

THE ARCADIAN

REALTY TEAM NEWSLETTER

AUGUST 2026 | Oakville Edition



PRICE CHANGE

282 Carrington Drive Guelph

Welcome to 282 Carrington Dr., 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 | \$969,900



FOR SALE

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.

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



FOR SALE

20 Speers Road Suite 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 QEV.

1 BED | 1 BATH | \$392,000



SOLD

934 Danforth Avenue Burlington

Located steps from the lake in Southwest Aldershot, this turnkey bungalow features an updated chef's kitchen, a primary suite, and a fully finished lower level with two additional bedrooms. Highlights include a custom three-season sunroom with its own heating and cooling system, set on a professionally landscaped 85 x 103 ft lot.

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



SOLD

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.

3 BED | 2+2 BATH | \$1,625,000



SOLD

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.

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

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

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CENTURY 21.
Miller Real Estate Ltd.



YOUR MARKET REPORT

DETACHED HOMES

AREA	# OF SALES	AVG. SALE PRICE
West	17	\$1,404,971
Glen Abbey	15	\$1,847,767
Westmount	15	\$1,389,433
Bronte	12	\$1,436,750
River Oaks	9	\$1,525,611
College Park	8	\$1,367,063
Ford	7	\$2,961,571
Glenorchy	7	\$1,818,286
Morrison	7	\$5,393,000
Bronte Creek	6	\$1,712,500
Central	6	\$1,229,167
Old Oakville	5	\$2,498,100
West Oak Trails	5	\$1,569,300
Falgarwood	4	\$1,430,250
Joshua Meadows	4	\$1,741,010
Joshua Creek	3	\$2,223,000
Clearview	2	\$1,832,500
Southwest	2	\$3,937,500

SEMI-DETACHED, TOWNHOMES, ROW AND LINKS

AREA	# OF SALES	AVG. SALE PRICE
Westmount	9	\$1,020,389
Glenorchy	7	\$1,068,071
Bronte Creek	6	\$1,005,500
Glen Abbey	5	\$1,022,100
River Oaks	5	\$926,500
West Oak Trails	4	\$1,019,500
Joshua Creek	3	\$1,294,667
Joshua Meadows	3	\$913,333
Wedgewood Creek	3	\$877,667
Central	2	\$1,828,368
Falgarwood	1	\$910,000
Northwest	1	\$1,049,900

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BROKERAGE

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NEIGHBOURHOOD GUIDE: BRONTE WEST



NEIGHBOURHOOD VIBE

A charming waterfront community with a small-town feel and urban amenities.



COMMUNITY CANVAS

A community of families with kids, couples, and immigrants from various ethnic backgrounds.



PROPERTY PULSE

Older cottage-style homes mixed with new developments of condos and single- and semi-detached homes.



WHAT YOU'LL LOVE

Access to the waterfront trail system, beautiful parks, and a lively dining scene.

Bronte West has a consistent population, and is popular with families with teens, people in their 40s, people in their 50s, and people in their 60s. The Bronte neighbourhood is in southwest Oakville, with the shore of Lake Ontario as its southern boundary. Bronte is an access point for the waterfront trail system, and it has a waterfront park with a beach, lighthouse, play and picnic areas, pier, and boardwalk. The area has both a small-town, cottagey feel and urban dining and other amenities. Some housing is older, in cottage styles, but there are also new developments of condo highrises, as well as newer single- and semi-detached homes.

People & Families in Bronte West

Families with kids make up 42% of households in Bronte West, while couples without children make up 29% of households and 25% of households are one person living alone. People in Bronte West come from 128 different ethnic origins, and 33% are first-generation immigrants, while 27% are second-generation immigrants.

Having Fun in Bronte West

Fun is easy to find at the many parks & rec facilities here. Parks in Bronte West feature playgrounds for kids, sports parks, dog parks, swimming, skating, water access, and nature parks. There are 34 parks in this neighbourhood, with 102 recreational facilities in total. The average number of facilities per park is 3.

Neighbourhood
Households

8,545

Number of
Parks

34

Neighbourhood
Population

21,645

Number of
Recreation Facilities

102



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