

RINA DIRISIO
REAL ESTATE, BUT BETTER



7-120 BRONTE ROAD

OAKVILLE



LIVE, WORK AND SAVOUR AN IDYLIC LIFESTYLE IN THE COVETED, TRENDY COMMUNITY OF BRONTE.

This stunning Heritage Harbour, Anchor model, 3-bedroom, 5-bathroom freehold townhome offers a luxurious lakeside lifestyle and unique opportunities to set up and use, or lease out, the ground-level commercial space with premium exposure on Lakeshore Road West. The rooftop terrace dazzles with ultimate privacy, sprawling seating and entertaining areas and magnificent views of Bronte Inner Harbour and Lake Ontario. Everything you need is within walking distance – minutes away – banks, pharmacies, groceries, trendy boutiques, cafés, pubs and restaurants all with the lake as a backdrop. Commuters have easy access to major highways and the Bronte GO Train Station.

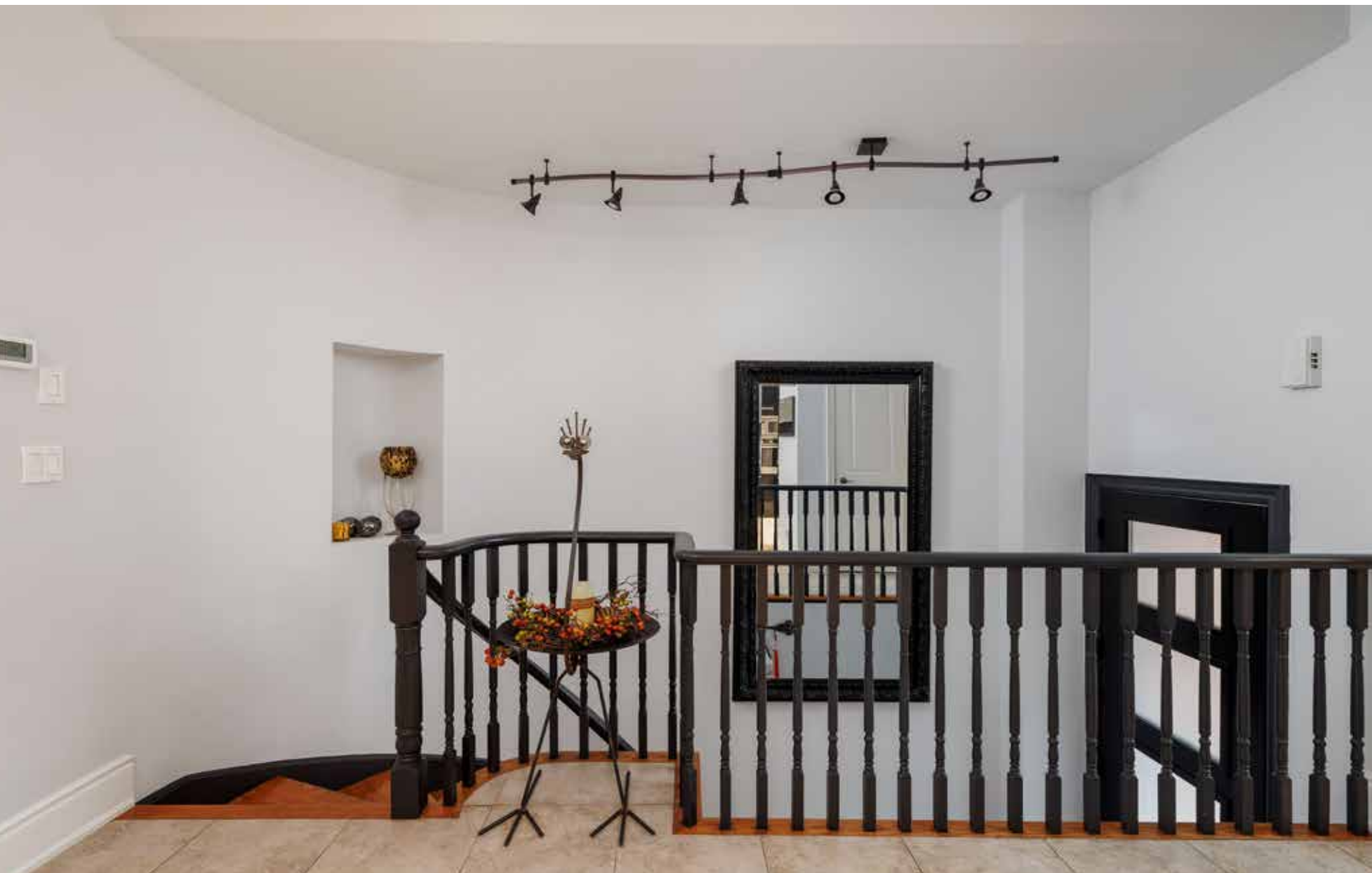
The original owners invested 300k in high-end renovations with custom cabinetry and built-ins, sleek modern finishes, and an eclectic ambiance. Hardwood flooring, pot lights, designer tiles and light fixtures, stone counters, California shutters, premium appliances, built-in audio speakers, an impressive, updated staircase, 10-foot main-floor and 12-foot retail-space ceilings, lavish bathrooms, and a stunning chef's kitchen add sophisticated style and functionality. The Seller is willing to remain as a tenant of the main-floor commercial retail space, currently operating as a hair salon, subject to mutually agreeable lease terms.

