

RINA DIRISIO  
REAL ESTATE, BUT BETTER



2261 GROUSE LANE

OAKVILLE



## WELCOME TO THIS STUNNINGLY UPGRADED, RARELY OFFERED 5-BEDROOM FAMILY HOME WITH A PROFESSIONALLY FINISHED BASEMENT IN THE SOUGHT-AFTER GARTH WEBB SCHOOL CATCHMENT IN FAMILY-FRIENDLY WEST OAK TRAILS.

This community is surrounded by parks, community centres, and a vast trail system that winds through the entire area and is only a 3-minute drive from the Oakville Trafalgar Memorial Hospital. Pine Glen Park and Oakville Soccer Club, Glen Abbey Community Centre, shopping and restaurants are about a 10-minute walk and for commuters, the Bronte GO Train Station and major highways, including the 407 ETR and the QEW/403, are about a 6-8-minute drive.

This beautiful, quality-built, Dawn Victoria home offers exceptional curb appeal with a brick and stone façade, a large covered front porch with a peaked roof and 4 decorative fibreglass columns (replaced and updated 2023), lush landscaping with an irrigation system and a stylized double driveway with interlocking stone accents leading to the attached double garage with a newer insulated garage door and inside entry to the home. The backyard features a large new deck with metal pickets, a sunken hot tub, and steps down to the lower patio surrounded by lush gardens.

Inside, sophisticated elegance greets you with nine-foot main-floor ceilings, deep, elegant crown mouldings, decorative accent columns, and lustrous, upgraded hardwood flooring on two levels, plus a beautiful, colour-matched oak staircase with deluxe wall mouldings. The living room and the adjoining refined dining room with a coffered ceiling invite formal entertaining, and the generous family room with a gas fireplace and upgraded precast stone mantel is ready for casual gatherings. A gorgeous renovated eat-in kitchen (2023) features extensive white cabinetry with under-cabinet lighting, granite counters, a stainless steel farmhouse under-mount double sink, quality GE Monogram stainless steel appliances, including a 6-burner gas stove and a sizable breakfast area with California shutters and a walkout to the private deck and hot tub. Upstairs, there are 5 spacious bedrooms and 2 full bathrooms, including the primary suite with a renovated 4-piece ensuite bathroom (2024). The lower level is a haven for casual entertaining with a large games room and bar area, a recreation room, an office and a laundry area.

Approximately 250K spent on updates and renovations over the last three years, including a new deck in the backyard, fully renovated primary ensuite bathroom (2024), kitchen renovation and new doors and windows (2023), a new furnace and air conditioner (2022), and roof shingles replaced in 2018.

## FOYER (6'7" X 9'4")

- New double entrance doors with a 3-point locking system
- Nine-foot main floor ceilings
- Oversized neutral floor tiles
- Elegant deep crown mouldings
- Pot lights
- Oak staircase with a sleek modern chandelier and custom wall mouldings in the stairwell
- Half-wall with decorative columns to the living room
- Double closet
- Inside entry to the garage in the hall area



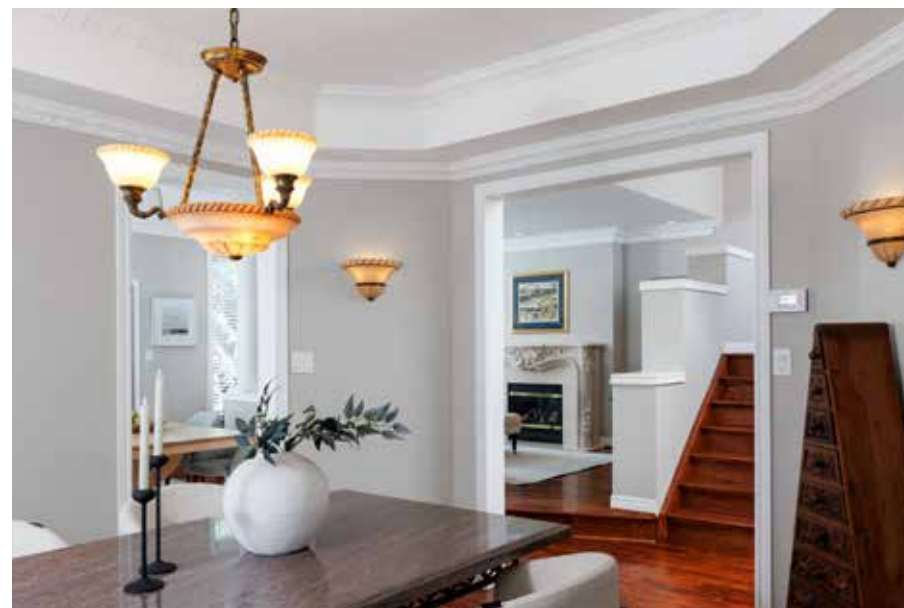
## LIVING ROOM (12'10" X 11'4")

- Lustrous hardwood flooring
- Elegant deep crown mouldings
- Window with wide-slat blinds to the side yard



## DINING ROOM (11'0" X 13'11")

- Lustrous hardwood flooring
- Two windows with wide-slat blinds to the side yard
- Coffered ceiling with crown mouldings and a ceiling medallion
- Sconce lighting and matching chandelier
- Rough stone feature wall



