you through a grove of mature trees to a striking façade of Fraser Wood Canadian cedar shingles, natural stone columns, and classic Craftsman lines. Built with purpose and respect for its past, the home is a showcase of enduring craftsmanship-anchored by a century-old fireplace rebuilt with Credit Valley river stone, and a design language that honours its architectural origins.





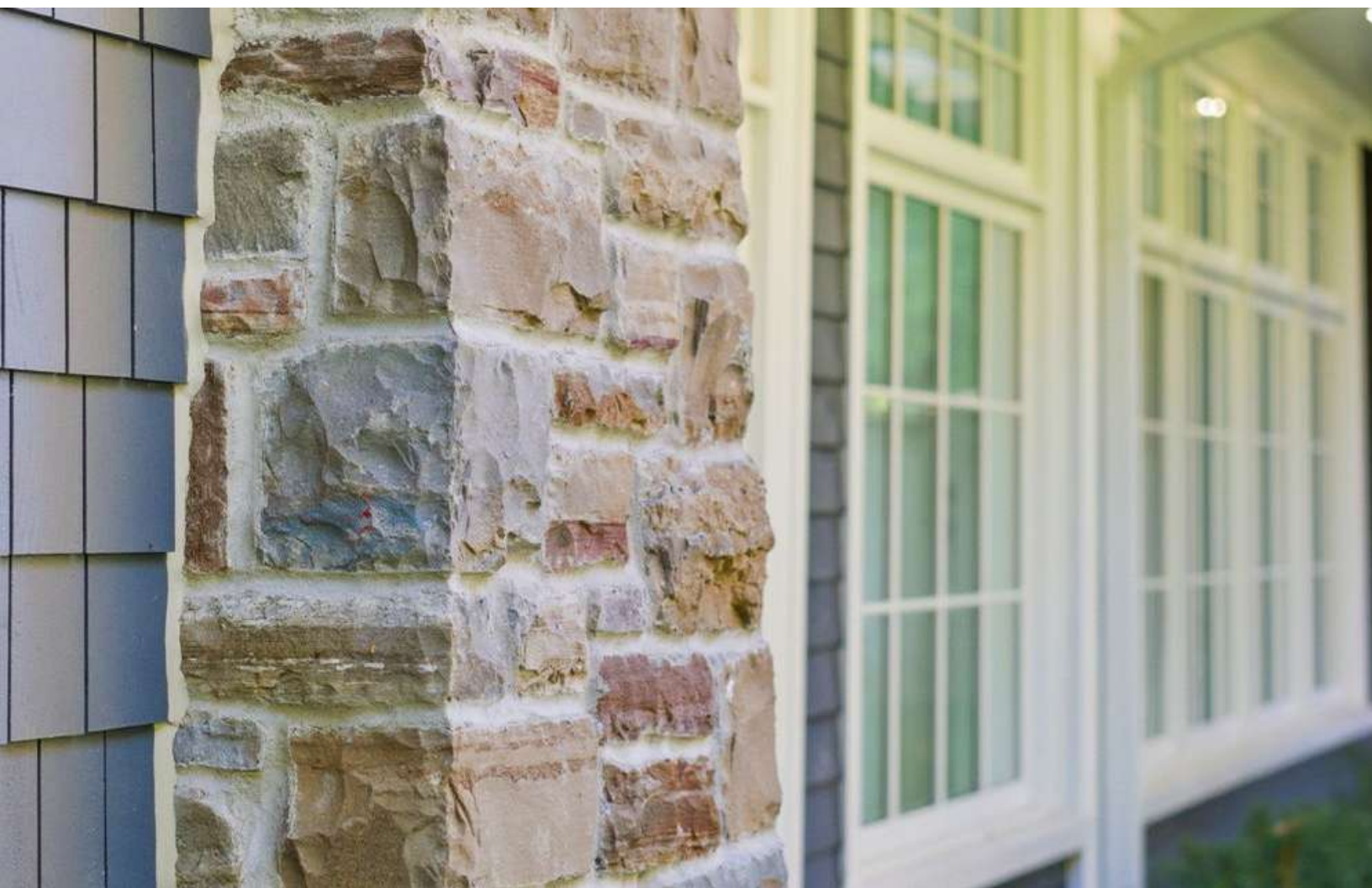


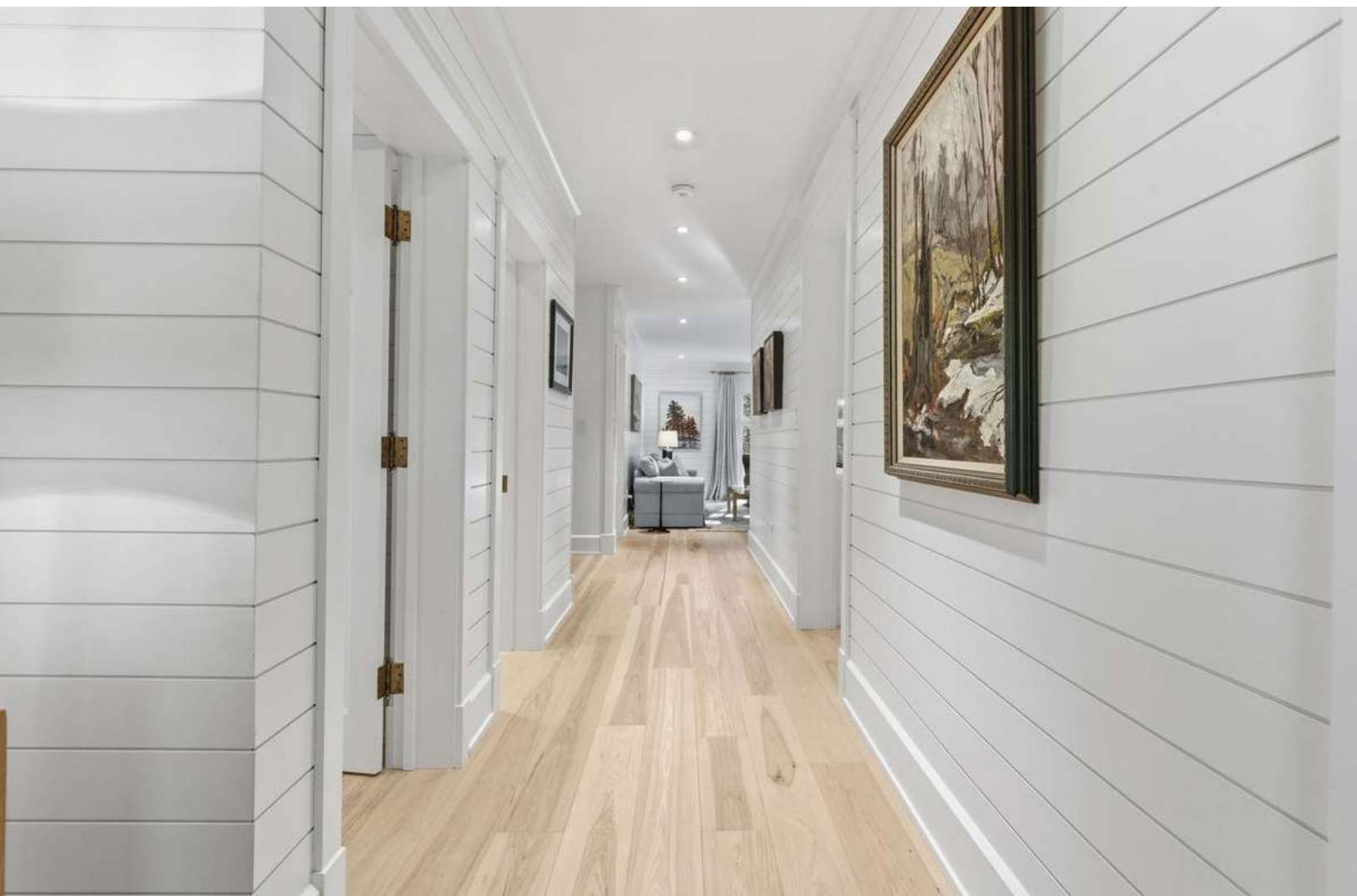
The story begins here—but it's what lies within that elevates it to something truly extraordinary. Inside, the transformation is both striking and seamless. Rebuilt and thoughtfully expanded, the home honours its heritage through preserved elements—original solid wood doors, century-old windows, and hand-polished antique hardware—while integrating them effortlessly into a fully modern rebuild. Wide-plank engineered hickory floors, soaring ceilings, layered lighting, honed marble surfaces, and custom millwork speak to a quiet luxury, all set against the backdrop of entirely new systems and infrastructure. The result is a home that feels timeless in its elegance, yet completely contemporary in its execution















A dedicated office/den provides the perfect space for work, reading or quiet study.







At the centre of the home, the kitchen makes an immediate impression—wrapped in honed marble, outfitted with professional-grade appliances, and finished with custom cabinetry in Benjamin Moore’s “Swiss Coffee,” grounded by a bold “Blue Note” island. A walk-in pantry offers both convenience and concealment, while the space flows effortlessly into a sunlit dining area with soaring 11' vaulted ceilings and a walk-out to a covered porch and courtyard—perfect for al fresco dining or quiet morning coffee.

















THE PRIMARY SUITE



The private main-floor primary suite is a true sanctuary—wrapped in natural light, grounded by heated marble floors, and designed with both comfort and calm in mind. Dual walk-in closets offer ample storage, while the spa-inspired ensuite features a steam shower with polished nickel Kohler fixtures, a freestanding soaking tub, and a Canadian-made SaunaRay infrared sauna. Every detail invites rest, reflection, and restoration.