The dwelling's main floor features an ultramodern ambiance with clean lines and finishes highlighted by massive windows and abundant natural light. The enormous living and dining room, with its chic gas fireplace, invites cozy family gatherings or grand-scale entertaining. The contemporary chef's kitchen features custom high-gloss black and stainless steel cabinetry, built-ins, display cabinets, granite counters, an island with a breakfast bar, premium built-in appliances, a breakfast area, and a huge walkout to the private balcony. Upstairs are the laundry room, two luxurious bathrooms and three generous bedrooms, including the primary retreat featuring wall-to-wall custom cabinetry and a lavish 6-piece ensuite bathroom with a freestanding soaker tub and separate glass shower. The fashionably elegant salon/retail space on the ground level is accessed from and has prime visibility from Lakeshore Road West. The attached double garage, also located on the ground level, offers direct access to the residence and retail area. Basements 1 & 2 feature more retail space, a 2-piece bathroom, a 2-piece bathroom with a shower and sink, an unfinished gym area, and storage space.



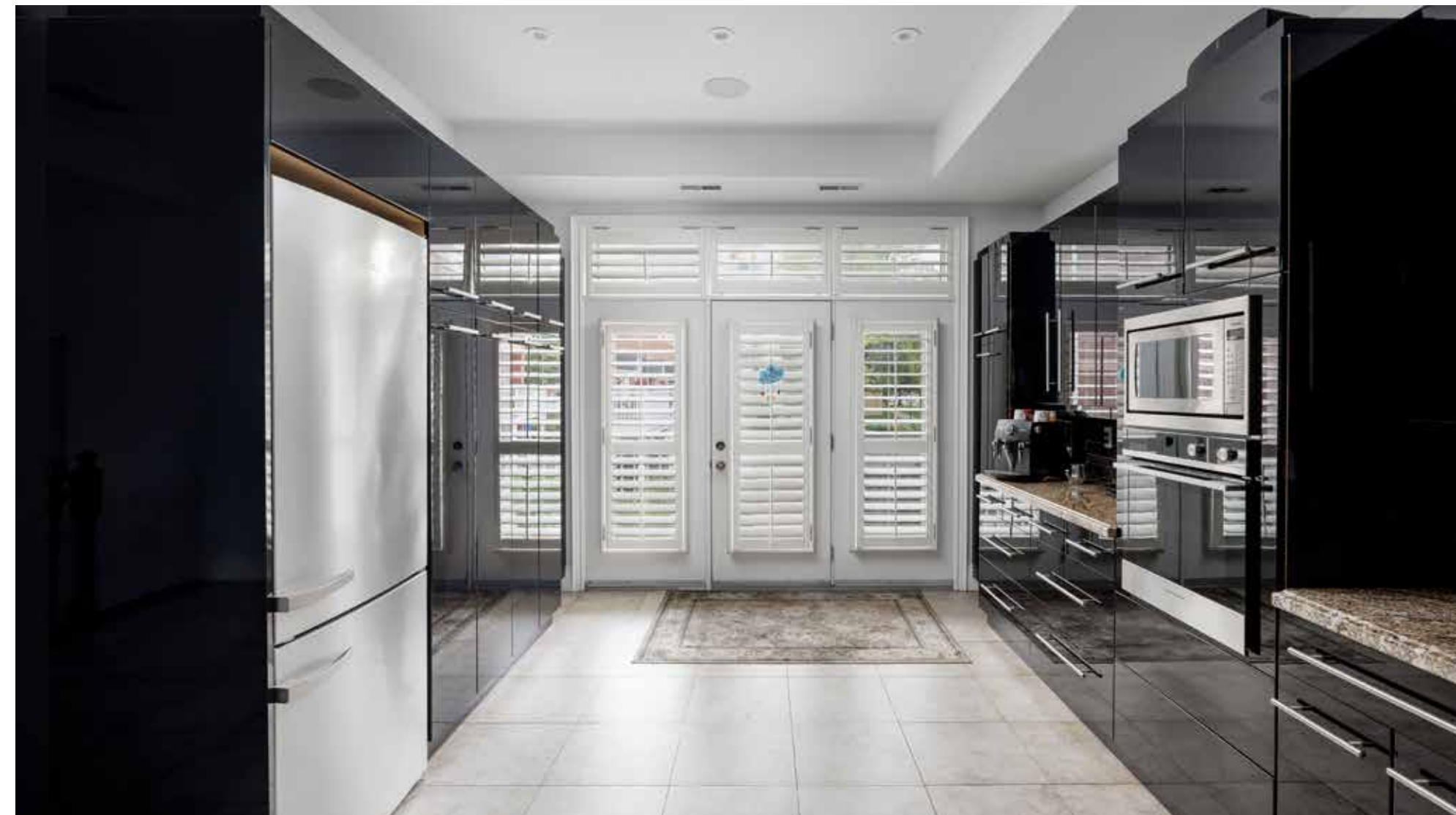
FOYER

- Upgraded extended-height entry door with frosted glass panels
- Curved oak staircase with natural-finished treads and dark-finished railings and risers
- Recessed art niche in the stairwell
- Ten-foot, smooth-finished main floor ceilings
- Deep modern-profile baseboards
- Upgraded track-style lighting



