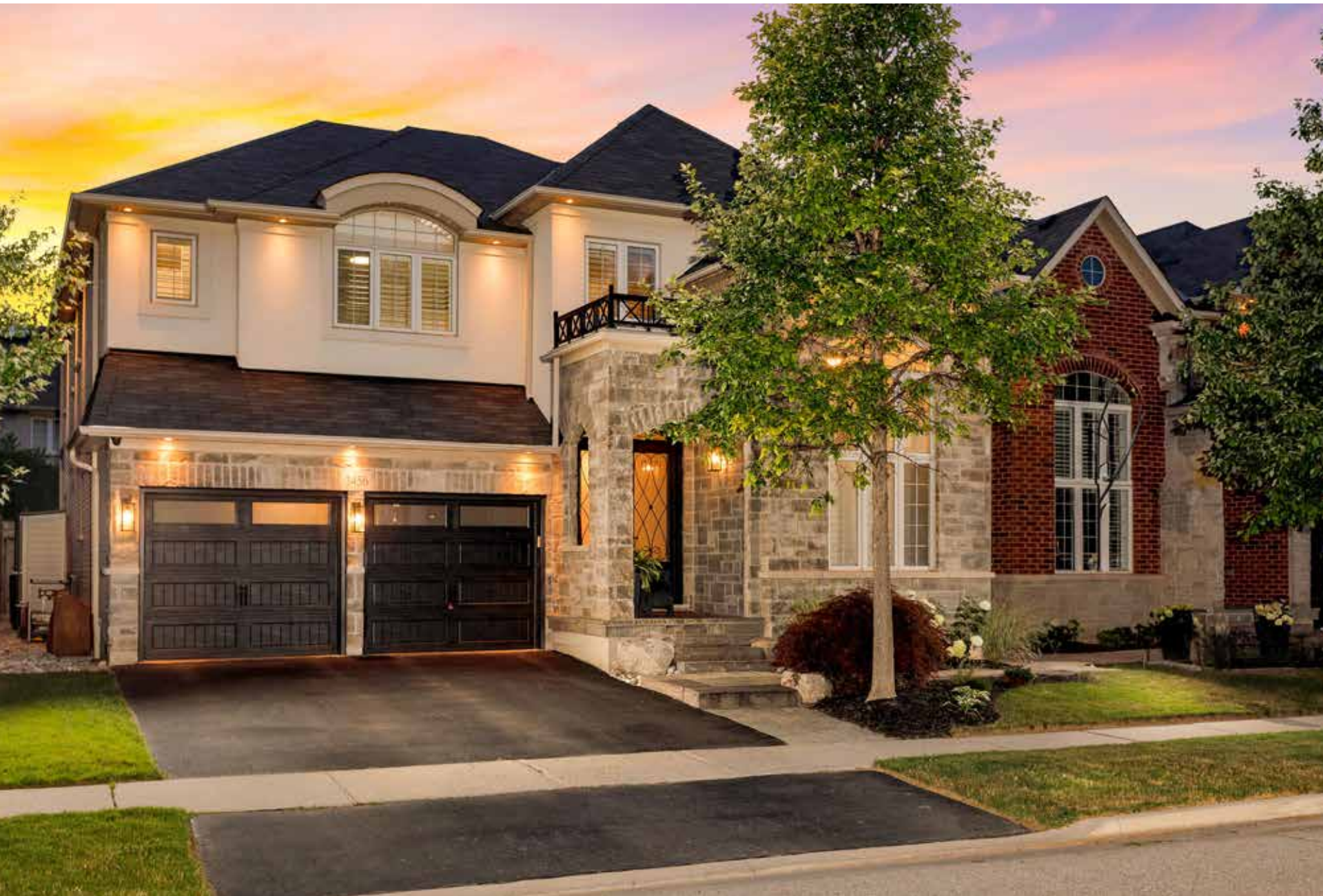


RINA DIRISIO
REAL ESTATE, BUT BETTER



3456 LIPTAY AVE

OAKVILLE



STYLE AND LOCATION CONVERGE IN THIS STUNNING BRANTHAVEN BUILT EXECUTIVE HOME. SITUATED IN A PRIME BRONTE CREEK LOCATION.