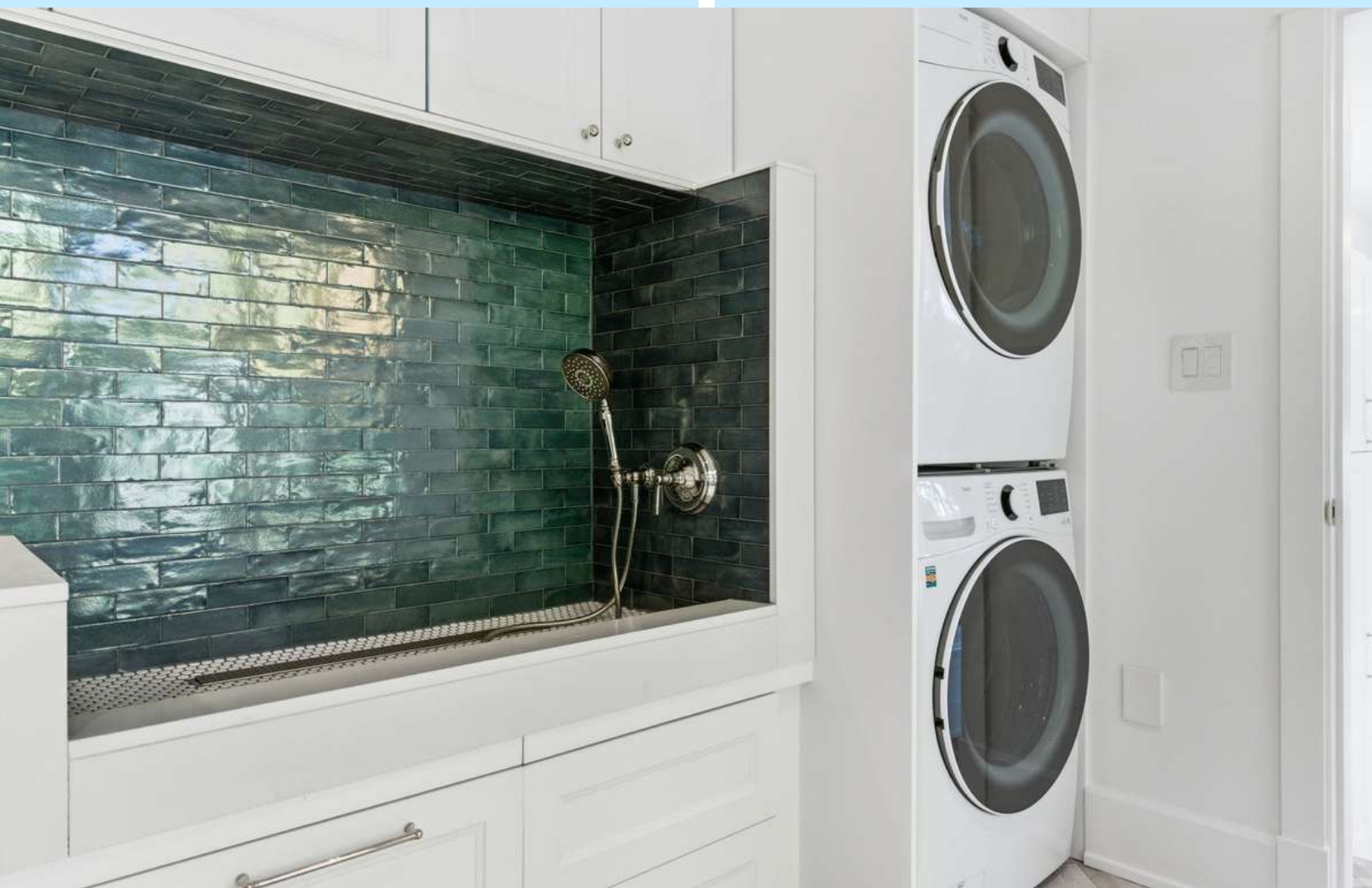






Designed with intention and elevated by radiant in-floor heating, the 23' breezeway offers a seamless connection between key living spaces. Defined by herringbone-patterned porcelain brick flooring, 11' ceilings, & custom built-in cabinetry, this transitional space feels like a destination of its own-quietly grand & thoughtfully lit with custom lighting. Adjacent to the breezeway, the expansive 22' laundry room blends utility with elegance. Framing serene garden views & filled with natural light, the space includes a dedicated dog wash station, laundry sink, generous storage & a built-in refrigerator and freezer-offering the perfect balance of function and design.







Five additional bedrooms, each with their own ensuite, provide private accommodations for family and guests. With 9 new Velux skylights, the upper level is full of natural light delivering effortless brightness throughout the day.









THE LOFT

Beyond the main living areas, a bright, self-contained loft suite above the garage adds flexibility—complete with a full bathroom, dedicated workspace, and private staircase. Whether used as a guest retreat, creative studio, or home office, it offers a serene, independent space with endless potential













The lower level expands the home's versatility with both refined living space and a self-contained suite. A spacious recreation room features a built-in entertainment unit, a custom bar area, and radiant heated floors throughout. Two additional bedrooms, each with their own ensuite, create a comfortable zone for family, teens, or long-term guests.









The fully licensed accessory dwelling unit - complete with its own entrance, full kitchen, laundry, and soundproofing - offers exceptional flexibility for multi-generational living, an au pair suite, or rental income.

THE LICENSED ACCESSORY APARTMENT











Behind the scenes, the home is equipped with thoughtfully upgraded systems designed for year-round comfort, efficiency, and peace of mind.

Three furnaces and three air conditioning units offer zoned climate control, while hydronic radiant floors in the basement and breezeway, spray-foam insulation, and hardwired internet to four TVs, the main-floor office, and the garage ensure reliable performance throughout.

A fully wired, 21-zone security system includes motion-activated exterior lighting, cameras, dual video doorbells, and discreet glass-break and motion sensors—providing modern protection without compromise.

The EV-ready garage includes a dedicated 60-amp outlet, while the fully conditioned workshop—complete with heat, air conditioning, a utility sink, and double doors to the yard—offers a flexible space for creative or professional use.