KITCHEN (20'0" X 27'1")

- Custom high-gloss black and stainless steel cabinetry and upgraded cabinet hardware
- Upper cabinets with flip-up glass doors
- Numerous pot drawers
- Double-door pantries
- Peninsula/island with a breakfast bar
- Granite counters and elongated stone subway tile backsplash
- Upgraded stone-look floor tiles
- Abundant pot lighting
- Spacious open-concept breakfast area
- Built-in audio speakers
- High-end appliances including an oversized Miele fridge with a bottom-mount freezer door, a Fisher & Paykel built-in oven, Panasonic built-in microwave, gas cooktop with a stainless steel downdraft range hood fan, and a Bosch built-in dishwasher
- Garden door with two stationary side panels and transoms to the extra-wide balcony





LIVING/DINING ROOM (23'8" X 21'4")

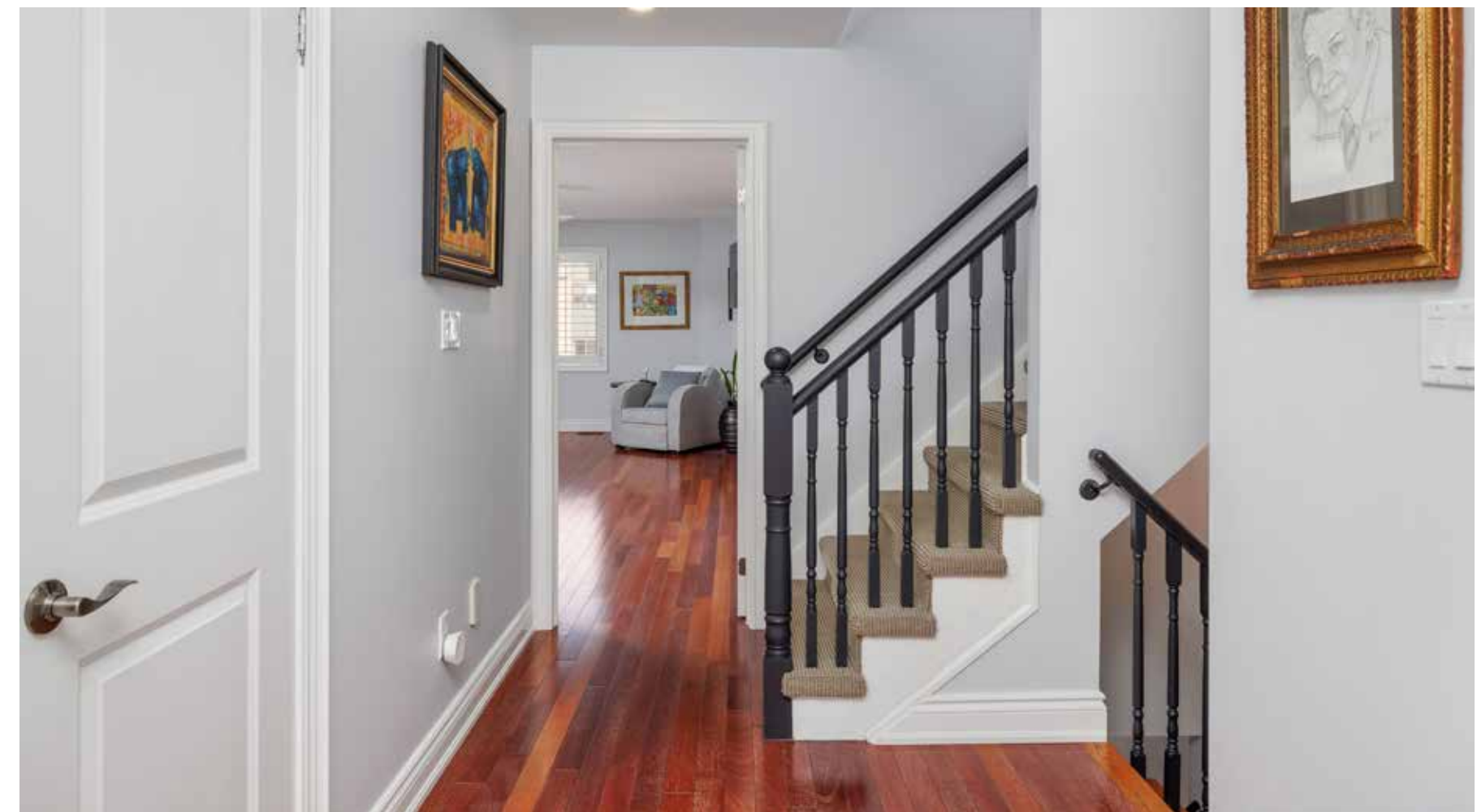
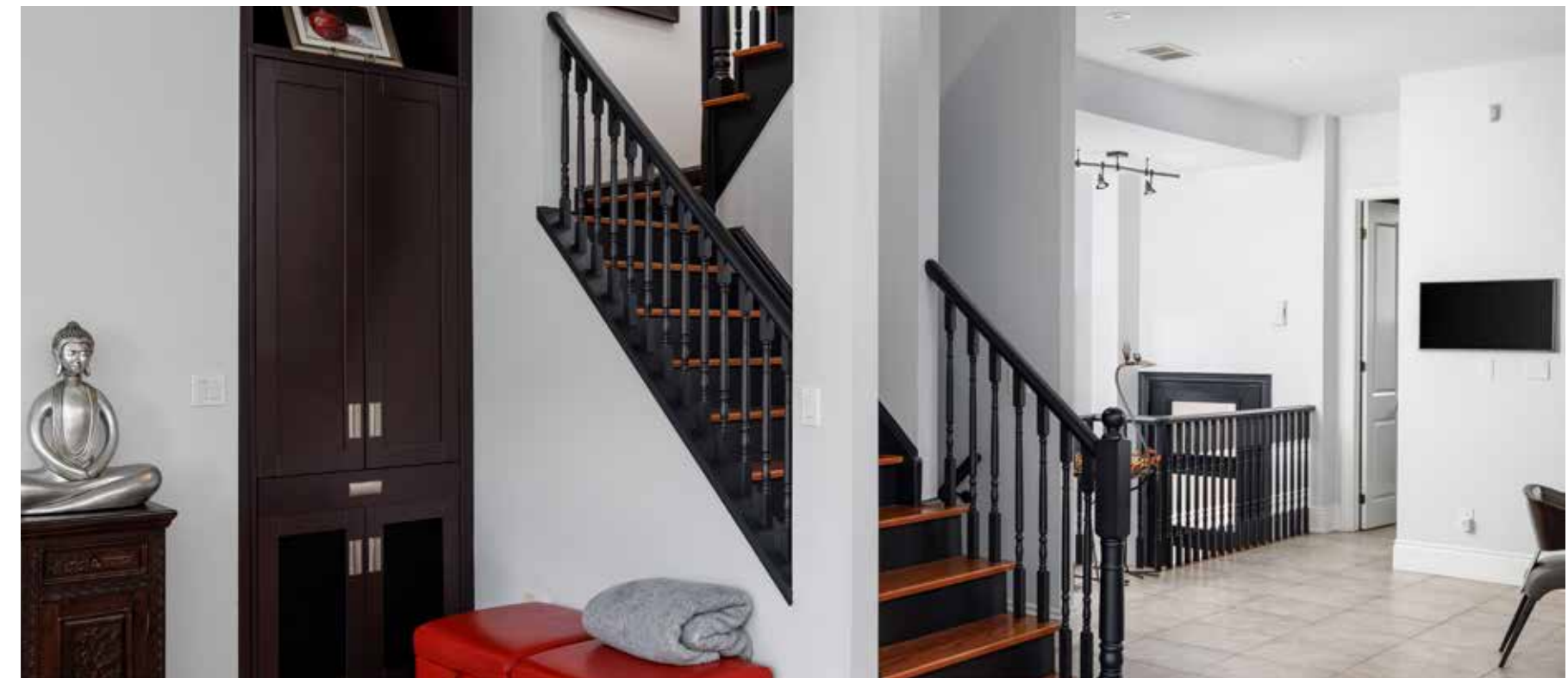
- Upgraded gas fireplace with granite surround and dark feature wall
- Perimeter pot lighting and ceiling fan with a ceiling medallion
- Upgraded stone-look floor tiles
- Custom built-in floor-to-ceiling cabinetry
- Floating display shelves
- Two floor-to-ceiling windows with California shutters