## RENOVATED EAT-IN KITCHEN (13'0" X 8'8")

- Extensive white custom cabinetry
- Extended-height upper cabinets with crown mouldings and valance lighting
- Several pot drawers
- Centre island
- Granite counters and elongated subway tile backsplash
- Farmhouse-style stainless steel double sinks and upgraded faucet
- Window with California shutters
- Pot lights and modern ceiling light with a drum shade
- Oversized stone-look floor tiles
- Premium GE Monogram appliances, including a side-by-side fridge with water/ice dispenser, 6-burner gas stove, upgraded stainless steel range hood fan, and built-in dishwasher





### BREAKFAST ROOM (14'7" X 8'3")

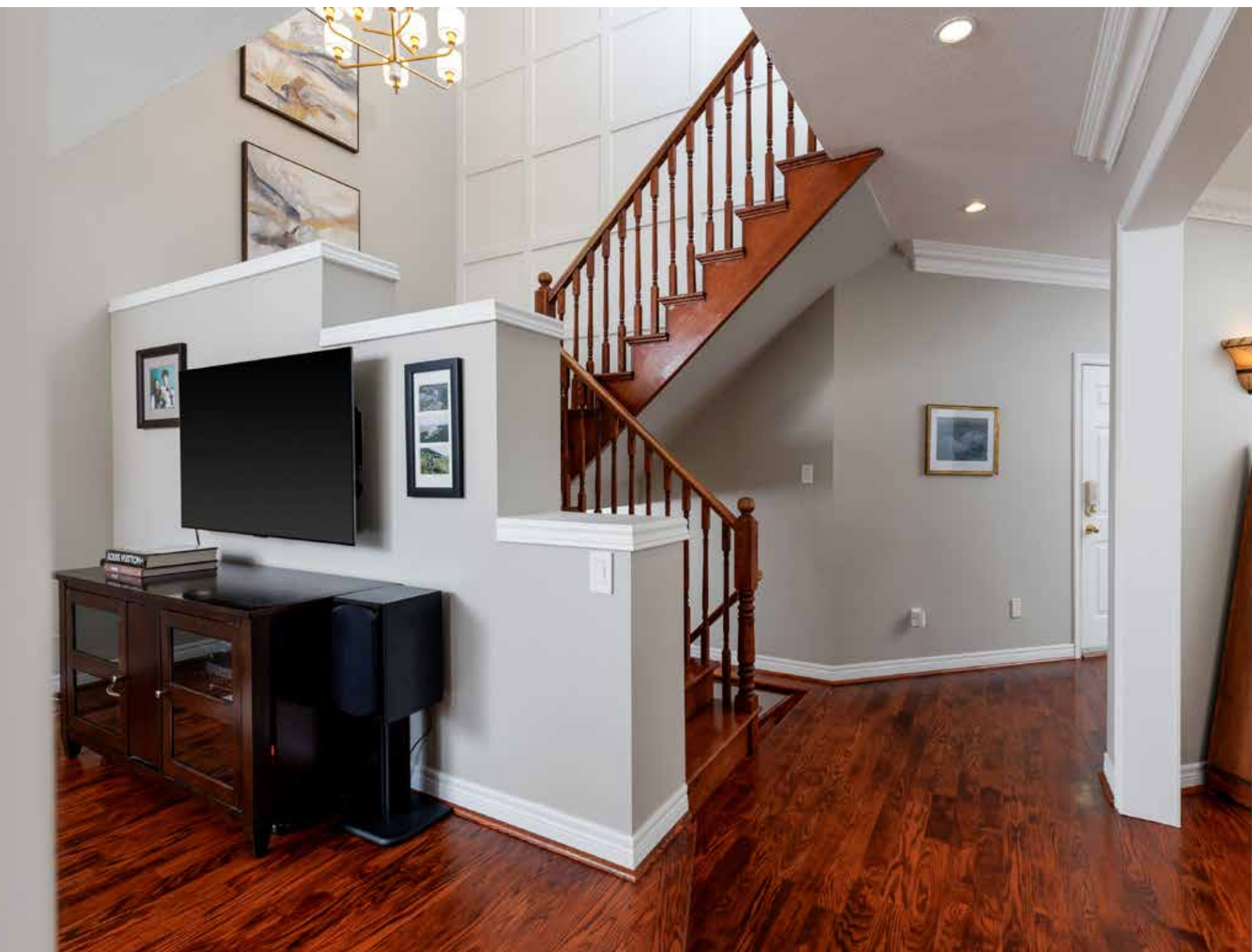
- Lustrous hardwood flooring
- Elegant deep crown mouldings
- Window with wide-slat blinds to the side yard



## FAMILY ROOM (17'2" X 12'9")

- Upgraded hardwood flooring
- Elegant deep crown mouldings
- Gas fireplace with a gorgeous custom precast stone mantel
- Pot lights
- Three large windows with wide-slat blinds
- Half-wall with decorative columns to the kitchen area and stepped wall open to the staircase

