

THE ARCADIAN

REALTY TEAM NEWSLETTER

JULY 2026 | Burlington Edition



JUST LISTED

4 BED | 2 BATH | \$1,325,000

2225 Wyandotte Drive Oakville

Welcome to 2225 Wyandotte Drive, a West Oakville home offering a private “cottage in the city” feel with a three-season sunroom, an updated heated saltwater pool, and an expansive backyard. Featuring a newly painted interior with updated kitchen appliances, a fully finished lower level, and close proximity to QE Park Community Centre and Bronte GO Station, this property delivers the ideal balance of indoor comfort and outdoor space.



NEW LISTING

282 Carrington Drive Guelph

A fully finished 2 1/2 storey detached home in Guelph's Kortright West offering over 2,300 sq ft of living space, two primary suites with private ensuite baths, and a lower-level walk-out with a second kitchen ideal for multi-generational living or income potential. Situated on a private lot backing onto greenspace, this versatile home features a private rooftop deck, double-car garage, and convenient access to Rickson Ridge Public School, the University of Guelph, and Highway 401.

4 BED | 4+1 BATH | 989,900



FOR SALE

3 BED | 1+1 BATH | \$735,000

1401 Plains Road E Unit #87 Burlington

Exceptional Branhaven executive end-unit townhome, privately set within an upscale, beautifully landscaped complex just steps from downtown, the lake, restaurants, shopping, and effortless GO Station and highway access, with a bright end-unit layout that floods the home with natural light. Featuring a magazine-worthy main level, three bedrooms, stylish updates throughout, smart-home enhancements, and a move-in-ready interior.



NEW PRICE

20 Speers Road #304 Oakville

SELLER WILL PAY 6 MONTHS OF CONDO FEES UPON CLOSING! At 731 sq ft, the space is noticeably larger than many newer one-bedroom units. Nestled between Sixteen Mile Creek and the vibrant Kerr Village, this spacious condo offers a rare blend of nature, walkability, and downtown convenience. Just a 10-minute walk to Oakville GO Station and minutes to the QEW.

1 BED | 1 BATH | \$392,000



COMING SOON

3 BED | 2+2 BATH

6 Mays Crescent Waterdown

Located steps from downtown Waterdown's shops and trails, 6 Mays Crescent features a bright, open main floor complete with a chef's kitchen, dedicated office, family room with a fireplace, and multiple backyard walkouts. The upper level offers three bedrooms including a primary ensuite, while the newly finished basement adds a Dolby Atmos home theatre, gym area, and side entrance. Outside, the fully landscaped 59x150 ft lot boasts a saltwater pool, pergola-covered dining area, smart irrigation, and a custom tree house.

Have questions about your neighbourhood market? We are here to help!

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CENTURY 21.
Miller Real Estate Ltd.

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REALTY TEAM

YOUR MARKET REPORT

DETACHED HOMES

AREA	# OF SALES	AVG. SALE PRICE
Appleby	20	\$1,212,765
LaSalle	16	\$1,606,813
Brant Hills	14	\$1,166,029
Roseland	14	\$1,918,893
Brant	13	\$1,186,115
Headon	13	\$1,197,154
Shoreacres	13	\$1,628,465
Mountainside	12	\$958,725
Tyandaga	10	\$1,647,167
Palmer	9	\$1,064,222
Rural Burlington	9	\$1,778,222
Alton	7	\$1,489,486
Orchard	6	\$1,344,333
Rose	4	\$1,442,000
Tansley	3	\$1,218,333
Bayview	2	\$1,916,000
Grindstone	2	\$1,540,500
Freeman	1	\$758,000

SEMI-DETACHED, TOWNHOMES, ROW AND LINKS

AREA	# OF SALES	AVG. SALE PRICE
Uptown	7	\$889,571
Orchard	5	\$1,010,040
Brant Hills	4	\$772,375
Rural Burlington	4	\$442,250
Brant	2	\$880,000
Tansley	2	\$843,500
Alton	1	\$920,000
Appleby	1	\$750,000
Headon	1	\$798,000
Mountainside	1	\$750,000
Palmer	1	\$910,000
Rose	1	\$1,000,001
Roseland	1	\$1,100,000
Shoreacres	1	\$857,000
Tyandaga	1	\$930,000



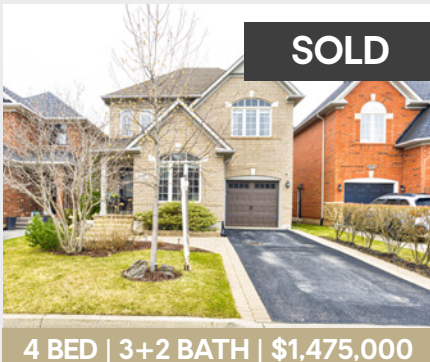
SOLD

5548 Linwell Place

Mississauga

Beautifully upgraded freehold 3-bedroom, 3-bath townhome in sought-after Churchill Meadows, featuring an open-concept layout, hardwood floors, gas fireplace, upgraded kitchen, spacious fenced backyard, and recent updates including a new driveway, stone-effect porch, furnace, and humidifier. Situated on an over 100-foot deep lot in a "Park Heaven" location close to top amenities, parks, trails, schools, shopping, transit, Streetsville GO, and major highways.

3 BED | 2+1 BATH | \$875,000



SOLD

2142 Meadowglen Drive

Oakville

Located on a quiet, family-friendly street in Westmount, this beautifully updated home offers over 2,600 sq. ft. above grade on a premium lot, featuring bright open-concept living spaces, a renovated kitchen, and a cozy family room with a gas fireplace. The upper level includes a spacious primary suite with ensuite, three additional bedrooms, and a Jack-and-Jill bathroom, while the fully finished lower level adds a wet bar and flexible space for a gym, office, or media room.

4 BED | 3+2 BATH | \$1,475,000

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