BATHROOM (2-PIECE)

- Chic furniture-style cabinetry with drawers, an upgraded glass vessel sink and a single-lever faucet
- Stainless steel and crystal drop vanity lighting
- Stone-look floor tiles
- Upgraded one-piece toilet
- Window with privacy glass

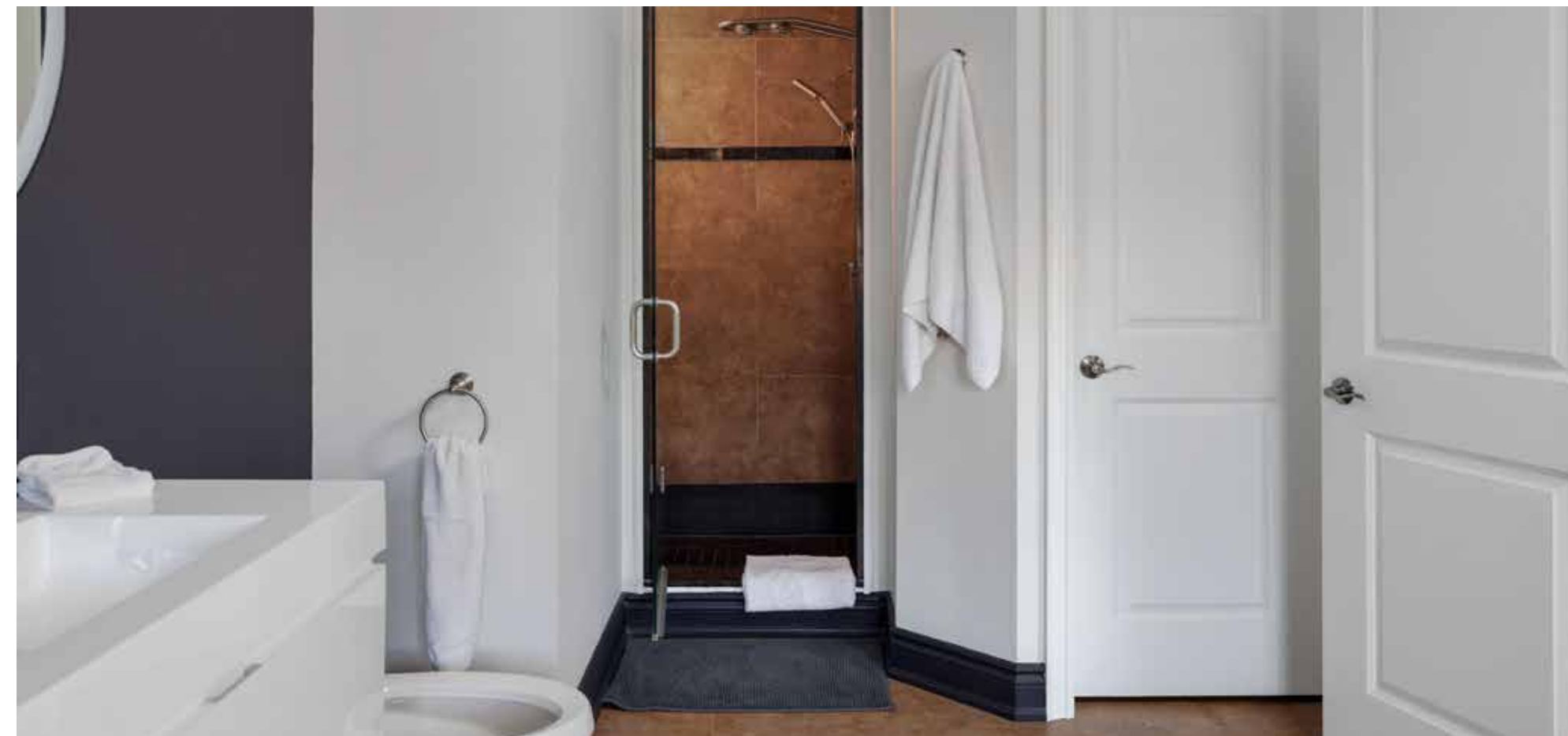




PRIMARY BEDROOM (14'10" X 21'4")

- Beautiful hardwood flooring
- Custom wall-to-wall built-in cabinetry with wardrobes, night tables and a feature wall accented by pot lights
- Three-blade ceiling fan
- Large window with California shutters
- Pre-wired for a flat panel TV
- Walk-in closet (10'4" x 7'5")





ENSUITE BATHROOM (6-PIECE)

- Double doors
- Sleek modern white floating cabinets with oversized drawers
- One-piece moulded counter with two integrated sinks and single-lever faucets
- Circular backlit mirrors
- Track-style lighting
- Large window with California shutters
- Solid one-piece freestanding soaker tub with a floor-mounted tub filler with a spray wand
- Stone-look floor tiles and contrasting tiles beneath and surrounding the tub
- Bidet and a separate water closet for the toilet
- Separate shower with an upgraded shower system with dual overhead shower heads and an additional shower wand, and a glass door



BEDROOM 2 (11'2" X 13'5")
BEDROOM 3 (11'2" X 13'5")

- Two additional bedrooms on this level feature hardwood flooring, double closets and large windows.