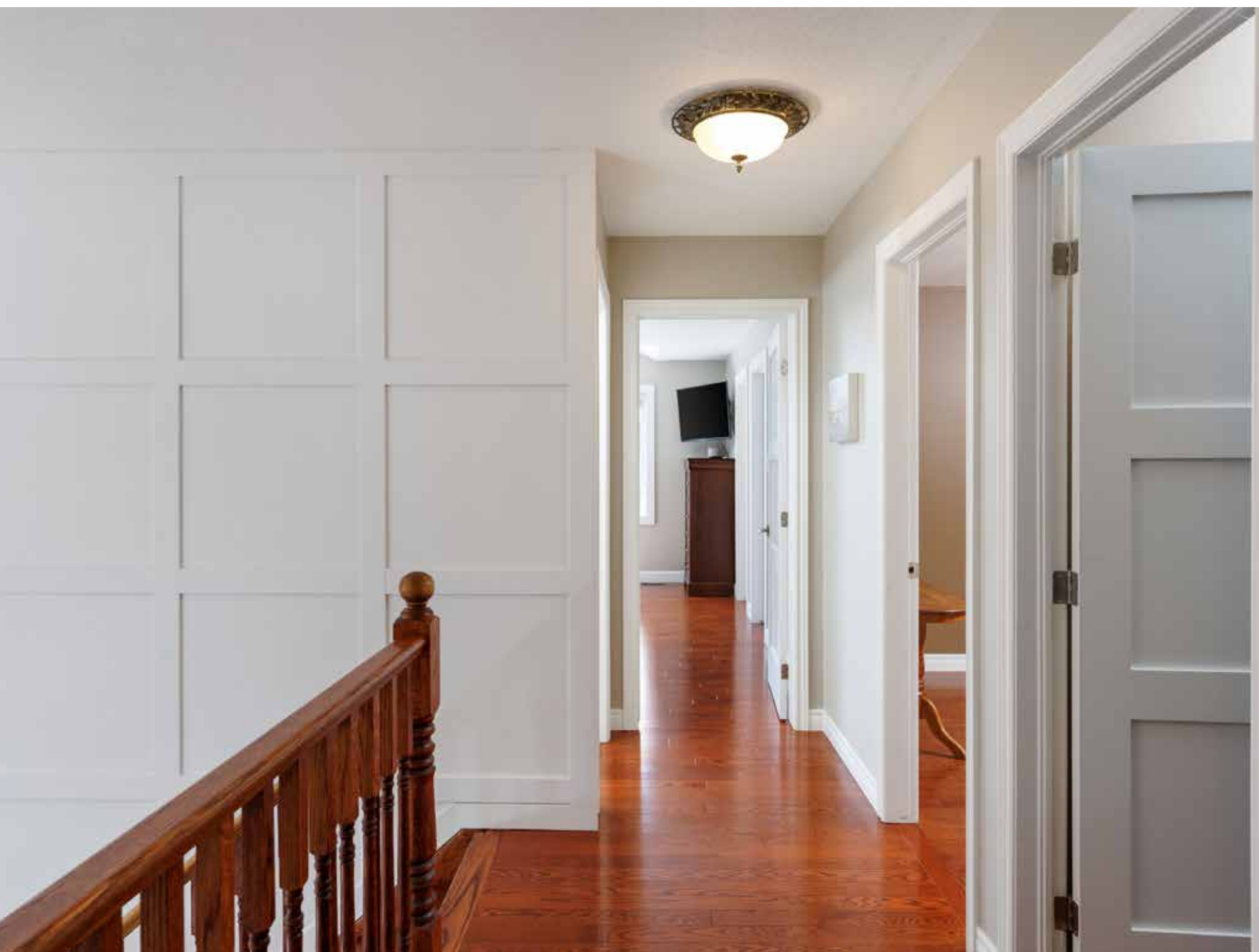




## BATHROOM (2-PIECE)

- Shiplap feature walls
- White plumbing fixtures, including a large pedestal sink
- Neutral floor tiles





### PRIMARY BEDROOM (15'11" X 16'1")

- Upgraded hardwood flooring
- Partial cathedral ceiling with a large Palladian window grouping
- Power blinds
- Feature wall with deluxe mouldings
- Upgraded ceiling light with a drum shade
- Walk-in closet



## FULLY RENOVATED ENSUITE BATHROOM - 2024 (4-PIECE)

- Extensive custom cabinetry with drawers
- Granite counter with two under-mount sinks
- Recessed display/storage shelves
- Riobel faucets, shower head/handheld combo
- Two windows with power blinds
- Neutral stone-look floor tiles
- Shower with a floating bench seat, recessed shampoo niche and rolling glass doors