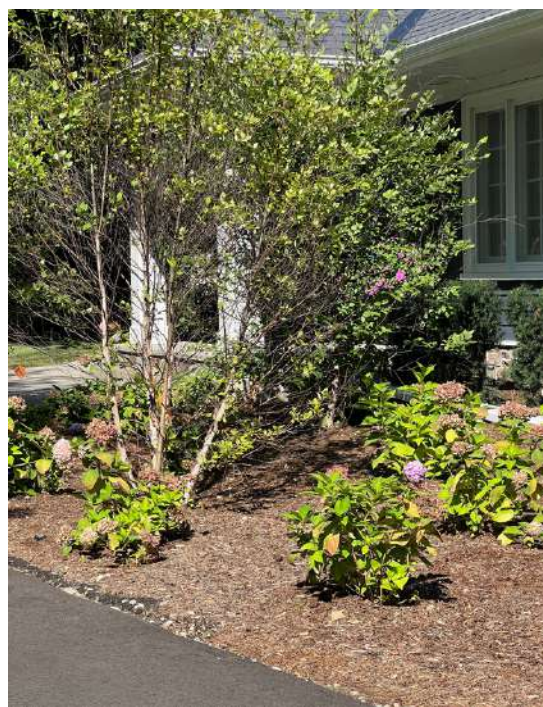


Outdoors, a serene courtyard patio with a natural gas line is ready for a BBQ or future outdoor kitchen. Covered flagstone porches, a newly fenced yard, and professionally designed gardens create a private, low-maintenance retreat. A rear terrace, prepped for a hot tub, completes the outdoor living experience.













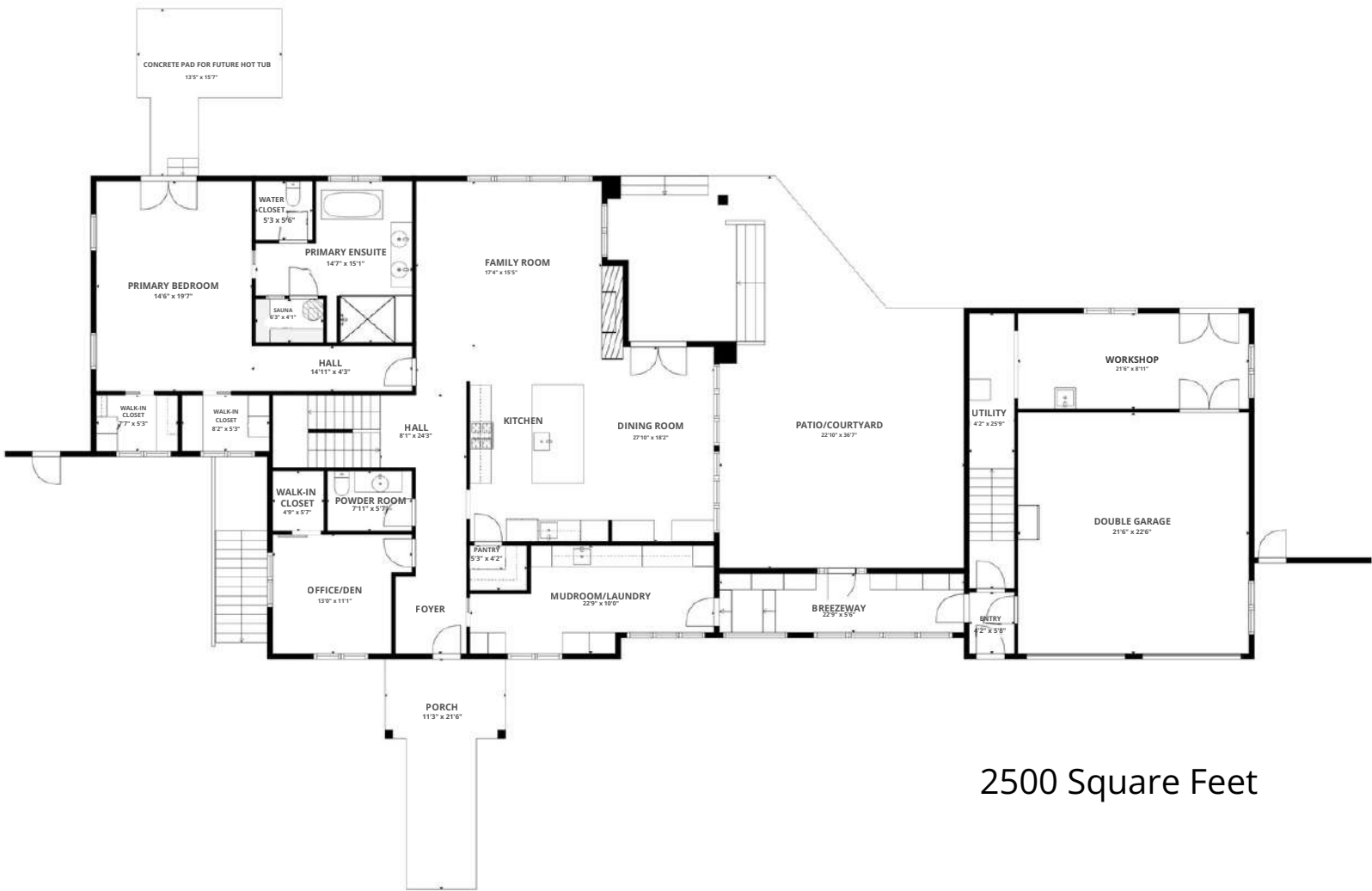




More than a home, this is a rare work of architecture—crafted with reverence for its origins and reimagined with precision for modern living. Rooted in Oakville's storied past and built with extraordinary care, it offers a level of design, detail, and heritage that is seldom seen. A once-in-a-generation opportunity to own a residence of such character, craftsmanship, and quiet distinction.