Two doors down from the trail entrance, and a 4-minute walk to Colonel William Woods and Park, which connects to the Bronte Creek Trail on the banks of Bronte Creek Provincial Park, presents unlimited opportunities for hiking, biking, and cherished family adventures Conveniently located near schools, shopping, restaurants, and professional services, this residence is approximately a 5-minute drive to Oakville Hospital, as well as the QEW/403 and 407 ETR highways.

Stunning architectural details, such as varied rooflines, an eyebrow window accent, iron accents, and a handsome stone and stucco façade, complement the beautifully re-landscaped front yard, featuring upgraded stone tile walkways and manicured gardens with hedging, perennials, and a large shade tree. Soffit lighting illuminates the property from the front, back, and sides of this spectacular residence. The backyard is where summer magic happens, with expansive stone patio areas overlooking the glistening saltwater pool and a sheer descent waterfall. So, barbeque, dine and lounge away your summer days and nights in opulent privacy.

With 4 + 1 bedrooms, 4.5 lavish bathrooms and over 5000 sq. ft. of impeccable luxurious living space, including the recently professionally finished lower level. Wide-plank floors, crown mouldings, pot lights, stylish light fixtures, designer tiles, stone countertops, custom blinds and California shutters, custom cabinetry, and premium appliances set the stage for a luxurious lifestyle. Nine-foot main floor and basement ceilings, along with expansive windows throughout, create a spacious, light-filled living environment perfect for entertaining and everyday family living. The main floor features a formal living room and dining room, a spectacular custom kitchen, a two-storey family room with a fireplace, a private office, a dream laundry room with an inside entry to the garage, and a stylish powder room. Upstairs, there are four generous bedrooms and three luxurious bathrooms, including the primary suite, which boasts a 5-piece ensuite bath with a soaker tub and a separate glass shower. Downstairs, you'll find a spacious recreation area with a stunning wet bar for casual entertaining, a glass-encased gym, a fifth bedroom and a 3-piece bathroom with an oversized glass shower. You can delete the text highlighted in green if you don't have the space in the brochure.

Recent Improvements

Hundreds of thousands of dollars were spent on the outdoor oasis, featuring a saltwater pool, and the recently completed (2020) basement. Recent updates/improvements include new wide-plank laminate floors and baseboards throughout the second level, new vanities, mirrors, lights and plumbing fixtures in two upstairs bathrooms, dining room feature wall added, updated wall niches, new integrated wall vents throughout, 100 new pot lights throughout, new fire rocks in the family room fireplace, new one-piece toilets throughout, new black door hardware on two levels, freshly painted interior (except basement). Exterior improvements include a re-landscaped front yard, new coach lighting, newly painted front doors, patio doors, and garage doors, as well as the addition of a Tesla electric car charger to the garage.

FOYER

- Upgraded entry door system with extended glass inserts with scrolled wrought iron details and matching Palladian transom
- Elegant deep crown mouldings
- Stylish chandelier and new pot lights
- Oversized neutral stone-look floor tiles in the foyer and upgraded wide-plank hardwood extends throughout the main hall
- Upgraded solid hardwood staircase with premium iron pickets
- Nine-foot main floor and basement ceilings
- Double-door closet
- New black door hardware throughout the main and second floor
- Inside entry to the attached garage is located off the kitchen





LIVING ROOM (17'6" X 10'0")

- Upgraded wide-plank hardwood flooring
- Elegant crown mouldings
- Several pot lights
- Large window with custom blinds

DINING ROOM (17'6" X 11'4")

- Upgraded wide-plank hardwood flooring
- Elegant crown mouldings
- Impressive feature wall
- Several pot lights and gorgeous chandelier
- Large window with custom blinds





KITCHEN (18'3" X 15'2")

- Extensive custom white cabinetry
- Extended-height upper cabinets with crown mouldings and under-cabinet lighting
- Upper illuminated china cabinets
- Double-door pantry
- Several drawers including oversized pot drawers
- Contrasting dark-stained island with a breakfast bar
- Quartz counters and sleek stone and stainless steel tile backsplash
- Several new pot lights
- Elegant crown mouldings
- Built-in sound speakers
- Upgraded oversized stone-look floor tiles
- High-end Jenn-Air stainless steel built-in appliances including a side-by-side fridge with water/ice dispenser, electric cooktop, wall ovens and warming drawer, Miele built-in dishwasher, and a premium downdraft range hood fan
- Spacious breakfast room with a large window with custom blinds
- Two sets of double garden doors to the backyard oasis