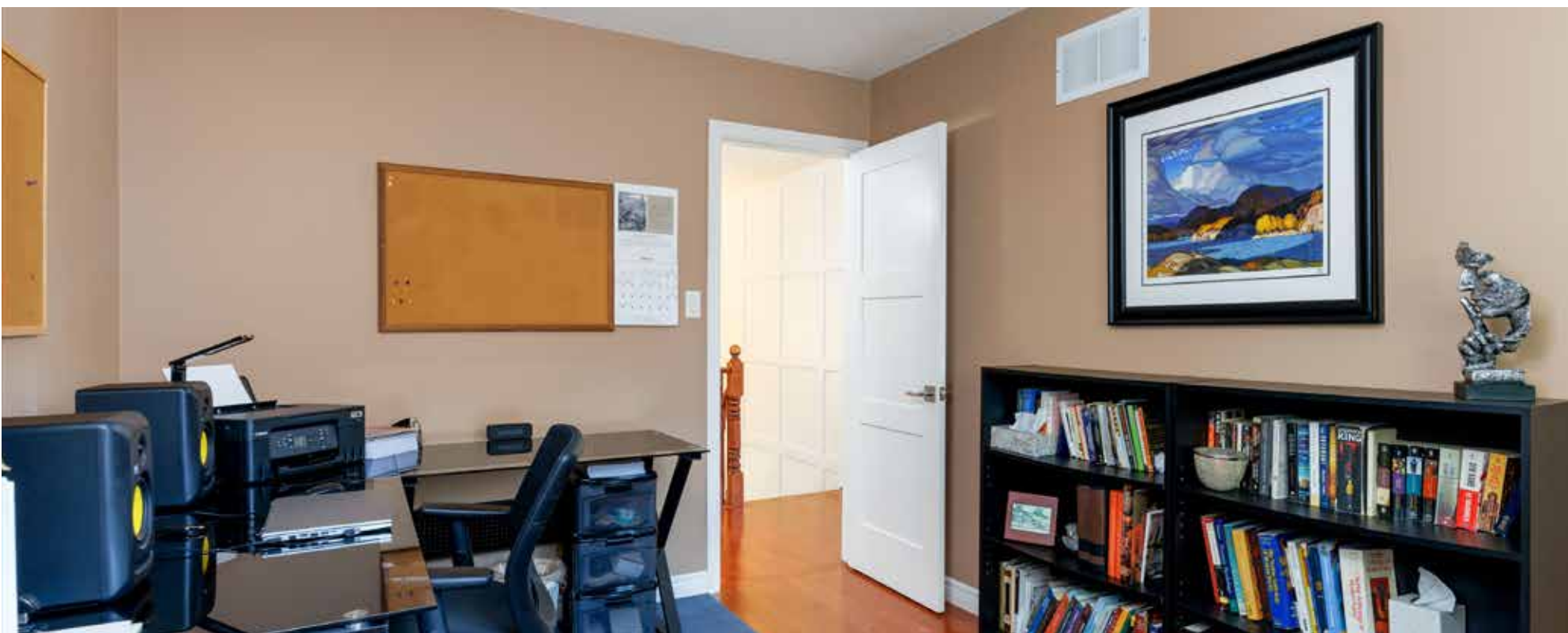
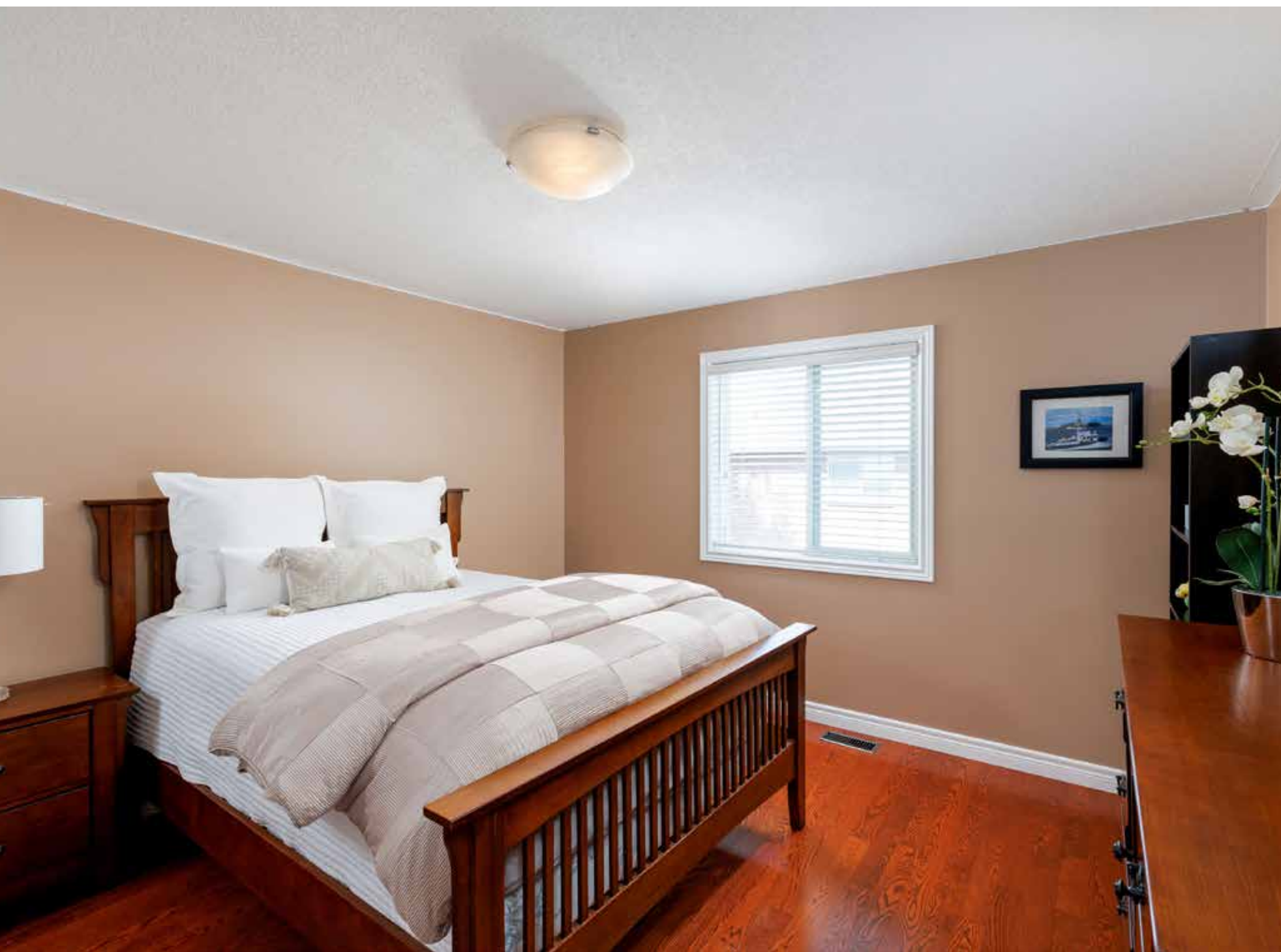


