

RINA DIRISIO
REAL ESTATE, BUT BETTER



18 OSBORNE CRES

OAKVILLE, ON



THIS WONDERFUL 4-LEVEL SPLIT ONE-OWNER HOME AWAITS ON A VERY DESIRABLE STREET. CLOSE TO EVERYTHING A FAMILY NEEDS.

Walk to White Oaks, Montclair, Munn's and Sunningdale public schools, along with Oakdale, Oxford and Sunningdale Parks and the Oakville Golf Club overlooking Sixteen Mile Creek. Sheridan College, a vast trail system along Sixteen Mile Creek, and the Glen Abbey Golf Club are minutes away. Oakville Place Mall is about a 3-minute drive away, and commuters will appreciate the proximity to the QEW and the Oakville GO Train Station.

The extra-deep lot features an extra-long driveway to the attached single garage, a front yard with a raised stone-lined planting bed and poured concrete walkways leading to the front door, and a huge backyard with mature trees and shrubs, an extra-large garden shed with double doors, a slab stone patio, and plenty of room for a pool. Many updated windows and roof shingles were replaced in 2024..

The entry level offers a 2-piece bathroom and a hallway that goes front to back with another exterior door to the backyard. A spacious, bright living room with an oversized newer window overlooking the front yard and the adjoining dining room has direct access to the kitchen. Plenty of white cabinetry, completely tiled walls, laminate flooring, 3 appliances, and a window with California shutters create a functional, bright space for the resident chef. Upstairs, three bright bedrooms and a 4-piece bath with a soaker tub/shower combination provide privacy for the residents, and the lower level offers a generous recreation room for casual entertaining or a spot for the kids to hang out with friends.



FOYER

- Single entry door with an extended leaded glass insert
- Stone tile-look vinyl flooring
- Wood wainscoting
- Staircase with metal railings and neutral broadloom
- Exterior door with a glass insert to the rear patio and yard



BATHROOM (2-PIECE)

- White cabinetry
- Neutral floor tiles and complementing wall tiles



LIVING ROOM (14' X 18'5")

- Extra-large window to the front yard
- Neutral broadloom



DINING ROOM (10' X 8'11")

- Ceiling fan
- Neutral broadloom
- Window to the rear yard



KITCHEN (9'8" X 9'3")

- White cabinetry with oak trim
- Butcher-block- style counters
- Fluorescent lighting
- Window with California shutters to the rear yard
- Neutral wall tiles
- Laminate flooring
- White fridge and built-in dishwasher, black range with a centre grill





PRIMARY BEDROOM (10'1" X 12'3")

- Neutral broadloom
- Large window
- Sliding door closet



BATHROOM (4-PIECE)

- White cabinetry
- Neutral floor and wall tiles
- Window with frosted glass
- Soaker tub/shower combination





BEDROOM 2 (11' X 9')
BEDROOM 3 (11'1" X 9')

- Two additional bedrooms on the upper level feature large windows, broadloom and ample closet space.





RECREATION ROOM (13'8" X 18'2")

- Extra-wide above grade window
- Broadloom
- Fluorescent lighting
- Closet with louvred doors



LAUNDRY/UTILITY/STORAGE ROOM (9'6" X 18'5")

- Wood panelled walls
- Window
- White washer and dryer

SCHOOLS

Elementary

Montclair – English Track – JK – GR08
Sunningdale – FI Track – GR02 – 08
St. Michael CES – Regular Track – JK – GR08
St. Marguerite d’Youville CES – FI Track – GR01 – 08
Our Lady of Peace CES – ExF Track – GR05 – 08

Secondary

White Oaks – English & FI Tracks – GR09 – 12
Holy Trinity CSS – Regular & ExF Tracks – GR09 – 12
St. Ignatius of Loyola CSS – FI Track – GR09 - 12