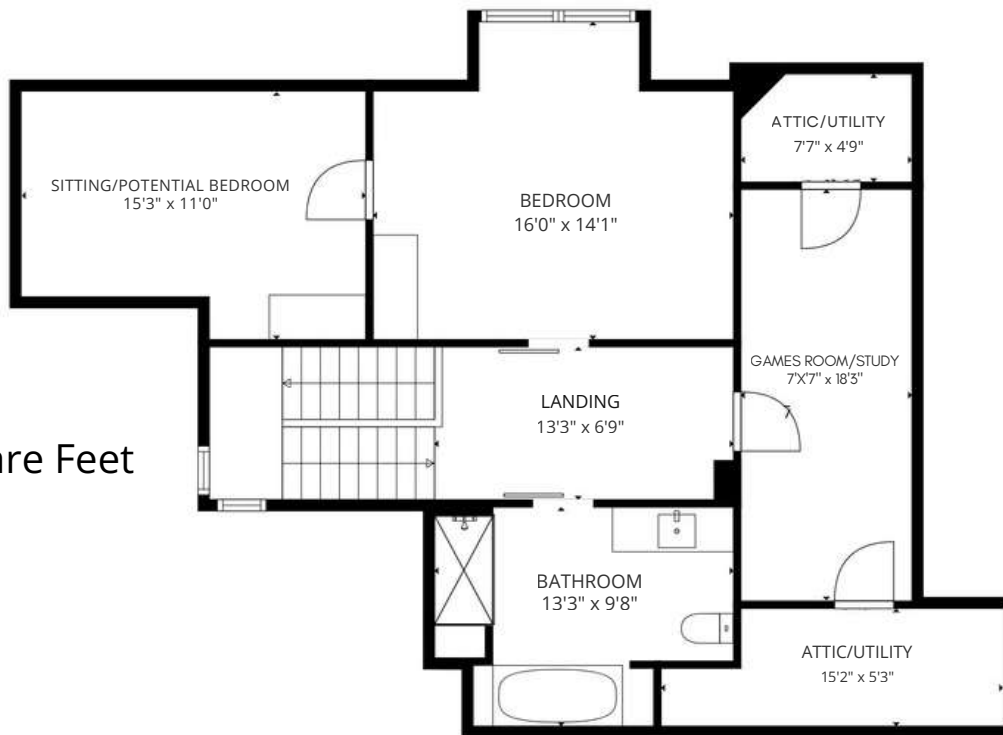
MAIN LEVEL FLOOR PLAN



2500 Square Feet

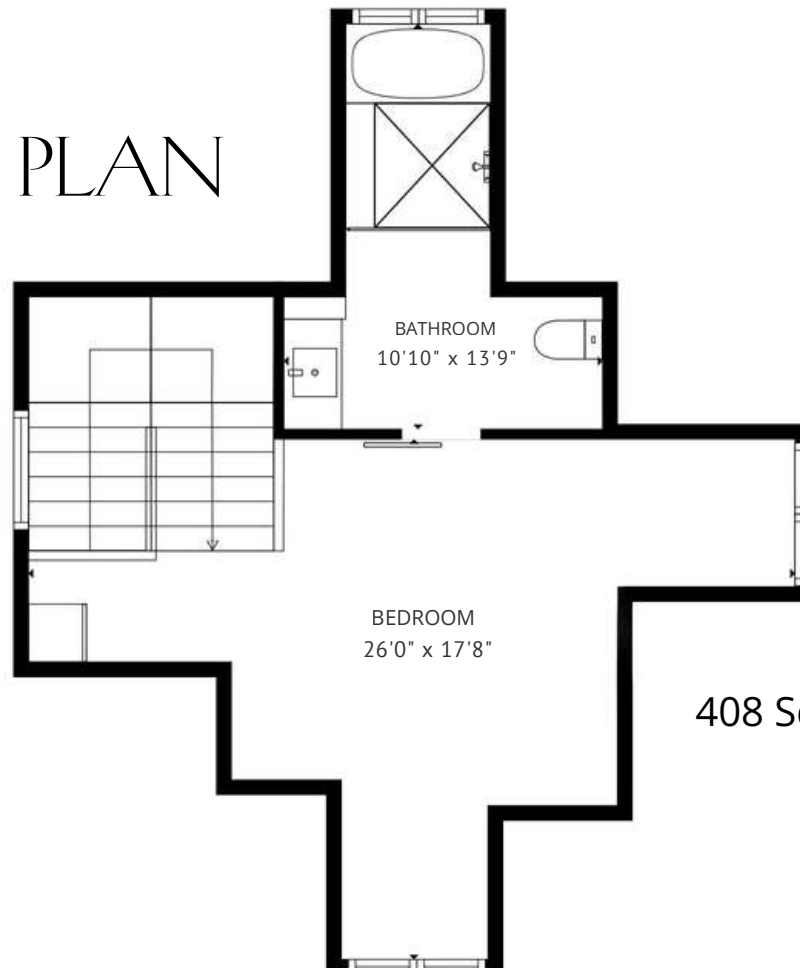
UPPER LEVEL FLOOR PLAN

768 Square Feet

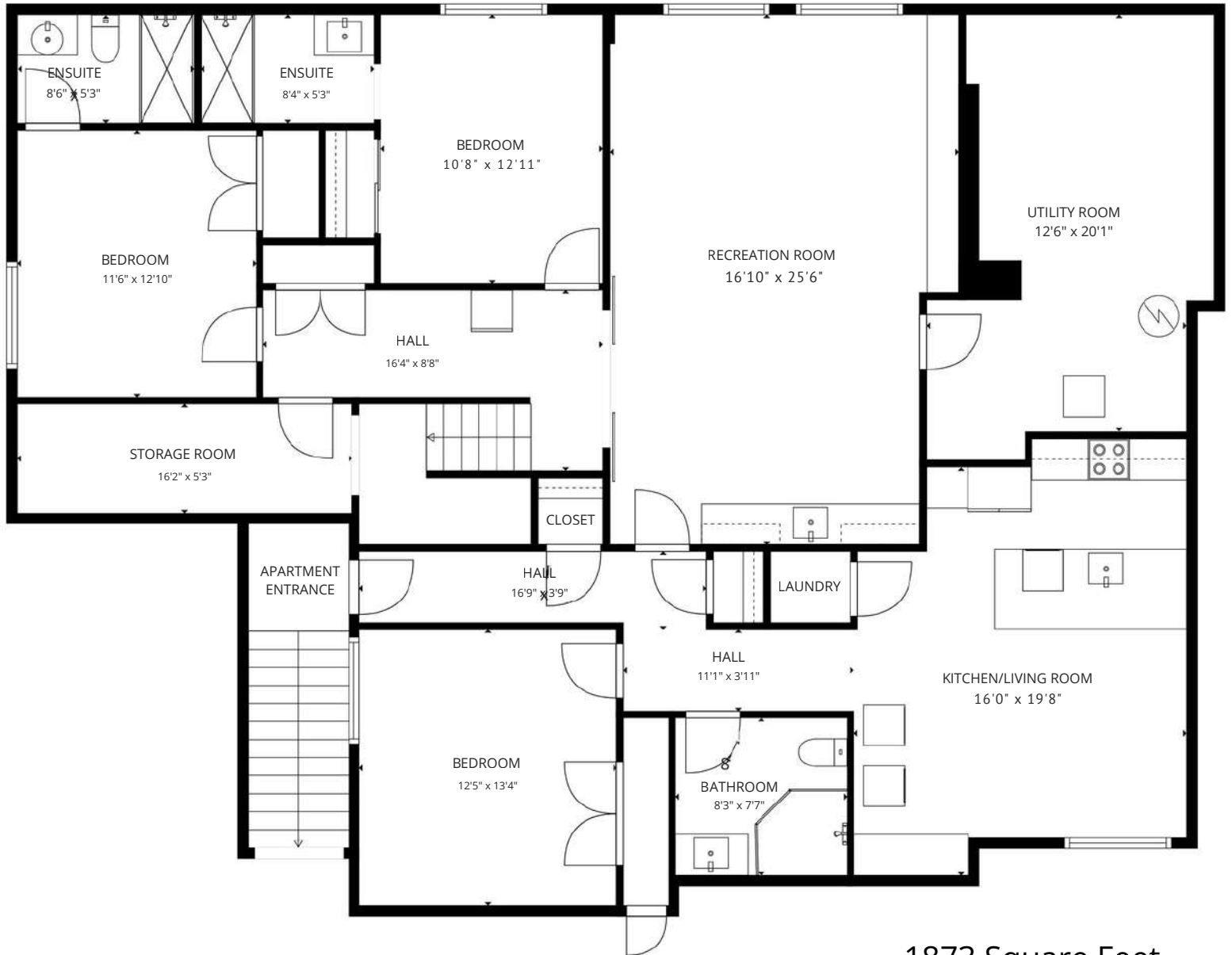


LOFT FLOOR PLAN

408 Square Feet

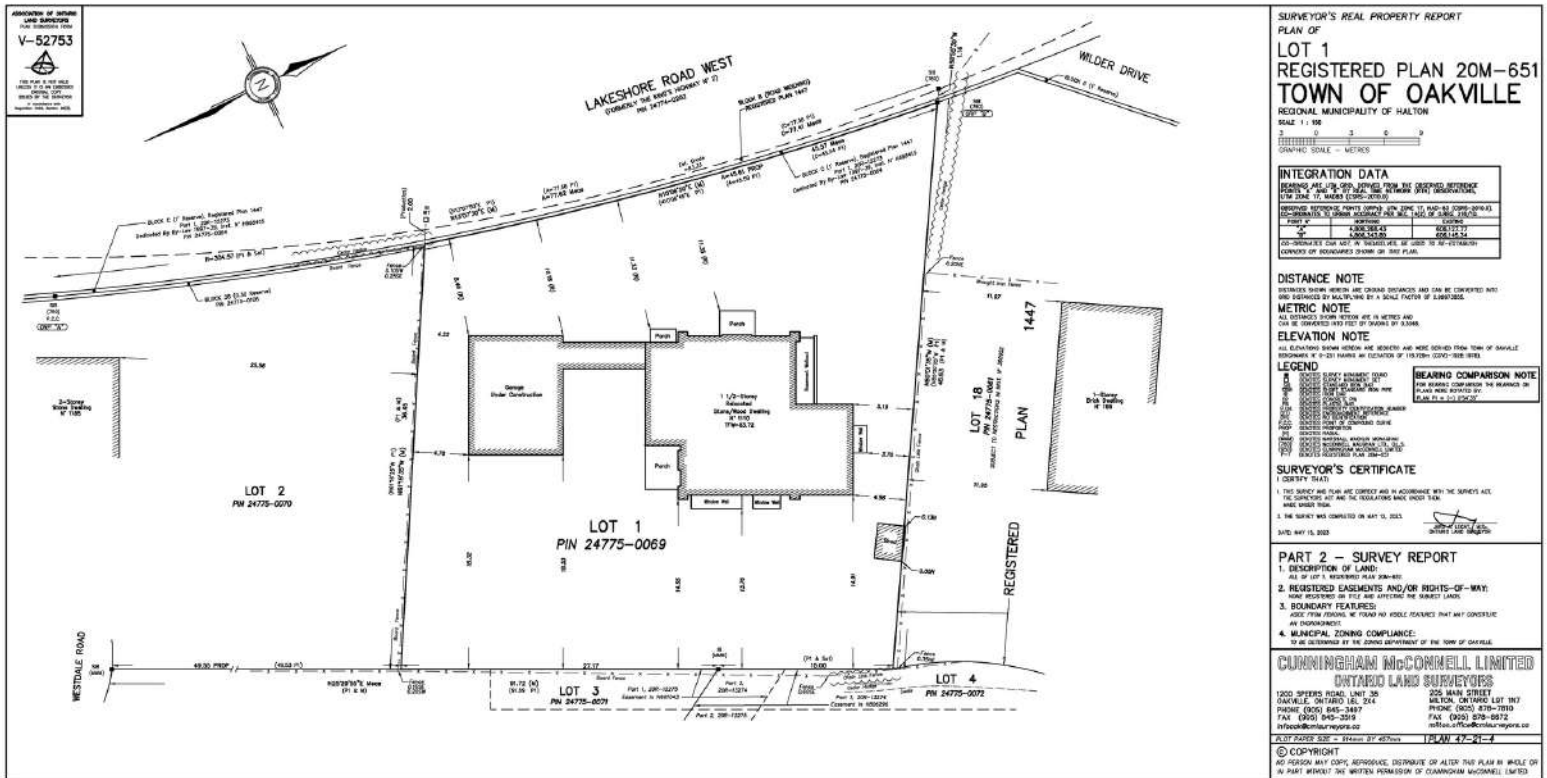


LOWER LEVEL FLOOR PLAN



1873 Square Feet

SURVEY



PROPERTY INFORMATION

Lot Size: 149' x 159' x 138' x 119'
 Taxes: \$18763 for 2025 (TO BE VERIFIED)
 Legal Description: Lot 1 - Plan 20M-651

INCLUSIONS

- All appliances
- All window coverings
- All light fixtures
- Carved wood Bear in front yard
- Televisions in basement apartment, garage loft and upper level games room
- 1 set of central vacuum attachments

EXCLUSIONS

- Moen water sensor in Utility room
- 2 sconces and chandelier in Primary bedroom
- Bar fridge in garage loft
- EV charger
- Powder room mirror