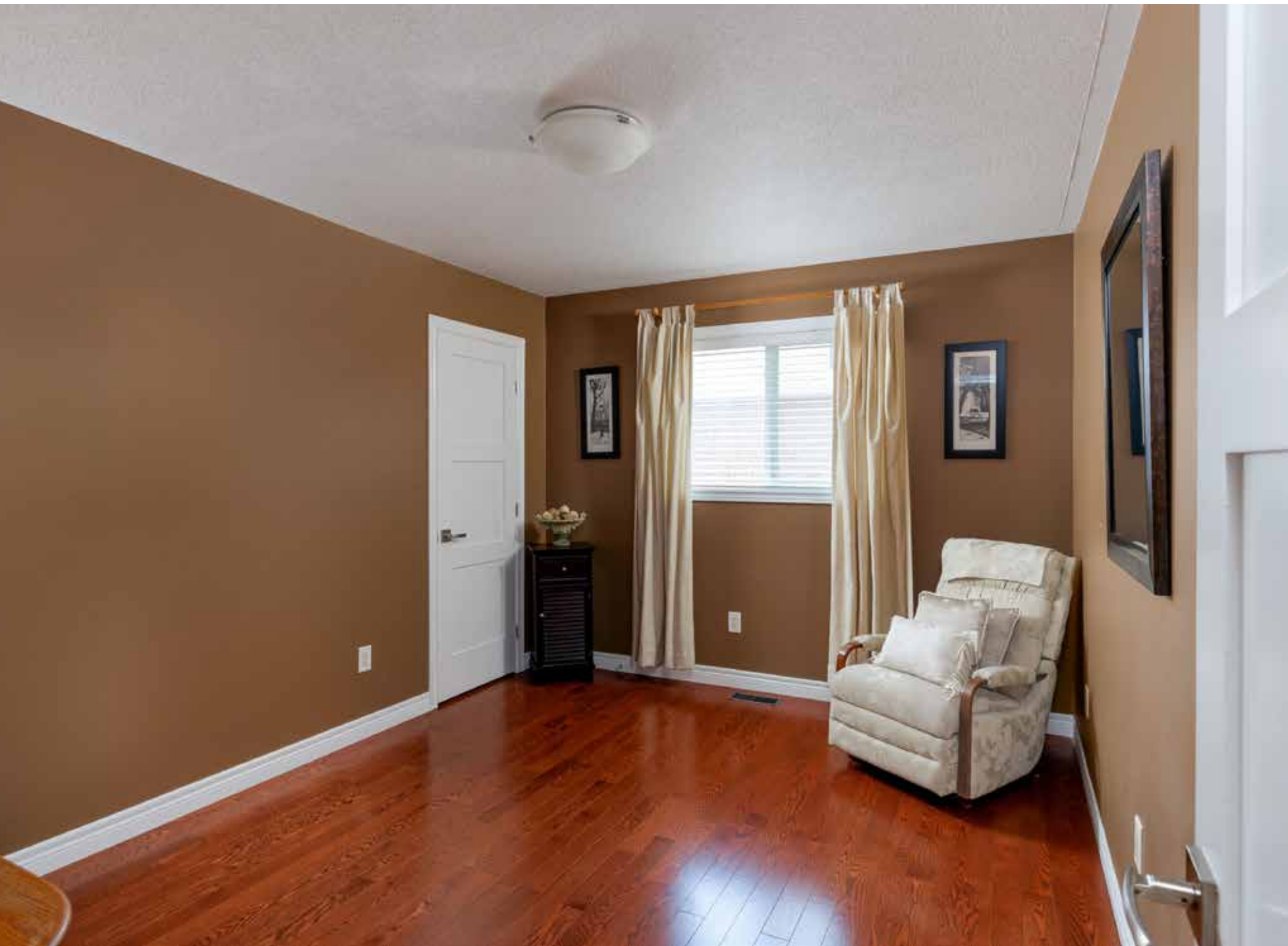


BEDROOM 2 (10'1" X 13'2")  
 BEDROOM 3 (10'1" X 13'2")  
 BEDROOM 4 (11'2" X 12'1")  
 BEDROOM 5 (15'2" X 12'2")

- Four additional bedrooms on the upper level feature upgraded hardwood floors, large windows, ceiling light fixtures and ample closet space.