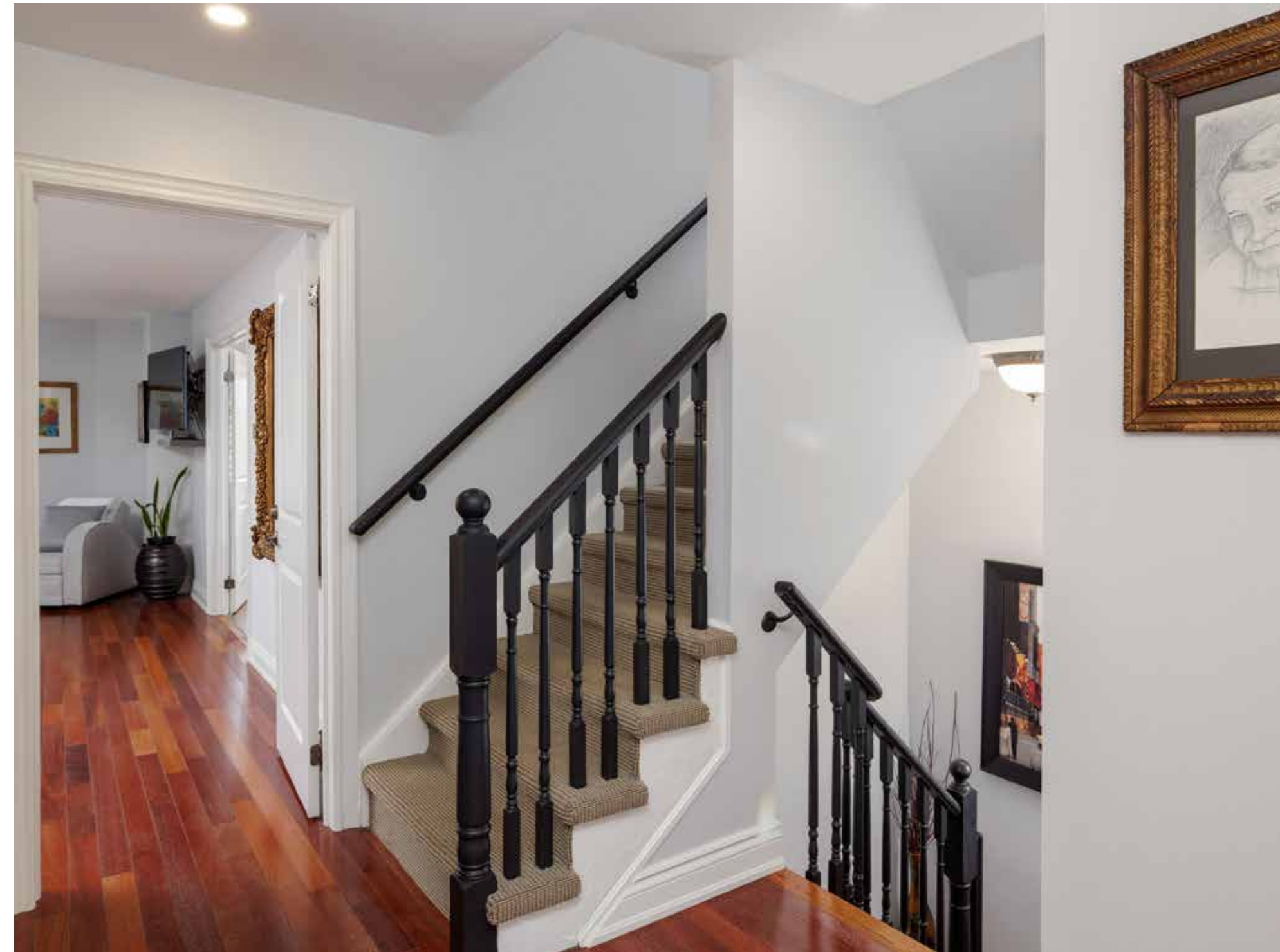


BATHROOM (3-PIECE)

- The main bathroom features sleek modern cabinetry with large drawers, a one-piece counter with an integrated sink, stone-look floor tiles, and an oversized shower with rolling glass doors.

LAUNDRY ROOM (6'9" X 5'7")

- Neutral floor tiles
- Added storage shelves
- Large base cabinet with a deep moulded washtub
- Bosch stacked washer and dryer



TERRACE

- Fabulous views of the Oakville Yacht Club, Bronte Inner Harbour and Lake Ontario
- Large deck area and additional lounge area with artificial turf



COMMERCIAL RETAIL SPACE



RECEPTION AREA (8'0" X 12'10")

- Grand entry door with an extended glass insert, matching sidelight and huge transom
- Twelve-foot industrial-style ceilings
- Feature wall
- Neutral floor tiles
- LED chandelier



SALON AREA (15'11" X 21'10")

- Neutral floor tiles
- Massive windows
- Track-style lighting and sleek LED chandeliers



STUDIO AREA (9'9" X 11'7")

- Neutral floor tiles
- Ceiling light fixture
- Additional open-concept office area

This level also provides access to the attached double garage, with a 5'1" x 13'8" storage area.

BASEMENT 1 & 2

The basement offers more retail space (18'9" x 20'2"), a 2-piece bathroom (8'10" x 4'8") an unfinished fitness area (18'3" x 19'8"), a utility room (5'8" x 13'5"), washroom with a sink and a shower (7'4" x 18'0").

SCHOOLS

Elementary

Eastview – English Track – JK – GR08

Pine Grove – FI Track – GR02 – 08

St. Dominic CES – Regular Track – JK – GR08

St. Mary CES – FI Track – GR01 – 08

St. Nicholas – ExF Track – GR05 – 08

Secondary

Thomas A. Blakelock – English & FI Track – GR09 - 12

St. Thomas Aquinas CSS – Regular & ExF Tracks – GR09 – 12

St. Ignatius of Loyola CSS – FI Track – GR09 – 12



Please Note: The Seller is willing to remain as a tenant of the main-floor commercial retail space, currently operating as a hair salon, subject to mutually agreeable lease terms.