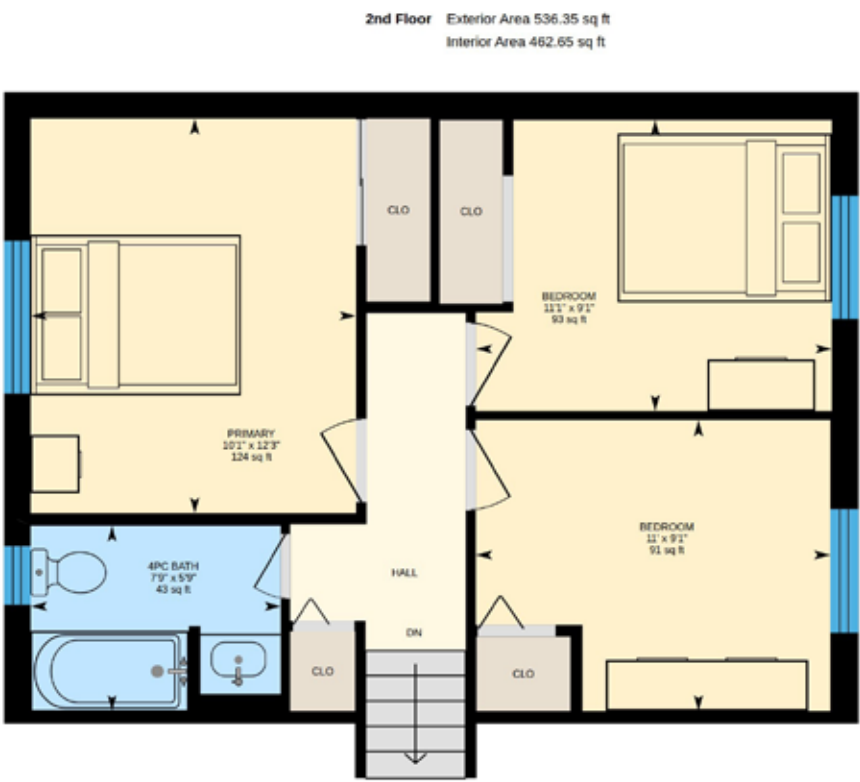
Taxes: \$4,365/2025

Lot Size: 50Ft x 100.5Ft

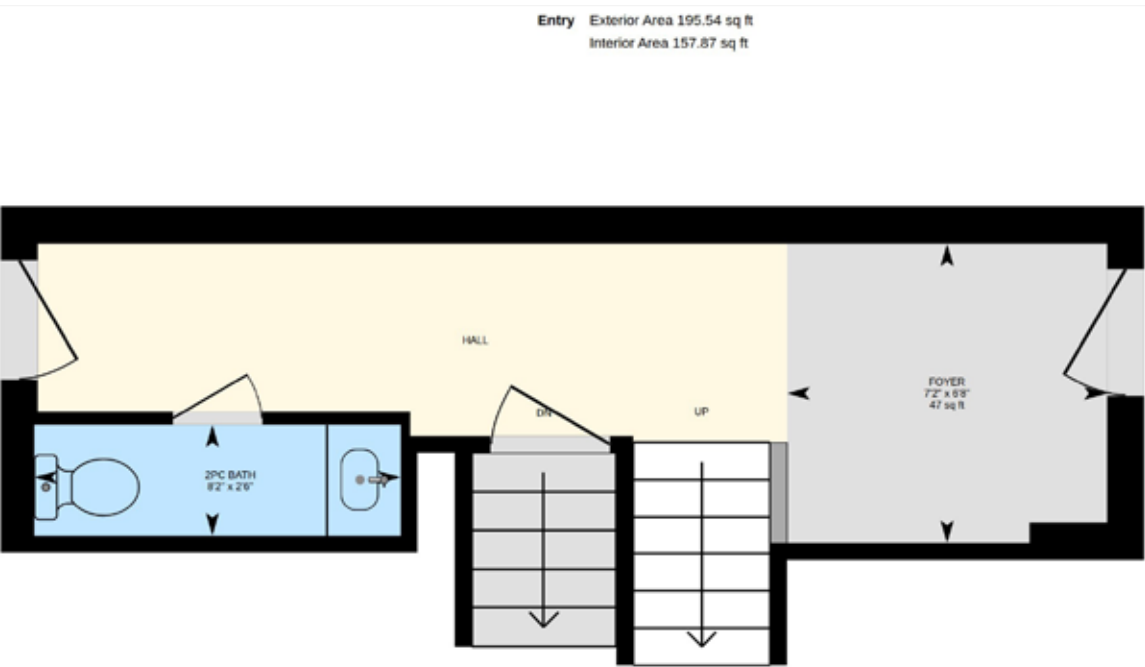
Inclusions: Fridge, stove, built-in dishwasher, washer, dryer, all window coverings, all electric light fixtures, garden shed, garage door opener, seller willing to leave all contents.

Rental Equipment: Hot water tank (\$23.95/mth + tax), Furnace (\$94.99/mth + tx), Plumbing Protection Plan (\$16.49/mth + tx) – Total \$153.03/mnth.

FLOOR PLANS



All room dimensions and floor areas must be considered approximate and are subject to independent verification.



All room dimensions and floor areas must be considered approximate and are subject to independent verification.



RINA DIRISIO
SALES REPRESENTATIVE
LIFETIME RESIDENT OF OAKVILLE

CELL 416.804.4347
EMAIL RINA@RINA.CA

251 NORTH SERVICE ROAD WEST
OAKVILLE ONTARIO L6M 3E7

Royal LePage Real Estate Services Ltd., Brokerage

RINA.CA

WE SELL REAL ESTATE BUT BETTER.



Information in this brochure is deemed accurate but not guaranteed.
School boundaries may change for upcoming school year.