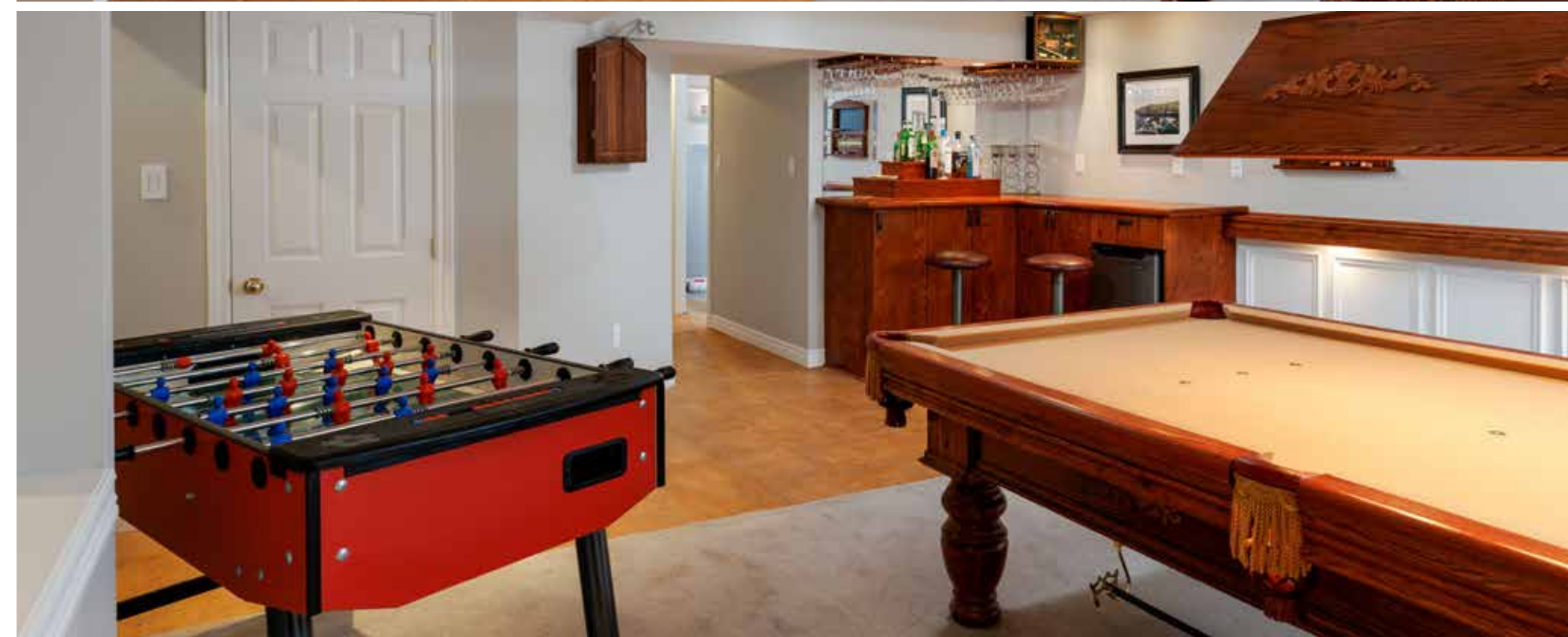


## BATHROOM (4-PIECE)

- The main bathroom features ample cinnamon-stained cabinetry, neutral stone-look floor tiles and a tub/shower combination with a neutral tile surround and a tempered glass sliding door enclosure.

## RECREATION/GAMES ROOM (35'8" X 28'11")

- Smooth-finished ceiling
- Several pot lights
- Half-wall with decorative column
- Wainscoting
- Built-in bar area (7'11" x 5'11") with a bar fridge and stone-look floor tiles
- Two larger windows with upgraded blinds
- Couches are included





## OFFICE (11'4" X 6'7")

- Neutral broadloom
- Window
- Wall-mounted track lighting

## LAUNDRY/UTILITY ROOM (6'7" X 11'5")

- Unfinished
- White whirlpool washer and dryer
- Utility washtub

Also, on this level is a (4'10" x 11'7") cold room.