Lot Size: 24.87 x 61.48 Feet

Taxes: \$5,190/ 2026

Association Fee: \$444 (per month)*

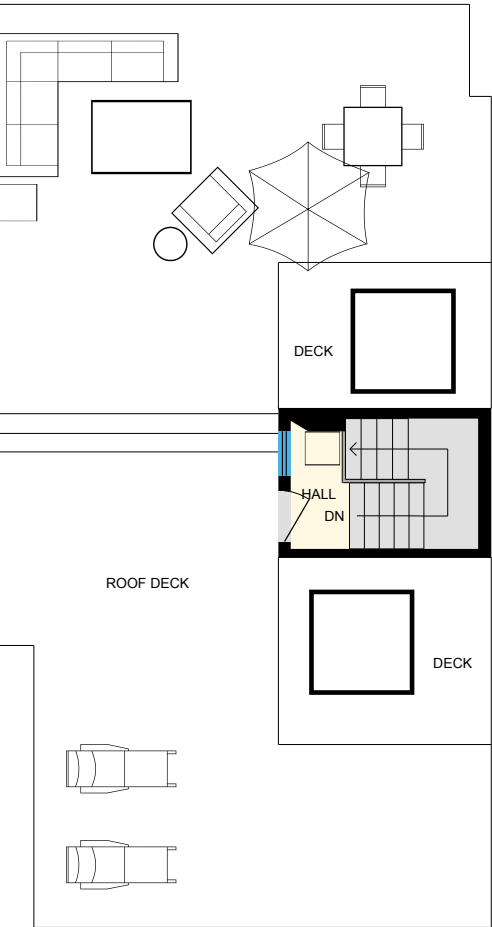
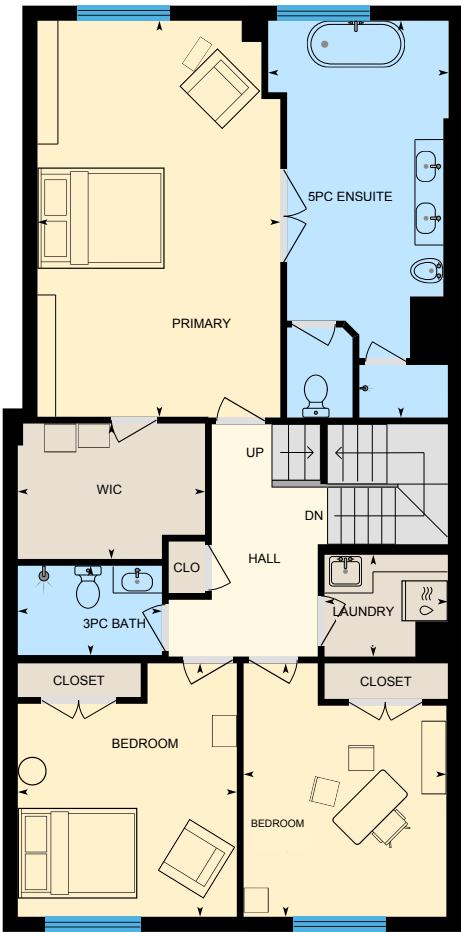
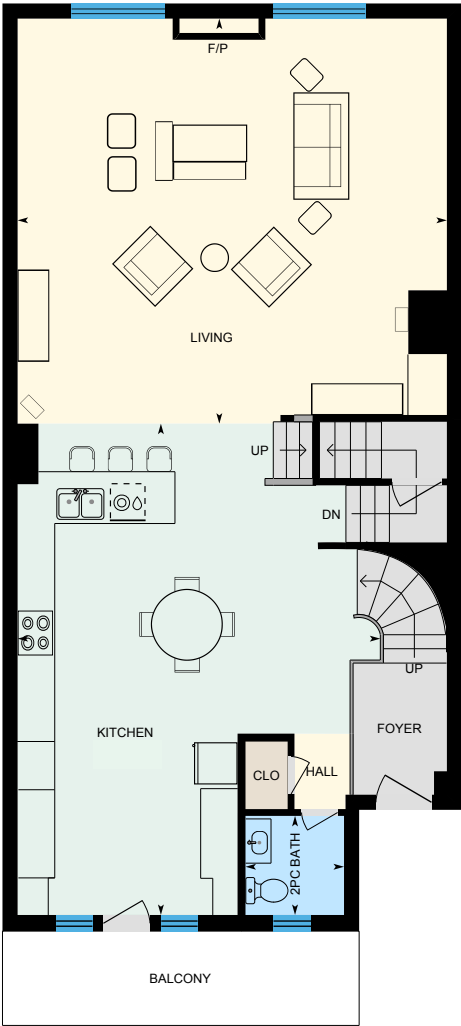
Inclusions: Fridge, wall oven, gas cooktop, hood fan, dishwasher, washer, dryer, all electric light fixtures, all window coverings, built-in bedframe in primary bedroom, built-in fridge and microwave, alarm, two hot water heaters, garage door opener and remotes

Exclusions: All chattels and items from commercial retail space, TVs and mounts and Sonos speaker