TWO-STOREY FAMILY ROOM (20'4" X 22'8")

- Upgraded wide-plank hardwood flooring
- Elegant crown mouldings
- Gas fireplace with new fire rocks and a modern-style white mantel
- Large windows with custom blinds
- Massive spherical chandelier



OFFICE (10'4" X 10'8)

- Partial cathedral ceiling
- Huge Palladian window with custom blinds
- Upgraded wide-plank hardwood flooring
- Crown mouldings



BATHROOM (2-PIECE)

- Elegant crown mouldings
- Oversized stone-look floor tiles
- White plumbing fixtures including a pedestal sink and new one-piece toilet
- Window with a custom blind

LAUNDRY ROOM (11'6" X 5'9")

- Elegant crown mouldings
- Extensive white cabinetry
- Extended quartz counter with a stainless steel under-mount sink
- Built-in washer and dryer with a stainless steel finish
- Window with California shutters





PRIMARY BEDROOM (15'8" X 19'2")

- Double entry doors
- New upgraded wide-plank laminate flooring and new baseboards
- Elegant crown mouldings
- Numerous pot lights
- Large walk-in closet
- Large windows with California shutters

ENSUITE BATHROOM (5-PIECE)

- Extensive white cabinetry with a centre bank of drawers
- Stone counter with two under-mount sinks
- Oversized stone-look floor tiles
- New pot lights
- Large deep soaker tub
- Separate shower with upgraded tile surround and frameless glass enclosure
- New one-piece high-efficiency toilet





BEDROOM 2 (13'0" X 12'10") SEMI-ENSUITE
BEDROOM 3 (17'6" X 12'6") SEMI-ENSUITE
BEDROOM 4 (13'0" X 13'5") 4-PIECE ENSUITE

- Three additional bedrooms on this level feature new wide-plank laminate flooring, new baseboards, large windows with California shutters, crown mouldings, and spacious closets. Bedrooms 2 and 3 share a 4-piece bathroom and bedroom 4 has a dedicated 4-piece ensuite bath.





BATHROOM (4-PIECE)

BATHROOM (4-PIECE)

- Both ensuite bathrooms have been updated with new vanities, mirrors, lights and plumbing fixtures including one-piece high-efficiency toilets.





RECREATION ROOM (34'11" X 30'1")

- Deluxe wide-plank laminate flooring
- Numerous new pot lights
- Feature wall with custom built-in cabinetry, TV niche, and oversized linear electric fireplace
- Fabulous wet bar with custom cabinetry, quartz counters and stainless steel appliances



WORKOUT ROOM (12FT X 13.5FT)

- Frameless glass enclosure and door
- Rubberized cushion flooring
- Abundant new pot lights
- Window





BEDROOM 5 (11'11" X 13'0")

- Deluxe wide-plank laminate flooring
- Several new pot lights
- Closet
- Window

BATHROOM (3-PIECE)

- Sleek cabinetry with a bank of drawers
- Oversized stone-look floor tiles
- Giant shower with marble-look tile surround, rain shower head and frameless glass enclosure
- New one-piece high-efficiency toilet
- Window

SCHOOLS

Elementary

Palermo – English Track – JK - GR08, FI - GR02 – 08

St. Mary CES – Regular Track/FI – JK – GR08

St. Joan of Arc – ExF – GR05 - 08

Secondary

Garth Webb – English Track/FI – GR09 – 12

St. Ignatius of Loyola – Regular Track/FI/ExF – GR09 – 12



Property Taxes: \$11,555 / 2026

Lot Size: 46.03 x 100.07 Feet

Inclusions: Built-in dishwasher, fridge, stove, washer, dryer, all elves, all window coverings, all pool equipment (except pool robot), gdo

Exclusions: Pool robot, tv mounts





FLOOR PLAN

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