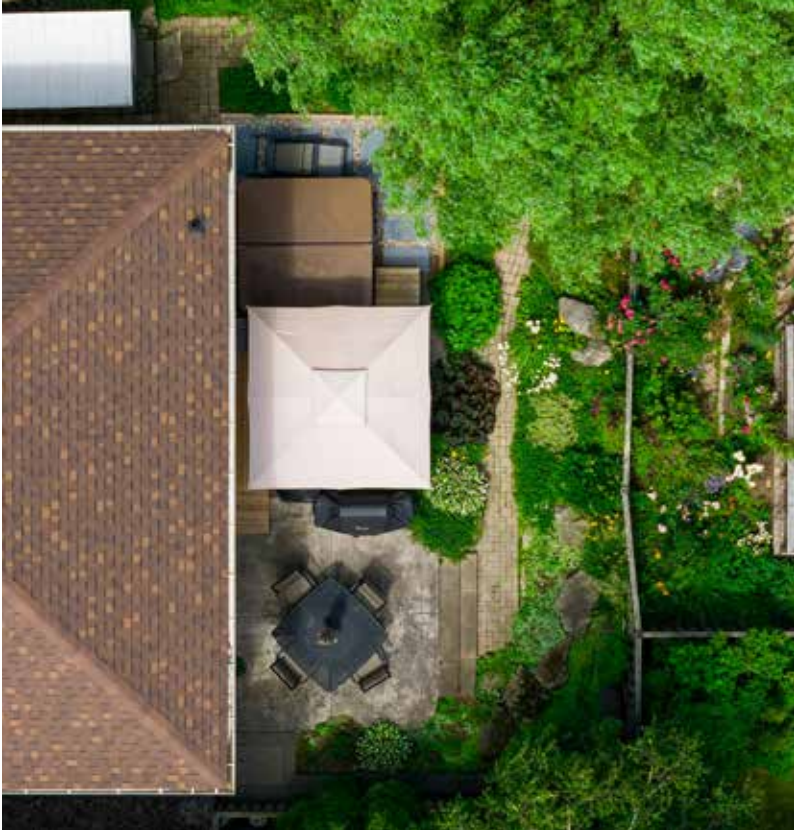
# SCHOOLS

## Elementary

- West Oak – English Track – JK – GR08
- Forest Trail – FI Track – GR02 – 08
- St. Teresa of Calcutta CES – Regular Track – JK – GR08
- St. Mary CES – FI Track – GR01 - 08
- St. Bernadette CES – ExF Track – GR05 - 08

## Secondary

- Garth Webb – English Track – GR09 – 12
- Thomas A. Blakelock – FI Track – GR09 – 12
- St. Ignatius of Loyola – Regular, FI and ExF Tracks – GR09 - 12



**Lot Size:** 38.78 x 87.68 x 48.93 (rear) x 87.09 Feet Irregular

**Taxes:** \$6,347/2026

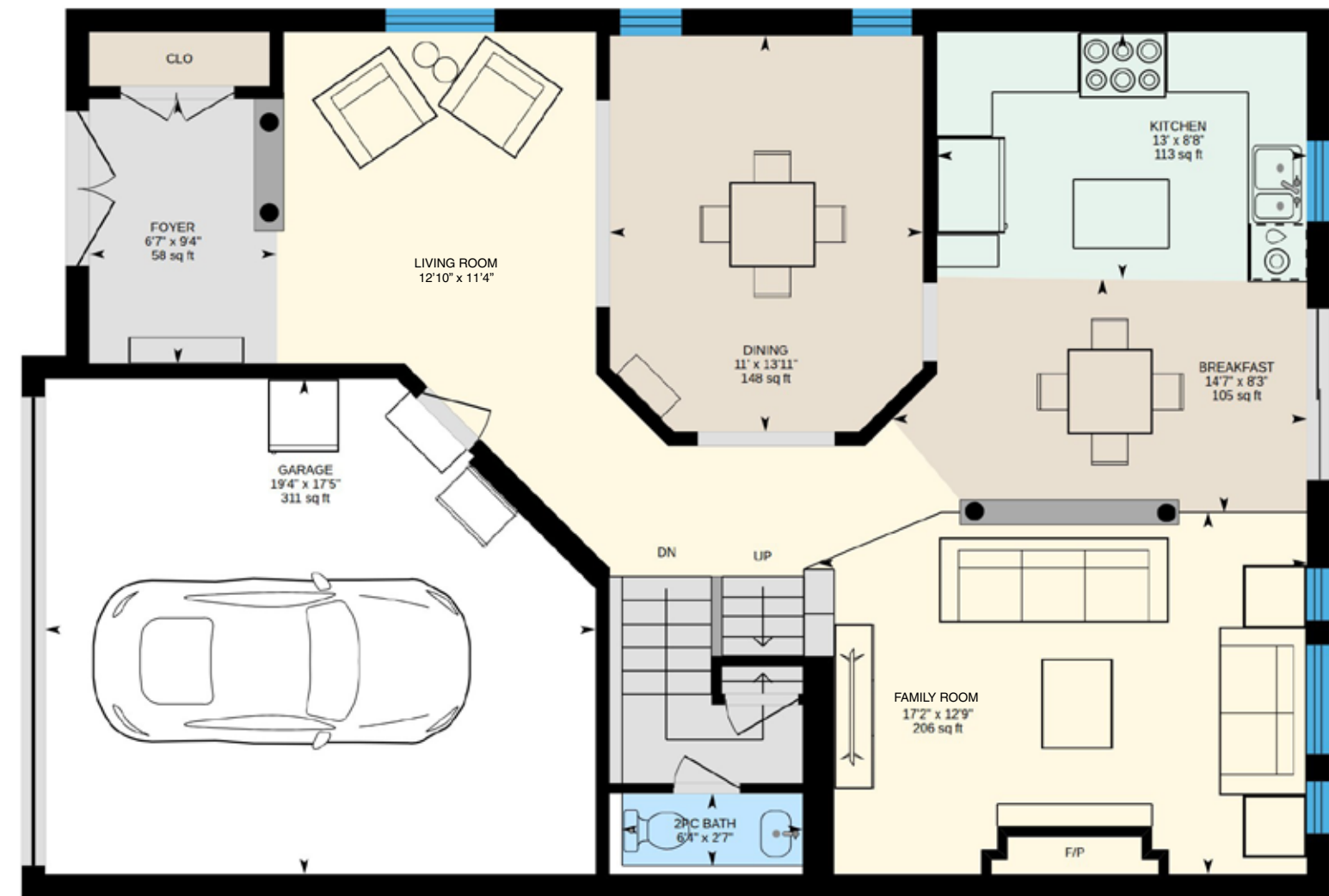
**Inclusions:** Fridge, gas stove, built-in dishwasher, range hood fan, washer, dryer, all window coverings, all electric light fixtures, bar fridge in basement, garage door opener, hot tub, couches in rec room, TV wall mounts (3), underground sprinkler system