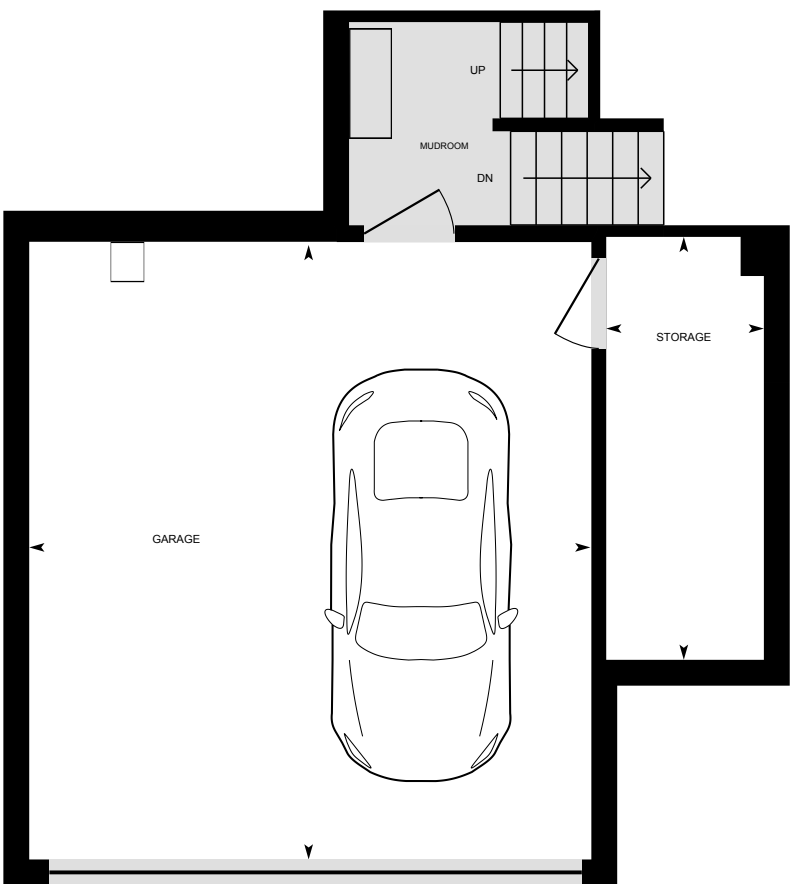
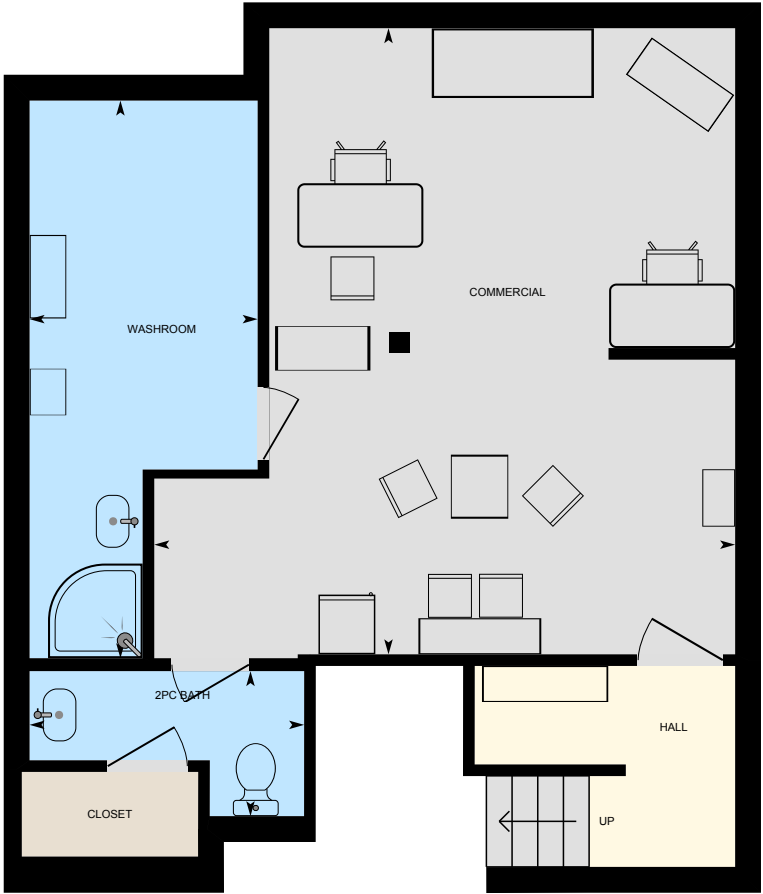
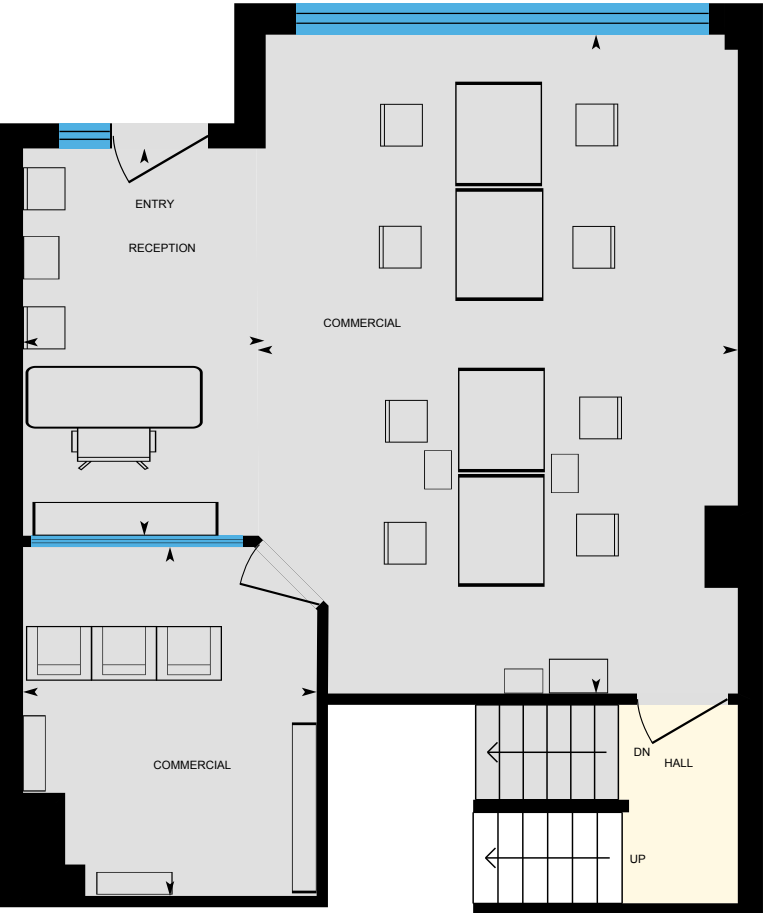
*Fee includes fencing, garbage pickup, snow removal from roadway and visitor parking.



FLOOR PLANS



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





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