- Bookshelves in office
- Family room television, Bose sound bar and tv bracket
- Recreation room television and bracket
- 2 sets of central vacuum attachments
- Freezer in garage

HOME & PROPERTY FEATURES

- Last developed lot on Baillie Estate and was original gatehouse to estate.
- Lot 149' x 159' x 138' 119'

HERITAGE

- Designated historical home
- Minimal heritage. Front door, 2 office windows, 1 laundry window, stone columns, must maintain cedar shingles on original house and cedar siding on additions, front foundation stone, no interior restrictions.

BEDROOMS

- 6 bedrooms all with en-suites plus main floor powder room. Potential to have 2+ bedrooms upstairs in upper level by using attached bedroom and games room/study

EXTERIOR & CONSTRUCTION

- Craftsman architecture
- New poured concrete foundation.
- All that's original is the stone chimney, some original floor boards and joists and a few original wall boards.
- Upgraded spray foam insulation in all upper floors and main floor.
- Stone columns and fireplace built from stone harvested from the Credit Valley River over 100 years ago
- Flagstone front and back covered porches and paved courtyard
- Concrete hot tub pad outside primary bedroom (60 amp GFI breaker installed for future hot tub)
- Flagstone porches and front walkway
- Gutter guards on all roof gutters
- Soundproofing in apartment, and around washrooms and laundry room.
- Canadian Fraser Wood cedar siding
- Asphalt shingles
- 13 original 100 year old wood windows completely restored
- All 19 original 100 year old doors and original hardware - doors stripped and restored
- Paint Benjamin Moore "Mysterious",
- New rear fence
- New irrigation system
- Egress ladders in window wells