**Exclusions:** Pool table accessories and pool table light (negotiable)





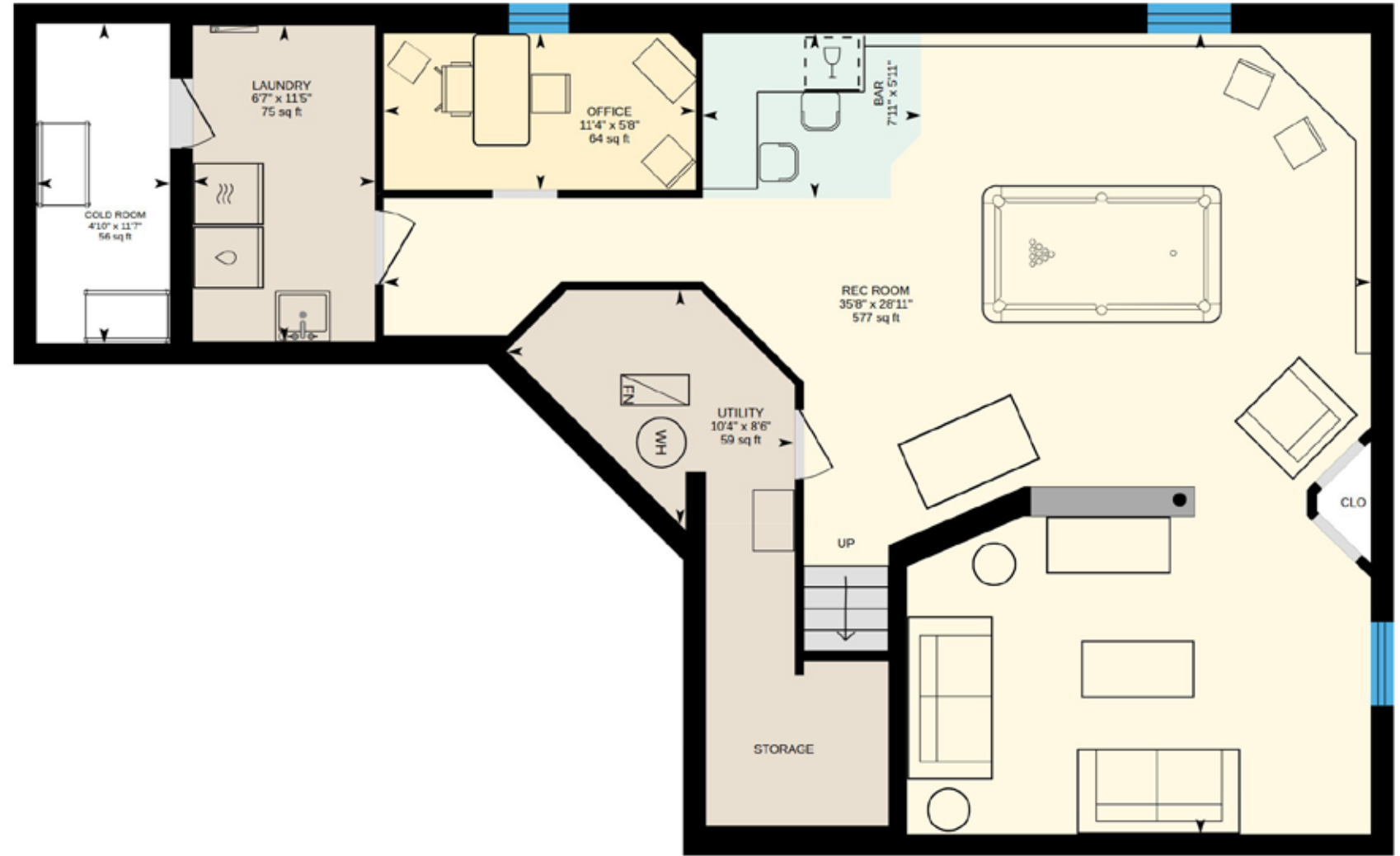
FLOOR PLANS



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



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