WINDOWS

- 9 Velux skylights - 2 fixed with auto black out blinds, 2 sky windows in with egress access, screens and remote controlled black out blinds, 2 fixed in games room/study with remote controlled black out blinds, 2 in upper landing. Bathroom skylight is solar powered venting and screened
- Floor to ceiling windows in primary and family room
- Balance of windows Marvin aluminum wrapped wood windows

INTERIOR FINISHES

- 7" hickory engineered hardwood - main, upper and loft
- Main floor - 7" wood baseboards and classic craftsman trim
- Dining room 11ft vaulted ceiling
- 3 bathtubs in upper level, primary and loft
- 4 fireplaces - Wood burning in family room. Electric in office, basement apartment and loft
- 100 year old Credit Valley river stone fully restored wood burning fireplace
- 7 Kohler/ Toto toilets with 3 Toto bidet washlets
- Hydronic radiant floors in basement, basement apartment and breezeway
- Solid wood pocket doors with soft close in laundry, primary ensuite and primary closets
- Custom solid wood barn doors in basement recreation room, upper bedroom, upper bathroom, office/den closet and loft suite
- All solid wood doors
- Upgraded Luna Lightlines pot lights on main floor.
- Custom window coverings
- Primary has separate his and her closets
- Recreation room - Custom built-ins, built-in bar with sink, Frigidaire beverage fridge, Whirlpool icemaker, floating shelves
- Interior paint - Benjamin Moore Swiss Coffee and Chantilly Lace
- 23' breezeway with built-ins & herringbone porcelain heated brick floor
- LVP flooring in basement and workshop.

PRIMARY ENSUITE

- Canadian made Basswood "SaunaRay" infrared sauna
- Heated marble floor
- Steam shower
- Three wall sconces
- Kohler sinks and faucets
- Bagno Italia standalone soaker tub
- Separate water closet with Toto washlet toilet with remote

KITCHEN

- Dacor stainless five burner gas range
- Stainless vent hood with lighting
- Pot filler over range
- 42" stainless Dacor French door refrigerator, counter depth, freezer with four pullout drawers. Freezer makes 2 types of ice and fridge has water dispenser
- Kitchen cabinets - Benjamin Moore Swiss Coffee and island is Blue Note
- Large island with undermount stainless sink with gooseneck faucet, polished nickel faucet, breakfast bar, electrical rough in for steam oven, Bosch super silence 42 DBA built-in dishwasher
- Coffee bar with stainless sink, Kohler polished nickel faucet and wine glass racks
- Walk in pantry with storage

HOME & PROPERTY FEATURES

INTERNET WIRING

- Hard wired internet to office/den, desks in games room/study, loft, basement apartment desk and all 5 televisions

STONE

- Marble counters - kitchen, powder room and one basement ensuite
- Marble floor in primary ensuite, basement bathroom and & apartment bathroom
- Quartz everywhere else

APARTMENT

- Permitted and licensed accessory dwelling unit
- Separate private entrance with glass railing
- Soundproofing
- Lock off to recreation room
- Stainless refrigerator
- Built-in dishwasher
- Oven and exhaust hood
- Large island with seating for four
- Linear electric fireplace
- Built-in desk
- Laundry closet with stacking washer & dryer

BREEZEWAY

- Built-in desk
- Access to rear patio courtyard
- Heated floor
- Access to garage front yard and room above garage

MUDROOM/LAUNDRY ROOM

- Plenty of storage
- Undermount stainless sink with gooseneck faucet
- Undercabinet lighting
- Dog wash with Kohler polished nickel faucet
- Stackable LG thinQ washer dryer
- Built in refrigerator and freezer

LOFT

- Above garage
- Private staircase
- Ensuite bath with shower room with Kohler deep soaker tub
- Kohler toilet
- Dedicated desk area with hardwire internet
- Built-in ironing board

SECURITY

- Keypad deadlocks on 7 doors, total 10 exit doors, of which 3 are French doors, 4 wired motion sensor exterior cameras, 3 door cameras, fully wired monitoring alarm system
- 21 separately controlled zones in alarm system

GARAGE

- Dedicated 60amp circuit in garage for EV charger
- Double
- Two Lift Master garage door openers
- Beam Special Edition central vacuum canister
- Access to workshop

WORKSHOP

- Heated and air conditioned
- Utility sink
- LVP flooring
- Double doors to backyard
- Storage
- On demand hot water tank
- Electrical panel
- Furnace

MECHANICS

- 2 owned hot water tanks - 1 is on demand
- 3 furnaces-zoned for garage, upper house and main/lower
- 3 air conditioners
- Make up air unit in the attic bonus room for main floor kitchen and family room air circulation
- 200 amp service security
- Rough in 40 amp wire for future pool
- Electronic air cleaner
- Sump pumps with battery back up
- Air exchanger healthy solutions
- Air humidifier
- Cyclovac central vacuum canister

NEIGHBOURHOOD AND AREA FEATURES

- Steps to Lake Ontario, Appleby College and Coronation Park
- Maple trees in front are often called the most beautiful maple trees in Oakville with many coming to take photos of their spectacular fall colours
- Minutes to downtown Oakville
- Walk to public and private schools

Wendy Saunders | Broker
Kim Saxton | Broker

SAUNDERS, SAXTON & WINTER

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